



# LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

**HEARING DATE: October 3, 2019**

**AGENDA ITEM #2**

**Project Description**

**Vicinity Map -**

**APN:** 1011-351-02, 03, 04, 05  
**Applicant:** Patrick Diaz, Crestwood Communities  
**Community:** Montclair/4th Supervisorial District  
**Location:** 5553 Mission Boulevard  
**Project No:** P201900161/CUP  
**Staff:** Steven Valdez  
**Rep:** Patrick Diaz, Crestwood Communities  
**Proposal:** A General Plan Amendment to change the current land use zoning designation from Single Family Residential (RS-20M) and Commercial General (CG) to Multi-Family (RM) on three lots, a Tentative Tract (TT20267) to create two single family parcels and a one lot condominium parcel, and a Conditional Use Permit for the development of 40 detached condominiums (multi-family development), with a Major Variance (VAR-2019-00029) for a reduced front yard setback (15 feet, instead of 25 feet), on approximately 4.7 acres.



**8 Hearing Notices Sent on : September 12, 2019**

Report Prepared By: Steven Valdez, Senior Planner

**SITE INFORMATION:**

Parcel Size: 4.7 acres  
 Terrain: Relatively flat vacant site  
 Vegetation: Natural grasses and weeds

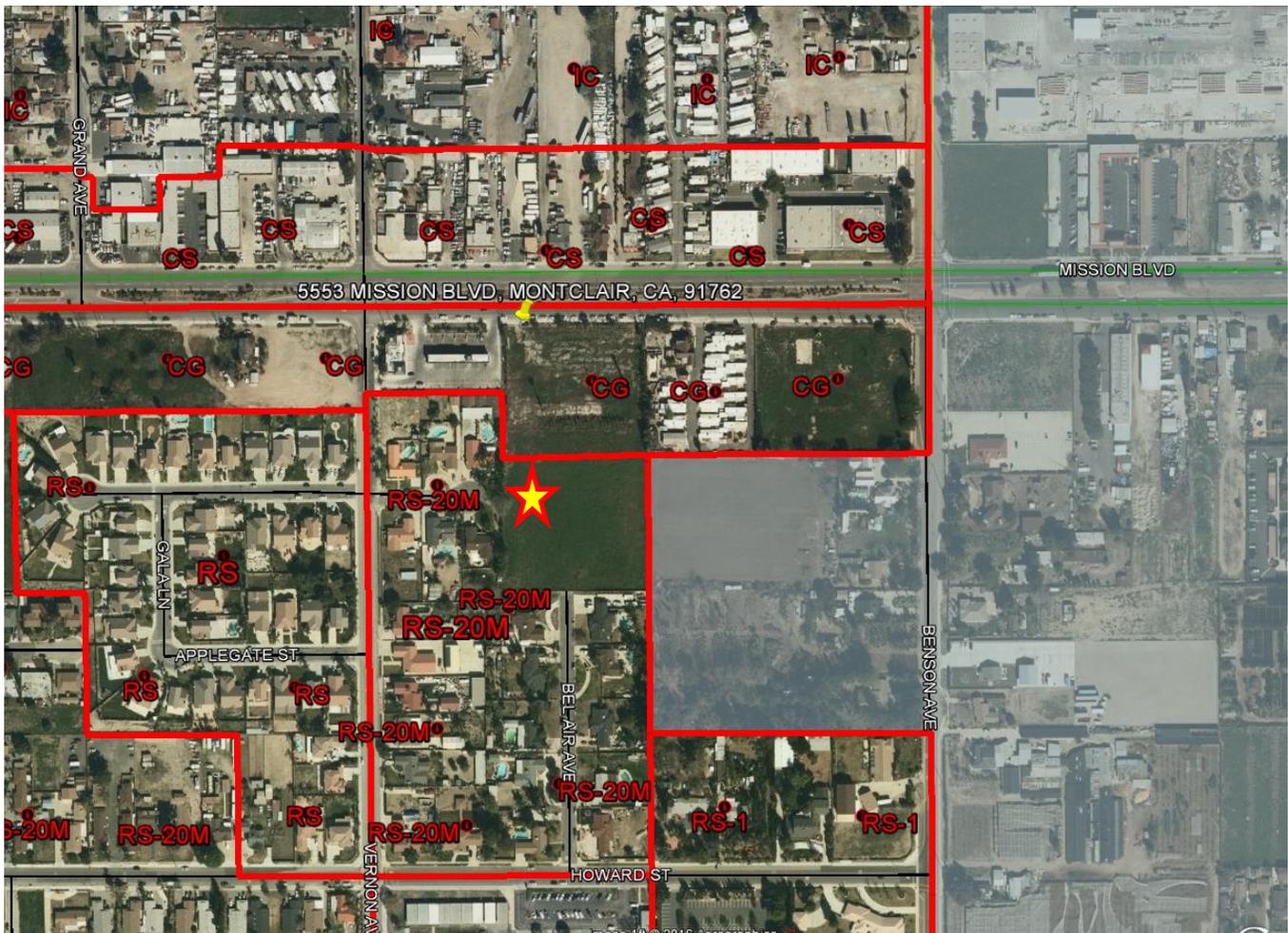
**TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:**

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Undeveloped and Vacant	Northern Portion: General Commercial (CG) Southern Portion: Single Residential (RS-20M)
North	Commercial Offices	Service Community (CS)
South	Single Family Residential	Single Residential (RS-20M)
East	North Portion: Single Family Residential; Mobile Home Park South Portion: Vacant	Northern Portion: General Commercial (CG) Southern Portion: Single Residential (RS-20M)
West	North Portion: Car Wash South Portion: Single Family Residential	Northern Portion: General Commercial (CG) Southern Portion: Single Residential (RS-20M)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	City of Montclair	None
Water Service:	Monte Vista Water District	Will Serve Letter Received
Sewer Service:	City of Montclair	Will Serve Letter Received

