

**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>APN:</b>	0230-091-02
<b>APPLICANT:</b>	Gregg Lord – Lord Constructors
<b>COMMUNITY:</b>	Fontana/2 <sup>nd</sup> Supervisorial District
<b>LOCATION:</b>	South side of Arrow Route; approximately 320 feet east of Mulberry Avenue in the Fontana Ave.
<b>PROJECT No:</b>	P201600413
<b>STAFF:</b>	Reuben J. Arceo, Contract Planner
<b>REP(S):</b>	Gregg Lord, Lord Constructors
<b>PROPOSAL:</b>	General Plan Amendment to change the official Land Use Zoning District from Multiple Residential (RM) to Community Industrial (IC), and Conditional Use Permit to construct an 18,100 square foot industrial building on 2.1 acres.

**USGS Quad:** FONTANA, CALIF  
**T, R, Section:** O1S, 06W, Section: 10  
**Thomas Bros.:** Page:, Grid:

**Planning Area:**

CORRIDOR INDUSTRIAL

**Overlays:**

**PROJECT CONTACT INFORMATION:**

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

**Contact person:** Reuben J. Arceo, Contract Planner  
**Phone No:** (909) 387-4374  
**E-mail:** reuben.arceo@lus.sbcounty.gov

**Fax No:** (909) 387-3249

**Project Sponsor:** Gregg Lord  
c/o  
Lord Constructors  
1920 W. 11<sup>th</sup> Street  
Upland, CA 91786

**Phone No:** (909) 946-6729  
**E-mail:** glord@lordconstructors.com

**Fax No:** (909) 946-3626

**PROJECT DESCRIPTION:**

A General Plan Amendment (GPA) to change the official Land Use Zoning District on two parcels currently zoned Multiple Residential (RM) to Community Industrial (IC) concurrent with a Conditional Use Permit (CUP) to permit the construction of an 18,100 square foot industrial building within a total project area of 2.1 acres.

**ENVIRONMENTAL/EXISTING SITE CONDITIONS:**

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Vacant	RM
North	Single Family Dwellings	RM
South	Industrial Development	IC
East	Single-Family Dwelling	RM
West	Apartment Complex and Single Family Dwelling	RM

The site is vacant and consists of compacted soil with minimal or very sparse vegetation. Given the vacant and undeveloped status of the site, no significant disturbance have occurred with the exception of human encroachment on the property. The site is relatively flat with a gentle slope of less than 1%. Access to the site is off Arrow Route which is a paved 2-lane roadway with a painted median. Cur and gutter, including sidewalk are interspersed along Arrow Route.

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

Federal: None; State of California: None; County of San Bernardino: Land Use Services - Building and Safety and Code Enforcement, Public Works. County Fire, LAFCO: None, Local: Fontana Water, Sewer, Septic

## EVALUATION FORMAT

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

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

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

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

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

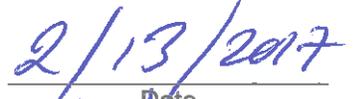
- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been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



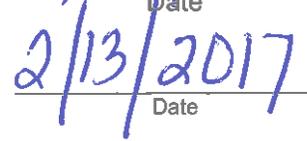
Signature: Reuben J. Arceo, Contract Planner



Signature : Dave Prusch, Supervising Planner



Date



Date

**APPENDICES (On Compact Disk or Under Separate Cover)**

A.

B.



Gregg Lord  
P201600413

Location Map

Exhibit 1



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

- I a) **No Impacts.** Pursuant to the Chapter VI of the County of San Bernardino General Plan Open Space Element, GOAL OS 5.3, the site is not adjacent to a state scenic highway. A "scenic route" is a roadway that has scenic vistas and other scenic and aesthetic qualities that over time have been found to add beauty to the County. Arrow Route is not listed as such a route among those routes listed in OS 5.3 "Valley Region"
- 1 b) **No Impacts.** There are no trees, rock outcroppings, or historic buildings on the project site. As such, the project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a County Scenic Corridor. As such, there will be no impact with respect to substantially damaging scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a County Scenic Corridor
- I c) **No Impact.** The proposed project will not degrade the existing visual character of the site and its surroundings because the proposed project will be consistent with the existing industrial character of the area and will incorporate the design development standards required for landscaping, buffering, and screening as appropriate. With implementation of these design features, impacts to visual character and quality to the site and surroundings are considered to have No Impact.
- I d) **No Impact.** Pursuant to Chapter 83.07.030 (a) Glare and Outdoor Lighting for the Valley Region:

*"Light Trespass Prohibited. Outdoor lighting of commercial or industrial land uses shall be fully shielded to preclude light pollution or light trespass on any of the following uses:*  
 (1) An abutting residential land use zoning district"

Adherence to this performance standard will ensure that the project will not create a new source of substantial light or glare trespass onto adjacent properties. As such, no impacts from lighting will result.

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

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

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

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

- II a) **No Impact.** The subject property is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. As such, there will be no impact to farmland as a result of the project.
- II b) **No Impact.** The subject property and surrounding properties are designated as Community Industrial (IC), General Commercial, (CG) and Multiple Residential (RM). Future industrial uses are proposed along the arterial corridor as properties are rezoned. As such, there will be no conflict with existing zoning for agricultural use.

According to the County Assessor's office, there is no Williamson Act Contract covering the site. As such, there is no conflict with a Williamson Act land conservation contract and consequently no impact.

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

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

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

**SUBSTANTIATION**

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

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

1. The project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD as demonstrated in Section IIIb of this Initial Study Checklist; therefore, the project could not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

2. The project includes construction of 18,100 square foot industrial building on 2.1 acres. Predicated on the General Plan Amendment to rezone the property from Multiple Residential (RM) to Community Industrial (IC), the proposed industrial building will be consistent with the development and use standards of the San Bernardino County Development Code.

Based on the consistency analysis presented above, the proposed project will not conflict with the 2012 AQMP.

- III b) **Less Than Significant Impact.** The CEQA Guidelines indicate that a significant impact would occur if the proposed project would violate any air quality standard or contribute significantly to an existing or projected air quality violation. The applicable thresholds of significance for air emissions generated by the project are established by the South Coast Air Quality Management District (SCAQMD) and are described in Table 1.

**Table 1. SCAQMD Significant Emission Thresholds**

Criteria Pollutant	Daily Threshold (pounds)
Carbon Monoxide (CO)	550
Oxides of Nitrogen (NOx)	100
Volatile Organic Compounds (VOC)	75
Oxides of Sulphur (SOx)	150
Particulate Matter (PM10)	82
Particulate Matter (PM2.5)	82
<i>Source: SCAQMD Air Quality Management District</i>	

Emissions generated by the project for both construction and operation were modeled using the California Emissions Estimator Model (CalEEMod). The results are shown in Tables 2 and 3 below.

#### Construction Emissions

Short-term criteria pollutant emissions will occur during site preparation, grading, building construction, paving, and painting activities. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of onsite soils (fugitive dust). To determine if construction of the proposed building could result in a significant air quality impact, the California Emissions Estimator Model (CalEEMod) has been utilized to determine if emissions would exceed South Coast Air Quality Management District (SCAQMD) Thresholds. The results of the CalEEMod outputs are summarized in Table 2 (Maximum Daily Construction Emissions). Based on the results of the model, without control measures, maximum daily emissions from the construction of the project will not exceed SCAQMD Thresholds and no mitigation is required.

**Table 2. Maximum Daily Construction Emissions (lbs/day)**

Maximum Daily Emissions	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
	55.95	12.85	9.17	0.13	1.59	1.13
<b>SCAQMD Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

*Source: California Emissions estimator Model.*

Operational Emissions

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

The results of the CalEEMod outputs are summarized in Table 3 (Maximum Daily Construction Emissions). Based on the results of the model, without control measures, maximum daily emissions from the operation of the project will not exceed SCAQMD Thresholds

**Table 3. Operational Daily Emissions (lbs/day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
Area Sources	0.31	Negligible	Negligible	0.00	0.00	0.00
Energy Demand	0.01	0.1	0.09	Negligible	Negligible	Negligible
Mobile Sources	0.32	1.0	4.33	0.01	0.80	0.22
<b>Total Emissions</b>	<b>0.65</b>	<b>1.19</b>	<b>4.42</b>	<b>0.01</b>	<b>0.81</b>	<b>0.23</b>
<b>SCAQMD Threshold</b>	<b>75</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

*Source: California Emissions estimator Model.*

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

extent feasible, these same requirements are imposed on all projects in the South Coast Air Basin.

In determining whether or not the project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors), the non-attainment pollutants of concern for this impact are ozone, PM<sub>2.5</sub>, and PM<sub>10</sub>. In developing the thresholds of significance for air pollutants disclosed above under Issue IIIb, SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. As shown in Tables 2 and 3 above, the project does not exceed the identified significance thresholds. As such, emissions would not be cumulatively considerable,

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

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

The nearest sensitive receptor to the project site include single-family residences located to the north and east and an apartment unit complex to the west. The following provides an analysis of the project's potential to expose sensitive receptors to substantial pollutant concentrations during project construction and long-term operation. The analysis is based on the applicable localized significance thresholds established by the South Coast Air Quality Management District.

#### Localized Significance Thresholds (LST) Analysis

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

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

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

LST Construction Analysis

Table 4 below describes the results of the LST Construction Analysis

**Table 4. LST Construction Emissions**

Phase	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM 2.5
Site Preparation	17.68	7.23	1.3	0.7
Grading	10.47	8.58	1.47	1.10
Building Construction	12.67	8.03	0.85	0.78
Paving	9.83	7.24	0.60	0.55
Architectural Coating	2.18	1.86	0.17	0.17
<b>Total Emissions</b>	<b>47.83</b>	<b>32.94</b>	<b>4.39</b>	<b>3.3</b>
<b>SCAQMD Threshold for 25 meters (82 feet) or less.</b>	<b>270</b>	<b>1,746</b>	<b>14</b>	<b>8</b>
<b><i>Exceeds Threshold?</i></b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

*Source: SCAQMD and California Emissions Estimator Model Outputs.*

As shown in Table 4 above, emissions are forecast not to exceed the LST Significance Thresholds. No mitigation is required.