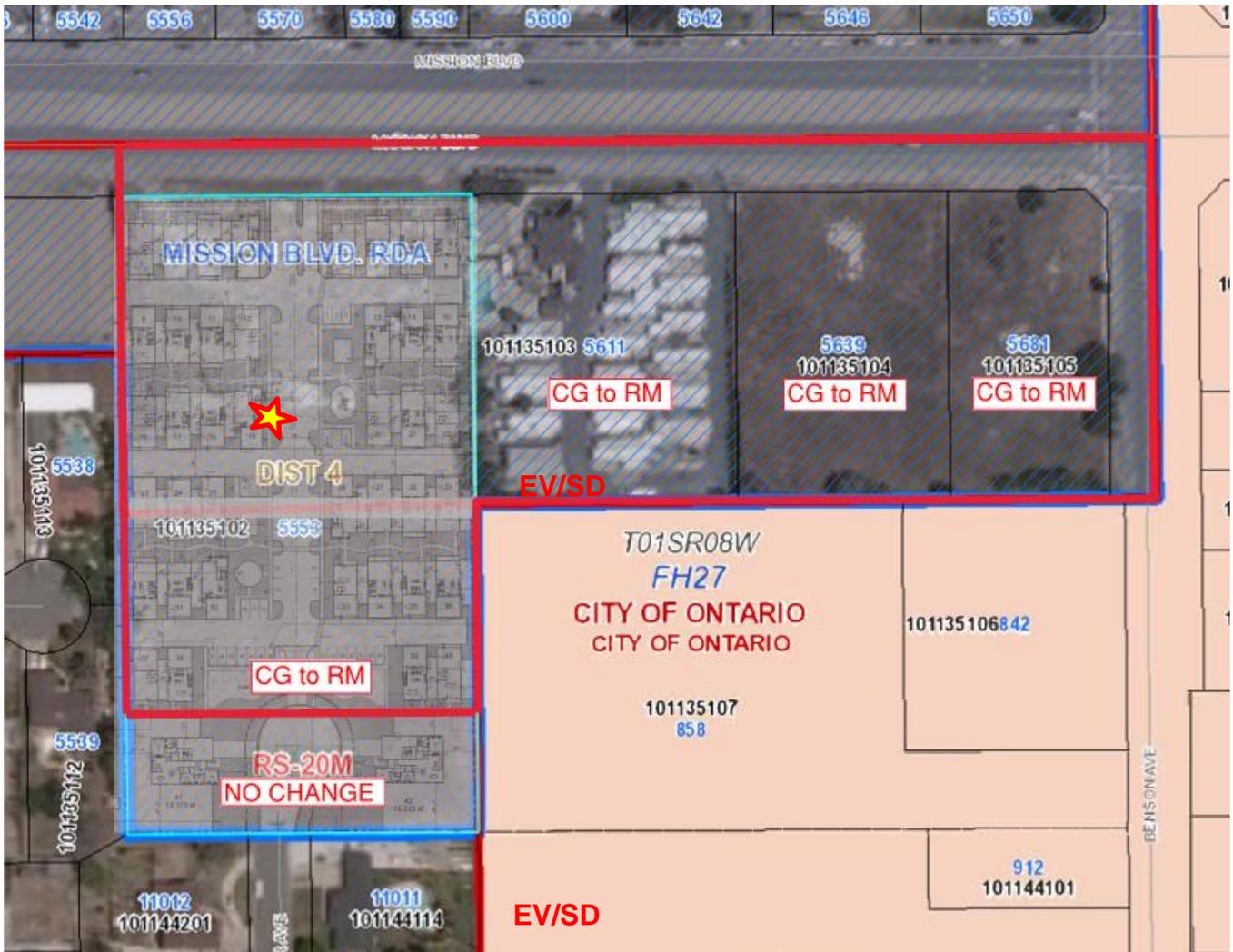
**STAFF RECOMMENDATION:** That the Planning Commission recommend that the Board of Supervisors **ADOPT** the Mitigated Negative Declaration, **ADOPT** the Findings as contained in the Staff Report, **ADOPT** the General Plan Amendment, **APPROVE** the Major Variance, Conditional Use Permit and Tentative Tract Map, subject to the Conditions of Approval, and **DIRECT** the Clerk of the Board to File a Notice of Determination.<sup>1</sup>

**VICINITY MAP:**  
Aerial view of the Project Site



<sup>1</sup> In accordance with Section 86.12.040 of the Development Code, the Planning Commission action on this item is a recommendation to the Board of Supervisors and may only be appealed pursuant to Section 86.08.010 in the event of disapproval.

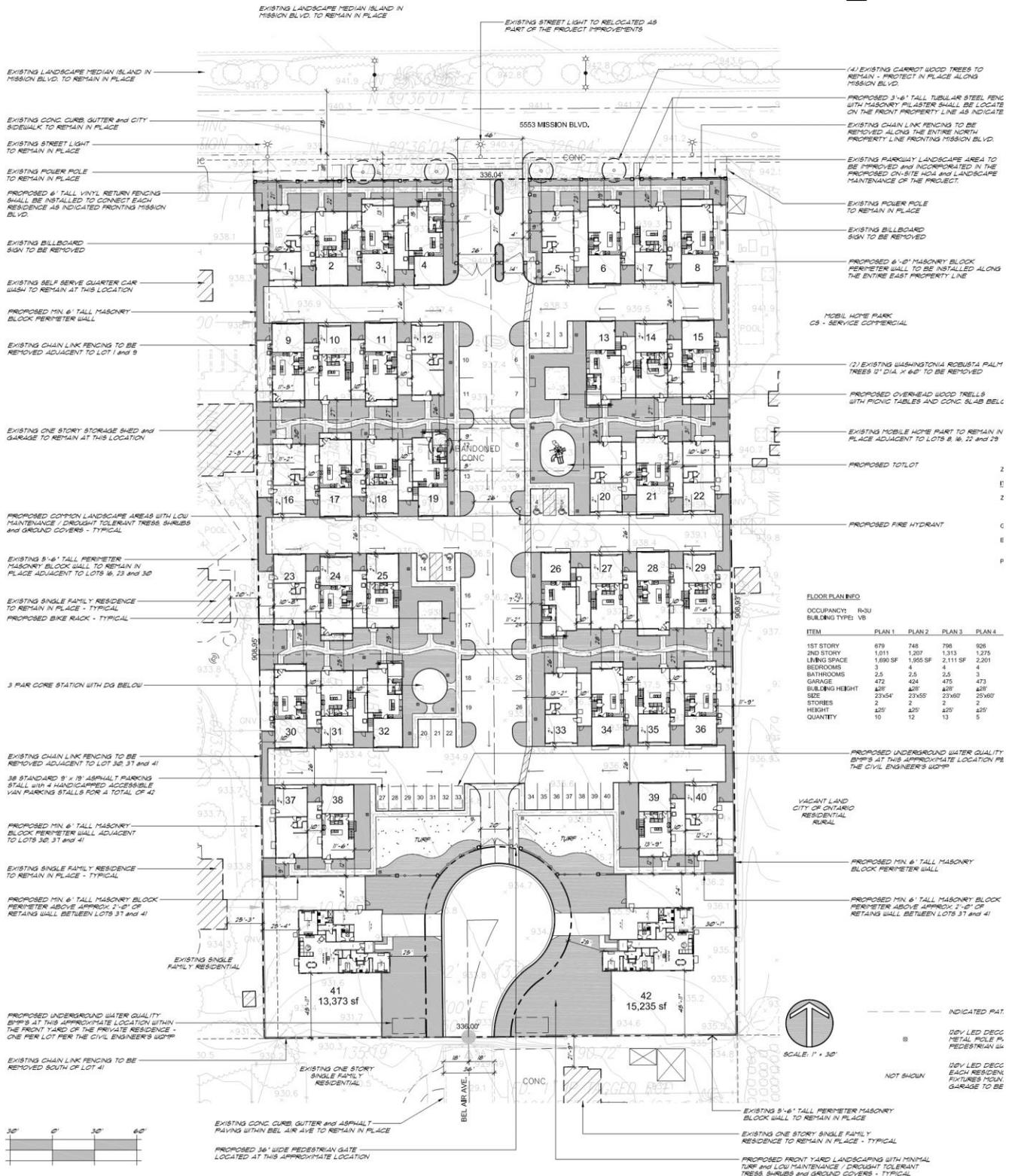
LAND USE DISTRICT MAP:



AERIAL MAP:



**SITE PLAN:**



FLOOR PLAN INFO

OCCUPANCY: R3U  
BUILDING TYPES: VB

ITEM	PLAN 1	PLAN 2	PLAN 3	PLAN 4
1ST STORY	679	746	796	926
2ND STORY	1,011	1,207	1,313	1,375
LIVING SPACE	1,690 SF	1,955 SF	2,111 SF	2,201
BEDROOMS	3	4	4	4
BATHROOMS	2.5	2.5	2.5	3
GARAGE	472	424	475	473
BUILDING HEIGHT	420'	420'	420'	420'
SIZE	23'x54'	23'x55'	23'x60'	25'x60'
STORIES	2	2	2	2
HEIGHT	420'	420'	420'	420'
QUANTITY	10	12	13	5





REAR ELEVATION 'A'



REAR ELEVATION 'B'



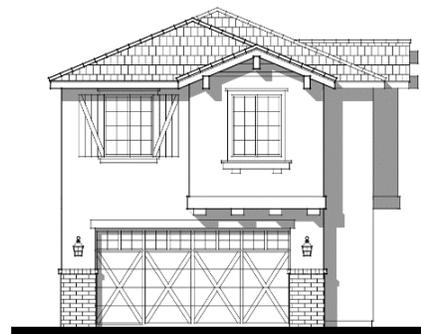
FRONT ELEVATION 'C'



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'



REAR ELEVATION 'C'

3  
1

34

36  
1

**BUILDING ELEVATIONS "A", "B", and "C"**

### SITE PHOTOS



View Looking Southeast towards Project site from Mission Boulevard



View Looking Southwest towards Project site from Mission Boulevard



Vacant lot to the east of the Project site– Site not part of Development Project



Trailer Park immediately east of Project site

## **PROJECT DESCRIPTION:**

The applicant, Crestwood Communities, is requesting approval of a General Plan Amendment (GPA), Tentative Tract Map (TT No. 20267), a Conditional Use Permit (CUP) for construction of 40 two-story detached residential condominiums and two single-story single-family detached residential units on a 4.7-acre site located at 5553 Mission Boulevard, and a Major Variance for a reduced front yard setback at 15 feet, instead of 25 feet in the Multi-Family Residential (RM) Zoning District (Project). The applicant's letter of intent for the Project is enclosed as Exhibit A. The Project site, which is currently vacant, was previously used as a commercial site until the buildings were demolished in 2003. The site is located within General Commercial (CG) and Single Residential zones (RS-20M) and within the Sphere of Influence (SOI) of the City of Montclair. The Project site is adjacent to commercial uses on the north side of Mission Boulevard; to the west and south are Single-Family Residential uses; and to the east is a mobile home park and vacant land. The parcel directly west of the Project site supports a car wash, and the City of Ontario city limits are located on a portion of the east property line.

The proposed GPA will change the Land Use Zoning Designation of the northern portion of the Project site, which is currently designated as Single Residential-twenty thousand minimum square foot lot size, (RS-20M) and General Commercial (CG) to Multiple Residential (RM). The southern portion of the Project site, which will consist of the construction of two single-story single-family homes, will remain as Residential (RS-20M). Along with the GPA, the proposed multi-family development will be developed in accordance to Multi-Family Residential Development Standards by means of a CUP. A Tentative Tract Map is required to subdivide the lot into one lot for condominium development and two single-family lots for individual sale (Exhibit B). A Major Variance has also been requested for a reduced front yard setback to allow the proposed development to comply with minimum drive aisle widths. Additionally, the GPA will include changing the Land Use Designation for three adjacent parcels (APN: 1011-351- 03, 04 & 05), currently designated as CG, to RM. The three adjacent parcels (APN: 1011-351- 03, 04 & 05) are not a part of the proposed Project, they are only included to allow the RM Zoning District to meet the minimum size requirements prescribed by the San Bernardino County Development Code (Development Code).

## **PROJECT ANALYSIS:**

### Code Compliance Summary:

The proposed multi-family development of 40 detached condominiums within the RM designation and the two proposed single-family residential lots (approximately 13,000 and 15,000 square feet in size) within the RS-20M designation will comply with the applicable Development Code standards with approval of a CUP and Major Variance. Although the Project proposes a lot size below the twenty thousand square foot minimum for the two single-family residential lots, the single-family lots qualify for an exception to the parcel size requirements when proposed with a multi-family subdivision and CUP in accordance with Section 83.02.050 (d)(3) of the Development Code. The single-family homes, although not required, were included in the development to buffer the proposed detached condominiums from the single-family homes, allowing the multi-family development to blend appropriately with the existing single-family homes to the south. The inclusion of the single-family homes also allowed for the completion of an unfinished right-of-way (Bel Air Avenue).

The Project site plan provides adequate areas to accommodate all parking, loading areas, and access and circulation requirements needed to comply with County requirements (See Table 2 below) (Exhibit C). The Project satisfies all applicable standards of the Development Code for development in the RM Land Use District, as illustrated in Table 2, with the exception of the front setback, whereby a variance has been requested:

**Table 2: PROJECT CODE COMPLIANCE**

Project Component	Development Code Standard/Multi-Family Residential (RM)		Project Plans
Multi-Family Development	CUP		CUP
Parking	105		124
Landscaping	Trees Minimum Landscaping	4 adjacent to parking lot 40%	4 41% (82,250 sq. ft.)
Building Setbacks	Front Side Rear	25' 5', 10' on other 15'	15' – Variance requested* 10' and 11'6" 15'
Building Height	45 feet maximum		25 feet
Lot Coverage	60%		60%
Amenity Points	5		5

**Variance:** The proposed variance will allow for a reduced front yard setback at 15 feet, instead of the required 25 feet in the RM Zoning District. The reduced front yard setback was necessary to allow for code compliant driveways and fire access lanes on the Project site. Although the 10-foot variance is pushing the proposed dwellings fronting Mission Boulevard closer to the street, adequate landscaping, fencing, and security measures are being provided with the multiple-family project that allows the Project to comply with similar types of detached condominium developments on Mission Boulevard. The Project's proposed findings supporting the approval of the requested variance are included within Exhibit C.

**Landscaping:** The Project site is a rectangular shape of vacant and graded land on approximately 4.7-acres (APNs: 1011-351-02-0-000). The conceptual landscape plan provides 41% of the site as private landscaped areas and 25.81% of the lot for common landscape areas for the community. The landscaping proposed is drought-tolerant landscaping, and will include a variety of trees, groundcover and shrubs, in compliance with Development Code Section 83.10.060, Landscape Area Requirements. The Development Code specifies a minimum percentage of the lot that is required to be landscaped. For a multi-family development, a total of 41% of the lot is required to be landscaped and total of four trees required in parking areas (one tree per 10 spaces). The Project exceeds the requirements and has ample tree planting in the perimeter landscaping, with a total of 118 trees. Additionally, six Carrot Wood Trees are being planted in the northern portion of the entire parcel, along Mission Boulevard to match the three existing Carrot Wood Trees, and nine Crape Myrtles will be planted along Bel Air Avenue, within the easement right-of-way.