LST Operational Analysis

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

**Table 5. LST Operational Emissions**

Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source	Negligible	Negligible	0.00	0.00
Energy Usage	0.10	0.09	Negligible	Negligible
Vehicle Emissions	1.08	4.33	0.80	0.20
<b>Total Emissions</b>	<b>1.18</b>	<b>4.42</b>	<b>0.80</b>	<b>0.20</b>
<b>SCAQMD Threshold for 25 meters (82 feet) or less.</b>	<b>270</b>	<b>1,746</b>	<b>4</b>	<b>2</b>
<b>Exceeds Threshold?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

*Source: SCAQMD and California Emissions Estimator Model Outputs (Appendix A).*

As shown in Table 5 above, emissions are forecast not to exceed the LST Significance Thresholds. No mitigation is required.

Carbon Monoxide (CO) Hotspot Analysis

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

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

*Odors*

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**IV. BIOLOGICAL RESOURCES - Would the project:**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

IV a) **Less Than Significant Impact.** A field inspection confirmed that although the site is vacant, it has been disturbed by pedestrian traffic and contains little to no vegetation. The soils on the site have been compacted due to the ongoing disturbance. Therefore, a biological report was not required.

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

IV b) **No Impact.** The site is vacant and consists of compacted soil with minimal or no vegetation. The site has been disturbed by human activities. The project site does not contain riparian habitat or other sensitive natural communities.

IV c) **No Impact.** Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.” [Ref. EPA Regulations listed at 40 CFR 230.3(t)].

The California Department of Fish and Wildlife found the U.S. Fish and Wildlife Service (Section 404 definition above) wetland definition and classification system to be the most biologically valid. The Department of Fish and Wildlife staff uses this definition as a guide in identifying wetlands. The site is vacant and consists of compacted soil with minimal or no vegetation. The site has been disturbed by human activities. Based on a field survey, the site does not contain any features that meet the definition of “wetlands.”

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

#### *Wildlife Corridors*

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

As noted in the responses to Issues IV a-c above, the site does not have habitat or features that would support a wildlife corridor or a wildlife nursery site. In addition, the project site is surrounded by development to the north, south, east and west that continues along the Arrow Route Corridor. The corridor’s developed state prevents the use of the project site and surrounding area as a wildlife corridor.

#### *Wildlife Nursery Sites*

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

Gregg Lord

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December 16, 2016

A field inspection confirmed that although the site is vacant, it has been disturbed by pedestrians and contains little or no vegetation. The soils on the site have been compacted due to the ongoing disturbance. Therefore, project does not act as a wildlife nursery and a biological report was not required.

Based on the above analysis, the project will not Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, impacts are less than significant.

- IV e) **No Impact.** A field inspection confirmed that although the site is vacant, it has been disturbed by pedestrians and contains little or no vegetation. The soils on the site have been compacted due to the ongoing disturbance. As such, the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts to policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance would result.
- IV f) **No Impact.** The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. The County of San Bernardino has not adopted a Habitat Conservation Plan for the region. Likewise, there is no local, regional or state habitat conservation plan that governs the project site or vicinity. No impact.

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

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

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

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

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

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

The site is vacant and consists of compacted soil and has been disturbed by human activities. There is no evidence of surface structures or features which meet the definition of a historic resource as described above. As such, there are no impacts to historic resources.

V b) **Less than Significant.**

***Archaeological Resources***

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

The project site is located within the commercially and residentially developed Arrow Route Corridor. The site consists of compacted soil and has been disturbed by human activities. As such, it is not anticipated that subsurface archaeological resources will be encountered during construction.

***Tribal Cultural Resources***

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

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

"Tribal cultural resources" are either of the following:

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

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

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

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

AB 52 also created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project.

The Land Use Services Department notified the appropriate California Native American Tribes per the requirements of AB52 based on information provided by the Native American Heritage commission and SB-18 requirements given that a General Plan Amendment is required in conjunction with a conditional use permit. No tribes responded within the 30-day and 90 day response period requesting consultation or provided information relative to potential impacts to tribal cultural resources.

As such, it is not anticipated that subsurface tribal cultural resources will be encountered during construction. Impacts are less than significant.