**Amenities:** A minimum of five amenity points are required for a 40 unit multifamily development. A total of five amenity points are provided as part of the development – they include a tot lot, open recreation areas, a cabana shade area, and a picnic/bbq area. The amenity areas are scattered throughout the Project site and easily accessible to all residents.

**Architecture:** According to Multi-Family Residential Development Standards (Chapter 84.16), where the neighborhood has a recognizable architectural theme, style, or character, it should be considered for incorporation into the project's design. Although the neighborhood does not have an established design and consists of varying types of architectural styles, there are a number of single-family homes and condominium uses along Mission Boulevard that are a modern architectural style. The proposed development and single-family homes are designed in Mission, Spanish and Craftsman Architectural

Styles using high quality materials that will blend in with the neighborhood. The proposed Project will create unified appearance and will contribute to the overall community.

### **California Environmental Quality Act Compliance**

An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA). The IS concludes that the Project will not have a significant adverse impact on the environment with the implementation of recommended Conditions of Approval and mitigation measures contained in the IS, which have been incorporated in the Conditions of Approval (Exhibit D). A Notice of Availability/Notice of Intent (NOA/NOI) to adopt a Mitigated Negative Declaration (MND) was advertised and distributed to initiate a 30-day public comment period, which concluded on September 20, 2019. A copy of the IS/MND is attached as Exhibit E. One comment email from the City of Montclair (City) was received (Exhibit F). In the e-mail, the City asked for clarification on the proposed Variance and exemption of the single-family lot sizes. They also asked that the Geology and Soils and Utility and Water Systems Sections of the Initial Study to be updated to reflect the correct Water District and sewer owner. Their comments are included in the Final IS/MND. Following are summaries of topics addressed in the IS/MND:

Aesthetics: The San Bernardino County General Plan (GP) states that San Bernardino County contains vast undeveloped tracts of land that offer significant scenic vistas. These locations are in danger of deteriorating under growing pressure from urban development and increased recreational activities occurring across the County. Actions have been taken by federal, state, county, and local jurisdictions to ensure that these resources are protected to preserve their aesthetic value. Near the Project site, the County of San Bernardino GP does not identify any scenic resources or vistas. The City of Montclair, however, identifies local mountain ridgelines, as the community's key visual resources, but does not outlined any governing policies. The City of Ontario also identifies Mission Boulevard from the western to the eastern city limits as a scenic highway. However, as Mission Boulevard enters the City of Montclair, its scenic value is lost due to the lack of landscaping and the strip commercial uses that line the boulevard. Therefore, the proposed future development of two single-story single-family residential units would be comparable in height to nearby single-family residences located south and west of the Project site and the proposed Project would not have a substantial adverse effect on a scenic vista and would enhance the currently vacant property with modern single-family homes, in the form of condominiums.

Air Quality: The Project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2016.3.2 prepared by the SCAQMD (available at the County offices for review). CalEEMod was used to estimate the on-site and off-site construction emissions. The Project's air quality analysis shows that the Project will not exceed thresholds of concern as established by the SCAQMD. A dust control plan will be required as a standard condition to regulate short-term construction activities that could create windblown dust. Painting activities will be restricted as needed to comply with SCAQMD standards. During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NOX and PM10 levels in the area. Although the proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to tune equipment to manufacturers specifications, use temporary power poles, and ensure construction personnel are advised of ride sharing and transit opportunities.

Water Quality: A Preliminary Water Quality Management Plan (WQMP) has been approved by the Land Development Division of Land Use Services to comply with the requirements of the San Bernardino County National Pollutant Discharge Elimination System (NPDES) Area-wide Stormwater Program. The Project drainage system will collect storm water runoff in two on-site underground corrugated metal pipe

infiltration system designed and sized to accept storm water flows for on-site percolation within the prescribed period of time to avoid the nuisance of standing water. Requirements for approval of the final WQMP have been incorporated in the conditions of approval.

Traffic: The Project site is located on the south side of Mission Boulevard between Vernon and Benson Avenues. Mission Boulevard and Bel Air Avenue will serve as access roads for the proposed Project (refer to Figure 3, Site Plan). Proposed off-site improvements include extending Bel Air Avenue to create a cul-de-sac and a southerly site access (driveway), as well as installation of curb, gutter, and sidewalk improvements along the Project site's southern frontage. The Project site is located in the Valley sub region. In the Valley sub region, as described in the San Bernardino County Policy Plan Traffic Impact Analysis (March 27, 2019, prepared by Fehr & Peers), the Valley sub region exhibits the lowest average VMT for unincorporated areas. The proposed Project is expected to be below the Countywide average. The 2018 Technical Advisory indicates that residential and office projects that locate in areas with low VMT, and that incorporates similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT. The residential VMT/Capita for unincorporated Valley subregion is 14.1 compared to 20.5 for the unincorporated San Bernardino County. The proposed Project is not anticipated to conflict or be inconsistent with CEQA Guidelines Section 15064.3.(b)(1). Although there are no anticipated impacts, a fee program is in place to fund improvements to the regional transportation system. The Project's obligation under this fee program, based on the total number of residential units proposed is estimated to be \$109,296 dollars.

Ontario Airport Influence Area: The Project Site is located approximately 3.5 miles west of the Ontario International Airport and is located within the Airport Influence Area of the Ontario Airport Land Use Compatibility Plan (ONT ALUCP). In accordance with Map 2-2, Safety Zones, and Map 2-3, Noise Impact Zones, the Project Site is located outside of the ONT ALUCP safety and noise impact zones. Although the project is located in the Airport Influence Area, and a County Airport Safety Review Area 3, an Avigation Easement is not required because the use is located outside of the ONT ALUCP Safety and Noise Impact Zones. The City of Ontario staff liaisons to the Airport reviewed the proposed project and determined that the use did not require review by the Airport Commission.

**Public Comments:**

Project notices were sent to surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. A notice of availability of the Draft IS/MND was also sent to surrounding property owners, as part of the CEQA process. As noted, in response to the Project notices above, one e-mail comment was received from the City of Montclair. The City's comment was addressed in the attached response letter (Exhibit G) and will be part of the Final IS/MND.

**RECOMMENDATION:** That the Planning Commission recommend that the Board of Supervisors:

1. **ADOPT** the Mitigated Negative Declaration;
2. **ADOPT** the recommended Findings for approval of the General Plan Amendment, Conditional Use Permit, Major Variance and Tentative Tract Map 20267;
3. **APPROVE** the General Plan Amendment to amend the General Plan Land Use Zoning Designation from General Commercial (CG) and Single Residential (RS-20M) on the northern portion of the Project site to Residential Multiple (RM), and amend the General Plan on three adjacent parcels from General Commercial (CG) to Multiple Residential (RM);
4. **APPROVE** the Major Variance for a reduced front yard setback at 15 feet, instead of the required 25 feet in the RM Zoning District, subject to the recommended Conditions of Approval;
5. **APPROVE** the Conditional Use Permit for the construction of a 40 unit detached condominium development with a Major Variance, subject to the recommended Conditions of Approval;
6. **APPROVE** Tentative Tract Map 20267 to subdivide the property into one lot for condominium development and two single-family lots for individual sale, subject to the recommended Conditions of Approval; and
7. **DIRECT** the Clerk of the Board to File the Notice of Determination.