- V c) **No Impact.** The project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature because the site and surrounding area surface is characterized as alluvial fan deposits of the Pliocene to Holocene era. Sediments from this more recent era of geologic activity do not typically contain fossil or other paleontological resources. While later aged sediments may exist beneath the surface deposits on the site, the minimal amount of grading proposed for the project is not anticipated to disturb any potential paleontological resources that may exist beneath the surface since such resources have been disturbed by previous development along the Arrow Route corridor. This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no such resources have been identified on the site.
- V d) **Less than Significant Impact.** No formal cemeteries are known to be located on the project site. Disturbance of subsurface soils has the potential to uncover buried remains. If buried remains are discovered, the project proponent is required to comply with Section 5097.98 of the California Public Resources Code and Section 7050.5-7055 of the California Health and Safety Code, requiring halting of construction activities until a County coroner can evaluate the find and notify a Native American Representative if the remains are of Native American origin. Upon compliance with these regulations, impacts would be less than significant.

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

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

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

VI ai) Less than Significant Impact. The project site is not located within a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area. The site is located approximately three (3) miles from the Fontana Fault but the site itself is not on the fault line. Adherence to standards and requirements contained in the building code for the design of the proposed structure will ensure that any impacts are less than significant by ensuring that the structure does not

collapse during strong ground shaking. Consequently, impacts will be less than significant.

VI aii) **Less Than Significant Impact.** The project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. An earthquake produced from nearby faults could result in strong ground shaking; however, the project will be reviewed and approved by the County Building and Safety Department with appropriate seismic standards implemented. Adherence to standards and requirements contained in the building code for the design of the proposed structure will ensure that any impacts are less than significant by ensuring that the structure does not collapse during strong ground shaking.

VI aiii) **Less Than Significant Impact.** Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are:

- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur:
  - Intense seismic shaking;
  - Presence of loose granular soils prone to liquefaction; and
  - Saturation of soils due to shallow groundwater.

The soils on the project site consist of sandy/gravelly soils. As such, the liquefaction potential is considered "low" and impacts are considered less than significant.

VI aiv) **No Impact.** Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes.

The site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to seismically induced landslides. As such, there are no impacts.

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

The Project will not result in substantial soil erosion or the loss of topsoil, because the site will be paved and landscaped after it is developed. To control soil erosion during construction the project proponent is required to comply with California Green Building Standards Code Section 5.106.1, Storm Water Pollution Prevention. This code section

requires newly constructed projects to prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

- Comply with a lawfully enacted storm water management and/or erosion control Ordinance.
- Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping Best Management Practices (BMPs).

With mandatory compliance of the California Green Building Standards Code, impacts related to substantial soil erosion will be less than significant.

**VI c) Less Than Significant Impact.**

*Landslide*

As noted in the response to Issue VI aiv above, the site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to landslides

*Lateral Spreading*

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

*Subsidence*

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

The soils on the site consist of sandy/gravelly soils based on the findings of the Preliminary Water Quality Management Plan prepared by Land Development Design Company, LLC dated November 21, 2016. Based on these factors, the subsidence potential is considered "low" and can be attenuated with adherence to standards and requirements contained in the Building Code for the design of the proposed structure will ensure that any impacts are less than significant. Compliance with the Building Code is a mandatory requirement.

*Liquefaction*

The soils on the site consist of sandy/gravelly soils. Based on these factors, the liquefaction potential is "low" and can be attenuated with adherence to standards and requirements contained in the Building Code for the design of the proposed structure will ensure that any impacts are less than significant. Compliance with the Building Code is a mandatory requirement.

*Collapse*

The soils on the site consist of sandy/gravelly soils. Based on these factors, the collapse potential is "low" and can be attenuated with adherence to standards and requirements contained in the Building Code for the design of the proposed structure will ensure that any impacts are less than significant. Compliance with the Building Code is a mandatory requirement.

- VI d) **Less Than Significant Impact.** The expansion potential of the near surface soils are expected to be "very low."
  
- VI e) **No Impact.** A septic tank system is proposed for the collection of solid waste and waste water disposal systems. The septic system will operate and function in accordance with Environmental Health Services (EHS) conditions and requirements. With implementation of EHSD conditions, no impacts are anticipated to result to the soil from wastewater.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No impact
<b>VII. GREENHOUSE GAS EMISSIONS - Would the project:</b>				
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 an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related to greenhouse gas emissions or otherwise comply with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines. The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>E) per year or more. Projects that do not exceed this threshold require no further climate change analysis but are required to implement mandatory reducing measures in the project's conditions of approval.

A GHG emissions inventory was conducted for the project utilizing the California Emissions Estimator Model (CalEEMod). The results of the emissions inventory are shown in Table 7 below.

**Table 6. Total Project Greenhouse Gas Emissions (Annual) (Metric Tons Per Year)**

Source	GHG Emissions MT/yr
	CO <sub>2</sub> e
Operational	199.64
30-year Amortized Construction GHG	2.08
<b>TOTAL</b>	<b>201.72</b>
<b>County Screening Threshold</b>	<b>3,000</b>
<b>Exceed Threshold?</b>	<b>NO</b>
<i>Source: California Emissions estimator Model</i>	

As shown in Table 6, the project is estimated to emit approximately 201.72 MTCO<sub>2</sub>e per year, including amortized construction-related emissions which is below the 3,000 MTCO<sub>2</sub>E/YR screening threshold used by the County to determine if greenhouse gas emissions require further analysis. Therefore, impacts are less than significant and no mitigation measures are required.