**ATTACHMENTS:**

- EXHIBIT A: Letter of Intent  
EXHIBIT B: Tentative Tract Map 20267  
EXHIBIT C: Findings  
EXHIBIT D: Conditions of Approval  
EXHIBIT E: Initial Study/Mitigated Negative Declaration  
EXHIBIT F: Comment Letter  
EXHIBIT G: Response Letter  
EXHIBIT H: Project Plans

# **EXHIBIT A**

## **Letter of Intent**



January 16, 2019

Steven Valdez, Senior Planner  
Land Use Services Department  
385 N. Arrowhead Ave., 1st Floor  
San Bernardino, CA 92415-0187

Re: P2018-00574 APN 1011-351-02 5553 Mission Blvd., near Montclair / Ontario

Mr. Valdez,

We are interested in the vacant property located at 5553 Mission Blvd between Vernon Ave and Benson Ave. Potentially, this property could be become a private residential development. The project will consist of 40 detached residences along with 2 traditional detached single family residences located at the south end of the project. A homeowners association will be established to manage the project as well as maintain the automatic entry gates, open space, perimeter block walls & tubular steel fencing, meandering pedestrian paseos and the decorative drought tolerant landscaping throughout the common areas of the project.

The north half of the property is currently zoned CG commercial while the southern half is zoned RS-20m residential. In order for us to proceed with development of the project, we will need to apply for a tentative tract map, a zone change, a general plan amendment along with an architectural design review of the proposed site plan and architecture of the residential buildings. We would like the County's planning staff to review the attached site plan and provide input as to the feasibility of the project as proposed and securing the necessary entitlements from the County to move forward with the development.

Thank you in advance for your consideration of this project and we look forward to meeting with you to discuss the County's thoughts and concerns regarding this development.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Patrick J. Diaz', is written over the typed name.

Patrick J. Diaz  
Crestwood Communities

**EXHIBIT B**

**Tentative Tract Map 20267**



# EXHIBIT C

## Findings

**PROPOSED PROJECT:** A GENERAL PLAN AMENDMENT (GPA) TO CHANGE THE CURRENT LAND USE ZONING DESIGNATION FROM SINGLE-FAMILY RESIDENTIAL-20,000 SQUARE FEET MINIMUM LOT SIZE (RS-20M) AND GENERAL COMMERCIAL (CG) TO MULTI-FAMILY (RM), A TENTATIVE TRACT MAP (TT 20267) TO CREATE TWO SINGLE FAMILY LOTS AND ONE LOT FOR CONDOMINIUM PURPOSES, AND A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF 40 CONDOMINIUMS (MULTI-FAMILY DEVELOPMENT) WITH A MAJOR VARIANCE FOR A REDUCED FRONT YARD SETBACK FROM 25 FEET TO 15 FEET, ON APPROXIMATELY 4.7 ACRES (PROJECT).

**FINDINGS: GENERAL PLAN AMENDMENT** [Development Code Section 86.12.060]

**1. THE PROPOSED AMENDMENT IS INTERNALLY CONSISTENT WITH ALL OTHER PROVISIONS OF THE RESPECTIVE PLAN, THE GENERAL PLAN OR AN APPLICABLE SPECIFIC PLAN;**

The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan with the approval of the proposed General Plan Amendment and Zone Change. The proposed development is located in a centralized urban setting, near a major arterial and will contain full urban services. Therefore, the proposed development is consistent with Multiple Residential (RM) goals outlined in the General Plan Land Use Element. The proposed Conditional Use Permit for a multifamily condominium development specifically implements the following goal:

- GOAL LU 1: The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.

*Consistency:* The Project site is currently vacant, but was formerly used as a commercial property. The surrounding land uses to the north, south, east, and west are a mixture of commercial and residential uses. The proposed Project will develop the vacant parcel into 40 two-story detached condominiums and two single-story single-family detached residential units which would be consistent with the proposed GPA. The development of the Project would not divide an established community, conflict with local land use policies, regulations, or conflict with existing zoning. In fact, the project would lead to the construction of single family home on an underutilized site that could no longer support commercial related uses. As such, the proposed Project will be a benefit to the community and not compromise existing development in the area.

- GOAL LU 2: Residential land uses will be provided in a range of styles, densities, and affordability and in a variety of areas to live, ranging from traditional urban neighborhoods to more "rural" neighborhoods.

*Consistency:* The proposed Project provides for a mixture of housing types, in varying floor plans. The varying sizes of homes are appropriate for the area and will lead to a good mixture of housing types at varying prices. The condominium product also allows for home ownership for first time homebuyers.

- GOAL LU 6: Promote, where applicable, compact land use development by mixing land uses, creating walkable communities, and strengthening and directing development towards existing communities.

*Consistency:* The proposed Project is an infill project located in an area of similar uses that have been developed with single-family homes and light commercial uses. The proposed residential development is designed to strengthen the existing communities, and will lead to improved walkability through the required street, and curb improvements. Furthermore, the development will consist of a mixture of housing types and styles that will allow for the appropriate mixture of uses along Mission Boulevard and Bel Air Avenue. In addition, the proposed infill development in the Montclair Sphere is encouraged by the General Plan.

- GOAL LU 9: Development will be in a contiguous manner as much as possible to minimize environmental impacts, minimize public infrastructure and service costs, and further county wide economic development goals.

*Consistency:* The surrounding land uses to the north, south, east, and west are a mixture of commercial and residential uses. The Project site is adjacent to commercial uses on the north side of Mission Boulevard; to the west and south are single-family residential uses; and to the east is a mobile home park and vacant land. The proposed Project will develop the vacant parcel into 40 two-story detached condominiums and two single-story single-family detached residential units. The single-family homes, although not required, were included in the development to buffer the proposed detached condominiums from the single-family homes, allowing the multi-family development to blend appropriately with the existing single-family homes to the south. The inclusion of the single-family homes also allowed for the completion of an unfinished right-of-way (Bel Air Avenue). The amendment will allow a vacant lot that is underutilized to be developed with a condominium project that provides a reasonable extension to the existing single family homes located south of the project site.

- POLICY LU 9.1: Encourage infill development in unincorporated areas and sphere of influence (SOI) areas.

*Consistency:* The proposed Project is an infill project located in an area of similar uses that have been developed with single-family homes and light commercial uses. The proposed residential development is designed to strengthen the existing communities, and will lead to improved walkability through the required street, and curb improvements. Furthermore, the development will consist of a mixture of housing types and styles that will allow for the appropriate mixture of uses along Mission Boulevard and Bel Air Avenue. In addition, the proposed infill development in the Montclair Sphere is encouraged by the General Plan.

- GOAL CI 9: The County will ensure the quality of life by pacing future growth with the availability of public infrastructures.

*Consistency:* The Project site is located on the south side of Mission Boulevard between Vernon and Benson Avenues. Mission Boulevard and Bel Air Avenue will serve as access roads for the proposed Project (refer to Figure 3, Site Plan). Adequate public services and facilities will be provided in accordance with provisions of the CUP, Mitigated Negative

Declaration, and through conditions of approval/mitigation measures to serve the proposed development. Approval of the proposed Project will not result in a reduction of such public services to properties in the vicinity, to the detriment of public health, safety and welfare. In fact, the proposed changes will improve the appearance of the neighborhood by removing unsightly billboards and improving a vacant lot with a modern residential condominium development. Water service for the Project will be provided by Monte Vista Water District and sewer service provided by the City of Montclair.

**2. THE PROPOSED AMENDMENT WOULD NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE, OR WELFARE OF THE COUNTY;**

Approval of the GPA would change the Land Use District designation of the northern portion of the Project site as well as three parcels adjacent to the east of the Project Site from Single Residential (RS-20M) and General Commercial (GM) to Multiple Residential (RM). The proposed Project will develop the vacant parcel into 40 two-story detached condominiums and two single-story single-family detached residential units. The development of the Project would not divide an established community, conflict with local land use policies, regulations, or conflict with existing zoning. In fact, the project would lead to the construction of single family home on an underutilized site that could no longer support commercial related uses. The Project has incorporated appropriate Conditions of Approval and mitigation measure to protect and enhance public health, safety and welfare. As such, the proposed Project will be a benefit to the community and not compromise existing development in the area.

**3. THE PROPOSED LAND USE ZONING DISTRICT CHANGE IS IN THE PUBLIC INTEREST, THERE WILL BE A COMMUNITY BENEFIT, AND OTHER EXISTING AND ALLOWED USES WILL NOT BE COMPROMISED;**

The Project site is currently vacant, but was formerly used as a commercial property. The surrounding land uses to the north, south, east, and west are a mixture of commercial and residential uses. Approval of the GPA would change the Land Use District designation of the northern portion of the Project site as well as three parcels adjacent to the east of the Project site from Single Residential (RS-20M) and General Commercial (GM) to Multiple Residential (RM). The proposed Project will develop the vacant parcel into 40 two-story detached condominiums and two single-story single-family detached residential units which would be consistent with the proposed GPA.

The Multiple Residential (RM) Zoning District allows for the development of attached, detached, and/or mixed residential development with a wide range of densities and housing types. The Single Residential (RS-20M) Land Use Zoning District allows for the development of single family homes and requires a minimum lot size of 20,000 square feet; however, the parcel size is exempt from the required minimum lot size, as the proposed Project is a Multifamily Subdivision in accordance with Section 83.02.050 (d)(3) of the Development Code. The development of the Project would not divide an established community, conflict with local land use policies, regulations, or conflict with existing zoning. In fact, the project would lead to the construction of single family home on an underutilized site that could no longer support commercial related uses. As such, the proposed Project will be a benefit to the community and not compromise existing development in the area.

**4. THE PROPOSED LAND USE ZONING DISTRICT CHANGE WILL PROVIDE A REASONABLE AND LOGICAL EXTENSION OF THE EXISTING LAND USE PATTERN IN THE SURROUNDING AREA;**

The Project site (4.7 acres) and three adjacent parcels total 9.71 acres, which when rounded to 10 acres would comply with the 10-acre minimum required in the Multiple Residential (RM) Land Use District. The proposed Project also includes the development of two single-family homes along the south end of the Project at Bel Air Avenue. The two single-family homes will allow for the conclusion of Bel Air Avenue by means of a cul-de-sac, along with improvements to the grade, drainage and the completion of curb, gutter and landscaping within the Public Right-of-Way. The proposed Land Use District will meet the minimum size requirements enumerated in the Development Code and will allow for the extension of a single-family tract with two single-family homes and 40 condominium units. The change will allow a vacant lot that is underutilized to be developed with a condominium project that provides a reasonable extension to the existing single family homes located south of the project site.

**5. THE PROPOSED LAND USE ZONING DISTRICT CHANGE DOES NOT CONFLICT WITH PROVISIONS OF THIS DEVELOPMENT CODE;**

The change in the Land Use District from General Commercial (CG) to Multiple Residential (RM) will not conflict with the Development Code. The General Plan allows Multiple Residential Land Use Districts to be located in centralized urban locations, on slopes generally less than 16 percent, and on site that are programmed to received full urban services and near a major arterial route. Since the Project is located in a an urbanized area on a slope less than 16 percent, and fronts a major street, the change in zone will not conflict with the provisions of the Development Code and is in full compliance.

**6. THE PROPOSED LAND USE ZONING DISTRICT CHANGE WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON SURROUNDING PROPERTY; AND**

Adequate public services and facilities will be provided in accordance with provisions of the Conditional Use Permit, Mitigated Negative Declaration, and through conditions of approval/mitigation measures to serve the proposed development. Approval of the proposed Project will not result in a reduction of such public services to properties in the vicinity, to the detriment of public health, safety and welfare. In fact, the proposed changes will improve the appearance of the neighborhood by removing unsightly billboards and improving a vacant lot with a modern residential condominium development.

**7. THE AFFECTED SITE IS PHYSICALLY SUITABLE IN TERMS OF DESIGN, LOCATION, SHAPE, SIZE, OPERATING CHARACTERISTICS, AND THE PROVISION OF PUBLIC AND EMERGENCY VEHICLE (E.G., FIRE AND MEDICAL) ACCESS AND PUBLIC SERVICES AND UTILITIES (E.G., FIRE PROTECTION, POLICE PROTECTION, POTABLE WATER, SCHOOLS, SOLID WASTE COLLECTION AND DISPOSAL, STORM DRAINAGE, WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL, ETC.), TO ENSURE THAT THE PROPOSED OR ANTICIPATED USES AND/OR DEVELOPMENT WOULD NOT ENDANGER, JEOPARDIZE, OR OTHERWISE CONSTITUTE A HAZARD TO THE PROPERTY OR IMPROVEMENTS IN THE VICINITY IN WHICH THE PROPERTY IS LOCATED.**

The proposed Project development of 40 detached two-story condominiums and two detached single-story single-family residences on approximately 4.7 acres of land is physically suitable for development. The affected site (proposed RM zone) allows for the development of attached, detached, and/or mixed residential development with a wide range of densities and housing types. The Single Residential (RS-20M) Land Use Zoning District that will remain on the southern end of the affect site allows for the development of single-family homes on a 20,000 square foot lot. The proposed Project and the three adjacent parcels would comply with the minimum 10-acre requirement for the GPA; the single family lots proposed will not meet the minimum requirements in the RS-20M zone. However, as part of a multi-family development the lot size is exempt from the required minimum lot size requirements as allowed in Development Code Section 83.02.050 (d)(3). The Project site was reviewed by the City of Montclair Fire Department and determined to provide adequate access for emergency vehicles.