However, according to the *County of San Bernardino Greenhouse Gas Emissions Plan*, although the project is below the 3,000 MTCO<sub>2</sub>E/YR screening threshold for GHG emissions as shown in Table 6 and no further climate change analysis is necessary, the project is required to implement mandatory reducing measures in the project's conditions of approval as required by the *Greenhouse Gas Emissions, Development Review Processes, County of San Bernardino, California, Updated March 2015*.

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

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

The GHG Plan identifies goals and strategies to obtain the 2020 reduction target. Reduction measures are classified into broad classes based on the source of the reduction measure.

Class 1 (R1) reduction measures are those adopted at the state or regional level and require no additional action on behalf of the County other than required implementation. Class 2 (R2) reflect quantified measures that have or will be implemented by the County as a result of the GHG Plan. Class 3 (R3) measures are qualified measures that have or will be implemented by the County as a result of the GHG Plan.

As analyzed and discussed in Issue VIIa, the project will not exceed the 3,000 MTC2OE/YR screening threshold identified in the GHG Plan and will implement reduction measures that are consistent with the Screening Tables shown in the GHG Plan. Therefore, the project is not in conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**VIII. HAZARDS AND HAZARDOUS MATERIALS -**

Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?  | <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, would it create a significant hazard to the public or the environment?                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

## SUBSTANTIATION

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

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

- VIII b) **Less Than Significant Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable situations and accident conditions involving the release of hazardous materials into the environment, because any use or construction activity that might use hazardous materials will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. In addition as noted in the response to Issue VIIIa above, if hazardous materials are proposed on-site for operational purposes in large quantities, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, as required by Health and Safety Code Section 25507, which requires a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Health and Safety Code Section 25503.

Lastly, operations, activities or equipment involving the storage of flammable or explosive materials shall be provided with adequate safety devices against the hazard of fire or explosion. Safety procedures associated with such hazards shall be clearly posted and personnel shall be properly trained in these procedures. Adequate fire alarms, fire-fighting and fire suppression equipment and devices must be provided on-site in accordance with the requirements of the California Building Code and the California Fire Code.

- VIII c) **No Impact.** The project site is not located within ¼ mile of an existing or proposed school.
- VIII d) **No Impact.** The project site is not included on the list of hazardous materials sites compiled in accordance with Government Code No. 65962.5.
- VIII e) **No Impact.** The project site is not located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.

- VIII g) **Less Than Significant Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project will not result in any substantial alteration to road design or capacity that would affect implementation of evacuation procedures nor result in any substantial increase in natural or man-made hazards that would increase the potential for evacuation. In addition, the project has adequate emergency access via Arrow Route.
- VIII h) **No Impacts.** The project site is not located within a Fire Safety Overlay area.

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

- IX i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- IX j) Inundation by seiche, tsunami, or mudflow?

**SUBSTANTIATION**

*The following responses are based in part on the Preliminary Water Quality Management Plan prepared by Land Development Design Company, LLC dated, November 21, 2016.*

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

With regard to drainage, water run-off is designed to drain towards the rear property line and collected to percolate within the landscaping and rip-rap planted along the entire south property line. Excess on-site runoff will be channeled to the southeast corner of the property where it will drain into an underground water infiltration chamber. The perforated chamber will be designed to meet San Bernardino County's Water Quality Management Plan (WQMP) requirements. Based on the on-site drainage plan, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in the rates of erosion or siltation on or off site.

In addition, the project site is proposed to be served by Fontana Water for potable water and is subject to independent regulation by local and state agencies that ensure compliance with both water quality and waste discharge requirements. A septic tank system is intended to address the solid waste effluent arising from the project. The septic tank system will operate and function in accordance with the requirements and conditions of Environmental Health Services.

IX c) **Less Than Significant Impact.** As cited in IX b above, water run-off is designed to drain towards the rear property line and collected to percolate within the landscaping and rip-rap planted along the entire south property line. Excess on-site runoff will be channeled to the southeast corner of the property where it will drain into an underground water infiltration chamber. The perforated chamber will be designed to meet San Bernardino County's Water Quality Management Plan (WQMP) requirements.

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

IX d) **Less Than Significant Impact.** As discussed in IX c, water run-off is designed to drain towards the rear property line and collected to percolate within the landscaping and rip-rap

planted along the entire south property line. Excess on-site runoff will be channeled to the southeast corner of the property where it will drain into an underground water infiltration chamber. The perforated chamber will be designed to meet San Bernardino County's Water Quality Management Plan (WQMP) requirements.