The proposed Project would generate approximately 202 residents (4.82 people per household). To determine a crime rate directly associated with a development proposal would be speculative; the County reviews its needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection throughout the County. Therefore, no significant adverse impacts to law enforcement are identified or anticipated, no mitigation measures are required. The proposed Project, as conditioned, will not have a substantial adverse effect on surrounding property or the permitted use thereof, and will be compatible with the existing and planned land use character of the surrounding area.

**TENTATIVE TRACT MAP FINDINGS:** [Development Code Section 87.02.060]

**1. THE PROPOSED MAP, SUBDIVISION DESIGN, AND IMPROVEMENTS ARE CONSISTENT WITH THE GENERAL PLAN, ANY APPLICABLE COMMUNITY PLAN, AND ANY APPLICABLE SPECIFIC PLAN.**

The proposed subdivision, together with the provisions for its design and improvements is consistent with the General Plan, CUP and Major Variance Findings, and allows for development according to Multi-Family standards and design guidelines in the Development Code.

**2. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE AND PROPOSED DENSITY OF DEVELOPMENT.**

The site is physically suitable for the type and proposed density of development because all physical constraints of the site, including access, circulation and drainage, have been recognized and mitigated with appropriate conditions of approval.

**3. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.**

The potential environmental effects of the proposed GPA, CUP, and Tentative Tract Map have been analyzed in a Mitigate Negative Declaration, which determined the Project to have no

adverse effects on the environment with the implementation of the required mitigation measures and conditions of approval.

**4. THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.**

The design of the subdivision or the type of improvements is not likely to cause serious public health problems, because the conditions of approval for the proposed map and the related CUP and Major Variance require compliance with County health and safety standards.

**5. THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF, PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, because the conditions of approval require any conflicts to be resolved prior to recordation.

**6. THE DISCHARGE OF SEWAGE FROM THE PROPOSED SUBDIVISION INTO THE COMMUNITY SEWER SYSTEM WILL NOT RESULT IN VIOLATION OF EXISTING REQUIREMENTS PRESCRIBED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.**

The improvements required per the conditions of Multi-Family Development and CUP approval, and the manner of development proposed adequately address all natural and man-made hazards associated with the proposed development and the Project site, including but not limited to flood, seismic, biotic and fire hazards. A preliminary Water Quality Management Plan and Drainage study were approved for the Project site.

**7. THE DESIGN OF THE SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES.**

The design of the proposed subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities, as encouraged by the Multi-family Development Standards and the Multiple Residential (RM) standards.

**8. THE PROPOSED SUBDIVISION, ITS DESIGN, DENSITY, AND TYPE OF DEVELOPMENT AND IMPROVEMENTS CONFORMS TO THE REGULATIONS OF THIS DEVELOPMENT CODE AND THE REGULATIONS OF ANY PUBLIC AGENCY HAVING JURISDICTION BY LAW.**

The proposed subdivision, its design, density and type of development and improvements conforms to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law. The proposed subdivision design meets the minimum lot size, depth, width, and gross acreage requirements of the Multiple Family (MF) zoning district and with the approval of the CUP, the two single family parcels associated with the Project are exempt from the lots size restrictions in the Single Residential (RS-20M) Zoning District

when a subdivision is processed in conjunction with a CUP (Section 83.02.050 (d)(3).) Agencies having jurisdiction by law have reviewed the proposed subdivision and have provided conditions of approval to ensure regulations of the Development Code and any applicable federal, state, and local laws are met.

**CONDITIONAL USE PERMIT FINDINGS:** [Development Code Section 85.06.040]

**1. THE SITE FOR THE PROPOSED USE IS ADEQUATE IN TERMS OF SHAPE AND SIZE TO ACCOMMODATE THE PROPOSED USE AND ALL LANDSCAPING, LOADING AREAS, OPEN SPACES, PARKING AREAS, SETBACKS, WALLS AND FENCES, YARDS, AND OTHER REQUIRED FEATURES PERTAINING TO THE APPLICATION.**

The proposed 40-unit condominium subdivision meets all development code requirements for Multiple Residential (RM) Land Use District with the approval of a major variance for a reduced front yard setback. The development of the two single-family homes in the Single Family (RS-20M) Land Use Zoning Districts, that is part of the overall development, is also an adequate shape and size to accommodate the construction of two single family homes. However, the lot sizes for both lots, which are less than 20,000 square feet in size are considered exempt from minimum lots size requirements in the RS-20M Land Use District, per Section 83.05 (d) (3) with approval of the Conditional Use Permit. To allow the multi-family development to blend appropriately with the existing development to the south, the single-family homes were included in the development to buffer the condominiums from the single-family homes and to allow for the completion of unfinished rights-of-way.

**2. THE SITE FOR THE PROPOSED USE HAS ADEQUATE LEGAL AND PHYSICAL ACCESS WHICH MEANS THAT THE SITE DESIGN INCORPORATES APPROPRIATE STREET AND HIGHWAY CHARACTERISTICS TO SERVE THE PROPOSED USE.**

The proposed Project provides for adequate site access off Mission Boulevard via a gated entryway. The Project is conditioned to install off-site roadway improvements along Bel Air Avenue to conclude the street with a cul-de-sac, and curb and gutter.

**3. THE PROPOSED USE WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON ABUTTING PROPERTY OR THE ALLOWED USE OF THE ABUTTING PROPERTY, WHICH MEANS THAT THE USE WILL NOT GENERATE EXCESSIVE NOISE, TRAFFIC, VIBRATION, OR OTHER DISTURBANCE.**

An Initial Study (IS) was prepared for the proposed Project resulting in a Mitigated Negative Declaration (MND). These documents are collectively referred to as the "IS/MND." The IS/MND analyzed potential impacts to surrounding properties, and recommended mitigation measures to address any potentially significant impacts, including biological resources. These mitigation measures, which are incorporated into the Project's proposed Conditions of Approval, ensure that there will be no significant adverse impacts to abutting properties from the Project.

The Project will comply with the noise restrictions established by Development Code Section 83.01.080 during construction and operations. Construction will be temporary and will not involve blasting or produce noise and/or vibration that exceed Development Code

requirements. Operation of the Project will generate minimal noise at a level that is within County Development Code standards.

In addition, the use will not substantially interfere with the present or future ability to use solar energy systems. The proposed Project will allow for the installation of solar on the rooftop of the proposed residential units in the future and would not limit the future development of solar energy systems or other development on neighboring properties.

**4. THE PROPOSED USE AND MANNER OF DEVELOPMENT ARE CONSISTENT WITH THE GOALS, MAPS, POLICIES, AND STANDARDS OF THE GENERAL PLAN AND ANY APPLICABLE COMMUNITY OR SPECIFIC PLAN.**

The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan with the approval of the proposed General Plan Amendment and Zone Change. The proposed development is located in a centralized urban setting, near a major arterial and will contain full urban services. Therefore, the proposed development is consistent with Multiple Residential (RM) goals outlined in the General Plan Land Use Element. The proposed Conditional Use Permit for a multifamily condominium development specifically implements the following goal.

- GOAL LU 1: The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.