- IX e) **Less Than Significant Impact.** As discussed under Issue IXd above, water run-off is designed to drain towards the rear property line and collected to percolate within the landscaping and rip-rap planted along the entire south property line. Excess on-site runoff will be channeled to the southeast corner of the property where it will drain into an underground water infiltration chamber. The perforated chamber will be designed to meet San Bernardino County's Water Quality Management Plan (WQMP) requirements.
- IX f) **Less Than Significant Impact.** There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in Responses IXa, IXc, and IXe.
- IX g) **No Impact.** The project will not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project does not propose housing and is not within identified FEMA designated flood hazard areas as shown on *San Bernardino County's General Plan Hazard Overlays Map* and FEMA FIRM Panel No. 06071C8635J.
- IX h) **No Impact.** The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows, because the site is not within an identified FEMA designated flood hazard area as shown on *San Bernardino County's General Plan Hazard Overlays Map* and FEMA FIRM Panel No. 06071C8635J.
- IX i) **No Impact.** According to the *County of San Bernardino Hazards Overlay Map* the project site and surrounding area is not located within a designated dam inundation area. The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, as no levee or dam is located in the vicinity of the project.
- IX j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami. Based on the responses to Issues VIa and VIc of this Initial Study Checklist, the project site is not located in an area prone to landslides, soil slips, or slumps. Therefore, the proposed project would have no impacts from mudflows.

	Potentially Significant Impact	Less than Significant with Mitigation Incomp.	Less than Significant	No Impact
<b>X. LAND USE AND PLANNING - Would 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION**

- X a) **No Impact.** The project will not physically divide an established community because the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. The site is adjacent to Arrow Route and developed land.
- X b) **Less Than Significant Impact.** As demonstrated throughout this Initial Study Checklist, the project would otherwise not conflict with any applicable goals, objectives, and policies of the General Plan, San Bernardino County Development Code, or any plans whose purpose is to avoid or mitigate an environmental effect. The project has mitigated any potential impacts potentially arising from the Project to a less than significance. The Project incorporates conditions that ensures the operation operate in a manner that minimizes impacts to the environment and the existing urbanized area.
- X c) **No Impact.** The project site is not located within any habitat conservation plan or natural community conservation plan, therefore no conflict will occur.

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

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

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

- XI a) **No Impact.** The site is vacant and consists of compacted soil with minimal or no vegetation. The site has been heavily disturbed by human activities. The project site is 2.1 acres in size and abuts Arrow Route to the north. It is adjacent to developed parcels on the east and west north and south. No mines, oil or gas wells, or other resource extraction activity occurs on the property or is known to have ever occurred on the property. Extraction of mineral resources in the project area is not supported by the future land use classification of Community Industrial which is the proposed designation for the site upon approval of the General Plan Amendment.

Based on the above analysis, there is no impact related to the loss of known, valuable mineral resources.

- XI b) **No Impact.** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site.

**XII. NOISE - Would the project:**

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

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

XII a) **Less Than Significant Impact with Mitigation Incorporated.** Noise generated at the project site under existing conditions is limited to activities associated with vacant land. There are no known unusual or loud noises that occur on the property on a regular basis. Primary noise sources near the site include vehicular noise from along Arrow Route and Mulberry Avenue to the West, and existing ambient noise from industrial uses to the south. Development of the project site as an industrial use has the potential to expose persons to or result in elevated noise levels from both near-term construction activities and under long-term operational conditions.

Construction Noise

The most significant source of short-term noise impact is related to noise generated during construction activities on the project site which would result in potential noise impacts to the single-family homes located to the north and apartment unit and adjacent single family unit to the west.

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

**Table 8. Typical Construction Equipment Noise Levels**

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

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

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

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

Although short-term project construction activities on the project site would exceed the County's Development Code Noise pursuant to Section 83.01.080, implementation of Mitigation Measure NOI-1 below ensures that additional noise attenuation measures are incorporated into the project's construction plans to minimize the noise exposure to nearby sensitive receptors to the maximum extent feasible consistent with CEQA practice.

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

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

*"Note-2: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt. Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 7:00 a.m. and 7:00 p.m. except for Sundays and Federal holidays."*

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

#### Operational Noise

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

As required by County Development Standards, Provisions of Section 83.01.080 of the County of San Bernardino County Development Code (shall apply).

*Noise*

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

- XII b) **Less Than Significant Impact.** Construction equipment may result in vibration levels that are considered annoying at nearby sensitive receptors when the most vibration causing equipment is within 100 feet. As a standard condition of approval, the project will be conditioned to comply with the vibration standards of the County Development Code, Section 83.01.090 (a).
- XII c) **Less Than Significant Impact.** As noted in the response to Issue XIIa above, the increased level of operational noise from the project will be less than significant with mandatory compliance with the County Development Code Noise and vibration requirements per Sections 83.01.080 and 83.01.090.
- XII d) **Less Than Significant Impact With Mitigation Incorporated.** As noted in the response to Issue XIIa above, the increased level of noise from the project will be less than significant with implementation of Mitigation Measures NOI-1 (Construction Noise). Therefore, the project will not result in a substantial temporary increase in ambient noise levels in the project vicinity above levels existing without the project.
- XII e) **Less Than Significant Impact.** The project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The nearest airport is the San Bernardino International Airport located approximately 5 miles northeast of the project site. As such, the project would not expose people residing or working in the project area to excessive noise levels
- XII f) **No Impact.** The project is not within the vicinity of a private airstrip. Therefore, the project would not expose people residing or working in the project area to excessive noise levels from a private airstrip.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**XIII. POPULATION AND HOUSING - Would the project:**

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**SUBSTANTIATION**

XIII a) **Less Than Significant Impact.** The project would not directly result in population growth because it does not propose any residential dwelling units. The Project is an 18,100 square feet industrial building. An industrial building of this size is not expected to create an additional need for housing, thus increasing the overall population of the County, because the project is located within a jobs-housing imbalance area (i.e. more housing than jobs).

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

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

XIII b) **No Impact.** The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing, because the site is vacant and does not contain housing units.

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

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

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

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

**SUBSTANTIATION**

**XIV a) Less Than Significant Impact.**

Fire Protection: The San Bernardino County Fire Department provides fire protection for the project. The nearest fire station is County Fire Station #73 located approximately 1/2 miles to the east along Arrow Route. To offset the increased demand for fire protection services, the proposed project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes.

Police Protection: The San Bernardino County Sheriff Department provides the police protection for unincorporated areas of San Bernardino County. The proposed project's demand on police protection services would not be significant on a direct basis as the project would not create the need to construct a new police station or physically alter an existing station, because it only proposes an 18,100 square foot building located within a primarily developed area.

Schools: The project is located in the San Bernardino City Unified School District. The project proposes an industrial building 18,100 square feet in size. An industrial building of this size would not create an additional need for housing, thus directly increasing the overall population of the District's attendance area and generating additional students to be served by the San Bernardino City Unified School District. However, the project would be required to contribute fees to the San Bernardino City Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for project related impacts to school services.

Parks: The project will not create a demand for additional park service in that the project is an industrial building 18,100 square feet in size and no housing is proposed.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**XV. RECREATION**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**SUBSTANTIATION**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**XVI. TRANSPORTATION/TRAFFIC - Would the project:**

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

**SUBSTANTIATION**

XVI a) **Less Than Significant Impact.**

***Motorized Vehicle Impact Analysis***

***Project Trip Generation***

Trip generation represents the amount of traffic that is attracted to and produced by a development project. Determining traffic generation for a specific project is based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses proposed for a given development. Based on trip generation rates from the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012, the project is estimated to produce an estimated 84 daily trip-ends with 11 trips in the AM peak Hour and 12 trips in the PM Peak Hour. This low amount of daily trips is not anticipated to negatively impact the performance of the circulation system.

- Traffic engineers use a “level of service” scale from A to F to describe the quality of traffic flow on roadways. The County’s Congestion Management Program (CMP) level of service standard requires all CMP segments to operate at LOS E or better except for the freeways, and other list arterials which operate at a level of service (LOS) F or better.

### ***Transit Service Analysis***

The project site is not currently served by a public transit agency. The project is not proposing to construct any improvements that would interfere with future bus service, should it become available. As such, the Project as proposed will not conflict with an applicable plan, ordinance or policy applying to transit services.

### ***Bicycle & Pedestrian Facilities Analysis***

The project is not proposing to construct any improvements that will interfere with bicycle and pedestrian use. Pedestrian and bicycle access will be available to the Project site off Arrow Route. Therefore, the project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts are less than significant.

- XVI b) **Less Than Significant Impact.** The project will not exceed, either individually or cumulatively, a Level of Service (LOS) standard established by the County Congestion Management Agency for designated roads or highways because the project generates 84 daily trip-ends and 11 trips in the AM Peak Hour and 12 trips in the PM peak Hour. This amount of trips would not contribute traffic greater than the Arrow Route threshold. Therefore, Impacts will be less than significant.
- XVI c) **No Impact.** The project site is approximately 5 miles northwest of the San Bernardino International Airport (formerly Norton Air Force Base). The project site would not alter air traffic patterns and would therefore not result in substantial safety risks.
- XVI d) **Less Than Significant Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to Arrow Route and only proposes roadway improvements adjacent to Arrow Route that would meet County Standards. In addition, the project is an industrial use located in an industrial area and would not create a hazard due to the establishment of an incompatible use (e.g., farm equipment).
- XVI e) **Less Than Significant Impact.** The proposed project will be accessible via Arrow Route. The project site plan identifies adequate fire department access and turning radii entering the site and within the site, which are adequate to serve the site in case of an emergency. Therefore, the project would have less than significant impacts on the provision of adequate emergency access.
- XVI f) **Less Than Significant Impact.** The project is located adjacent to Arrow Route which is a paved roadway. Therefore, access for alternative transportation (i.e., public transit, pedestrian, bicycle) can be accommodated and the project will not decrease the performance of existing alternative transportation facilities or be in conflict with policies, plans, or programs supporting alternative transportation.

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

**SUBSTANTIATION**

XVII a) **Less Than Significant Impact.** The project will incorporate a septic tank system for the collection and treatment of solid waste. The system will operate in accordance with the requirements and conditions issued by the Department of Environmental Health Services (EHS). The applicant is required to submit plans for review and approval of the septic system by EHS. Based on the permitting and reviewing requirements by EHS prior to the septic system coming on line, impacts would be less than significant.

XVII b) **Less Than Significant Impact.** As indicated in XVIIa, the project will install a septic tank system for the collection and treatment of solid waste. The system will operate in accordance

with the requirements and conditions issued by the Department of Environmental Health Services (EHS). The applicant is required to submit plans for review and approval of the septic system by EHS. The project will not require the installation and operation of a waste water treatment facility since it is proposed to be on a septic tank system. Based on the permitting and reviewing requirements by EHS prior to the septic system coming on line, impacts would be less than significant.

- XVII c) **Less Than Significant Impact.** The project incorporates landscape swales, catch basins and on-site storm drain pipe connected to a proposed underground storage/infiltration system. The drainage pattern mimics the existing drainage pattern, directing storm flows to the southerly boundary of the project site. The site incorporates two drainage areas with Drainage Area 1 encompassing the northwesterly corner of the project site and a strip of landscaping along the westerly boundary of the site. The Drainage system utilizes impervious area diversion to mitigate Discharge Capture Volume (DCV)

Drainage Area 2 consists of the remainder of the site. The DCV of the drainage area is mitigated by infiltration. Storm flows will sheet across pavement and landscaping and intercepted by concrete gutter and concrete curb & gutter. The flows are conveyed easterly and southerly to a proposed catch basin located at the southeasterly corner of the project site. The catch basis discharges flows into an underground storage/infiltration system.

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

- XVII d) **Less Than Significant Impact.** Water demands for the proposed uses will be provided by Fontana Water. The applicant has obtained a Will Serve letter for the provisioning of water for the use. The project's water demand is not anticipated to strain the Agency's ability to service existing customers or provide the necessary water volume calculated for the use.

Projected water demands for the project site can be met through Fontana Water. Therefore, the project will have sufficient water supplies available to serve the project and no new or expanded entitlements needed.

XVII e) **Less Than Significant Impact.** The project will incorporate a septic tank system for the collection and treatment of solid waste. The system will operate in accordance with the requirements and conditions issued by the Department of Environmental Health Services (EHS). The applicant is required to submit plans for review and approval of the septic system by EHS. Based on the permitting and reviewing requirements by EHS prior to the installation of the septic system coming on line, impacts would be less than significant.

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

*Construction Waste*

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

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

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

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

*Operational Waste*

Based on a waste generation factor of 1.42/lbs/100 sf/day for industrial use obtained from the State of California CalRecycle Website, the project would generate approximately 170 pounds of waste per day or 31 tons of waste per year.

The two closest landfills to the project site are the Mid-Valley Landfill (Rialto) and the San Timoteo Landfill (Redlands). According to the CalRecycle website accessed on August 1, 2016, the Mid-Valley Landfill had a remaining capacity of 65,520,000 cubic yards and is not planned to close until 2033. The San Timoteo Landfill has a remaining capacity of 13,605,488 cubic yards and is not planned to close until 2043. Therefore, there is sufficient permitted capacity to accommodate the project's solid waste disposal needs for the foreseeable future.

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

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

**SUBSTANTIATION**

**XVIII a) Less Than Significant Impact.**

**Impact Analysis**

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

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

Mitigation Measures NOI-1

**Impact Analysis**

As discussed throughout this Initial Study Checklist, implementation of the proposed project has the potential to result in effects to the environment that are individually limited, but cumulatively considerable.

In instances where potentially significant impacts have been identified, the Mitigation Measures listed above are required to reduce impacts to less than significant levels. Therefore, the project would not contribute to environmental effects that are individually limited, but cumulatively considerable.

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

Mitigation Measure NOI-1 a

#### **Impact Analysis**

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

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

**Therefore, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project or appropriate mitigation measures have been made by or agreed to by the project proponent. No significant adverse impacts are identified or anticipated. A Mitigated Negative Declaration will be prepared.**

## **XVIII. MITIGATION MEASURES**

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

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

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

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

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

## **GENERAL REFERENCES**

Alquist-Priolo Special Studies Zone Act Map Series

California Department of Water Resources

CEQA Guidelines, Appendix G

California Standard Specifications, July 1992

County Museum Archaeological Information Center

County of San Bernardino Development Code, 2007

County of San Bernardino General Plan, 2007

County of San Bernardino Hazard Overlay Map FH31

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

County Road Planning and Design Standards

Environmental Impact Report, San Bernardino County General Plan, 2007

Gregg Lord

Project No: P201600413

December 16, 2016

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

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

**PROJECT SPECIFIC REFERENCES**

*Preliminary Water Quality Management, Prepare by Land Development Design Company, LLC, November 21, 2016*