*Consistency:* The Project site is currently vacant, but was formerly used as a commercial property. The surrounding land uses to the north, south, east, and west are a mixture of commercial and residential uses. The proposed Project will develop the vacant parcel into 40 two-story detached condominiums and two single-story single-family detached residential units which would be consistent with the proposed GPA. The development of the Project would not divide an established community, conflict with local land use policies, regulations, or conflict with existing zoning. In fact, the project would lead to the construction of single family home on an underutilized site that could no longer support commercial related uses. As such, the proposed Project will be a benefit to the community and not compromise existing development in the area.

- GOAL LU 2: Residential land uses will be provided in a range of styles, densities, and affordability and in a variety of areas to live, ranging from traditional urban neighborhoods to more "rural" neighborhoods.

*Consistency:* The proposed Project provides for a mixture of housing types, in varying floor plans. The varying sizes of homes are appropriate for the area and will lead to a good mixture of housing types at varying prices. The condominium product also allows for home ownership for first time homebuyers.

- GOAL LU 6: Promote, where applicable, compact land use development by mixing land uses, creating walkable communities, and strengthening and directing development towards existing communities.

*Consistency:* The proposed Project is an infill project located in an area of similar uses that have been developed with single-family homes and light commercial uses. The proposed residential development is designed to strengthen the existing communities, and will lead to improved walkability through the required street, and curb improvements. Furthermore, the development will consist of a mixture of housing types and styles that will allow for the appropriate mixture of uses along Mission Boulevard and Bel Air Avenue. In addition, the proposed infill development in the Montclair Sphere is encouraged by the General Plan.

- GOAL LU 9: Development will be in a contiguous manner as much as possible to minimize environmental impacts, minimize public infrastructure and service costs, and further county wide economic development goals.

*Consistency:* The surrounding land uses to the north, south, east, and west are a mixture of commercial and residential uses. The Project site is adjacent to commercial uses on the north side of Mission Boulevard; to the west and south are single-family residential uses; and to the east is a mobile home park and vacant land. The proposed Project will develop the vacant parcel into 40 two-story detached condominiums and two single-story single-family detached residential units. The single-family homes, although not required, were included in the development to buffer the proposed detached condominiums from the single-family homes, allowing the multi-family development to blend appropriately with the existing single-family homes to the south. The inclusion of the single-family homes also allowed for the completion of an unfinished right-of-way (Bel Air Avenue). The amendment will allow a vacant lot that is underutilized to be developed with a condominium project that provides a reasonable extension to the existing single family homes located south of the project site.

- POLICY LU 9.1: Encourage infill development in unincorporated areas and sphere of influence (SOI) areas.

*Consistency:* The proposed Project is an infill project located in an area of similar uses that have been developed with single-family homes and light commercial uses. The proposed residential development is designed to strengthen the existing communities, and will lead to improved walkability through the required street, and curb improvements. Furthermore, the development will consist of a mixture of housing types and styles that will allow for the appropriate mixture of uses along Mission Boulevard and Bel Air Avenue. In addition, the proposed infill development in the Montclair Sphere is encouraged by the General Plan.

- GOAL CI 9: The County will ensure the quality of life by pacing future growth with the availability of public infrastructures.

*Consistency:* The Project site is located on the south side of Mission Boulevard between Vernon and Benson Avenues. Mission Boulevard and Bel Air Avenue will serve as access roads for the proposed Project (refer to Figure 3, Site Plan). Adequate public services and facilities will be provided in accordance with provisions of the CUP, Mitigated Negative Declaration, and through conditions of approval/mitigation measures to serve the proposed development. Approval of the proposed Project will not result in a reduction of such public services to properties in the vicinity, to the detriment of public health, safety and welfare. In fact, the proposed changes will improve the appearance of the

neighborhood by removing unsightly billboards and improving a vacant lot with a modern residential condominium development. Water service for the Project will be provided by Monte Vista Water District and sewer service provided by the City of Montclair.

**5. THERE IS SUPPORTING INFRASTRUCTURE, EXISTING OR AVAILABLE, CONSISTENT WITH THE INTENSITY OF DEVELOPMENT, TO ACCOMMODATE THE PROPOSED DEVELOPMENT WITHOUT SIGNIFICANTLY LOWERING SERVICE LEVELS.**

The proposed residential development has been included in the utility and service providers' plans. The proposed Project also will not result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Therefore, the proposed development can be accommodated by existing infrastructure and will not significantly lower service levels.

**6. THE LAWFUL CONDITIONS STATED IN THE APPROVAL ARE DEEMED REASONABLE AND NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.**

The Project's Conditions of Approval reflect requirements designed to protect the public health, safety, and general welfare. These conditions are based on established legal requirements and are applicable to all similar projects. Consequently, they are considered reasonable and necessary to protect the public health, safety, and general welfare. All conditions listed in the conditions of approval are necessary and reasonable to ensure compliance and to carry out the goals, policies and objectives of the County's General Plan.

**7. THE DESIGN OF THE SITE HAS CONSIDERED THE POTENTIAL FOR THE USE OF SOLAR ENERGY SYSTEMS AND PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES.**

The location of the proposed Project was designed in a manner to not interfere with the future ability for the property owner to install a solar energy system. The Project would not impede development of solar energy generation systems on adjacent parcels

**VARIANCE FINDINGS:** [Development Code Section 85.17.060]

**1. THE GRANTING OF THE VARIANCE WILL NOT BE MATERIALLY DETRIMENTAL TO OTHER PROPERTIES OR LAND USES IN THE AREA AND WILL NOT SUBSTANTIALLY INTERFERE WITH THE PRESENT OR FUTURE ABILITY TO USE SOLAR ENERGY SYSTEMS;**

The proposed variance will allow for a reduced front yard setback at 15 feet, instead of 25 feet in the Multi-Family Residential (RM) Zoning District. The reduced front yard setback was necessary to allow for code compliant driveways and fire access lanes on the project site. Although the 10-foot Variance is pushing the proposed dwellings closer to the street, adequate landscaping, fencing, and security measures are being provided with the multiple family

project that allows the Project to comply with similar types of detached condominium developments on Mission Boulevard. As such, the proposed variance will not be detrimental to other properties or land uses given that similar setbacks are provided on Mission Boulevard. Furthermore, the placement of single-family homes at a reduced setback will not interfere with the future ability to use solar because the roof, where most solar installation occur will not be impacted, as a result of the reduced setback. Therefore, the granting of the variance will not interfere with or limit the future ability to use solar energy systems on the subject property or adjacent properties.

**2. THERE ARE EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES OR CONDITIONS APPLICABLE TO THE SUBJECT PROPERTY OR TO THE INTENDED USE THAT DO NOT APPLY TO OTHER PROPERTIES IN THE SAME VICINITY AND LAND USE ZONING DISTRICT;**

The subject property, although considered a multifamily development by definition, is more similar to a single-family housing development on small lots. The type of multi-family development is unique to San Bernardino County and the subject property. The unique type of development and configuration on the property lead to a reduction of the required front yard setback and is an extraordinary condition. The reduced setback will not apply to other properties in the same zone, but does exist on other multifamily developments in the vicinity as described below. Due to the extraordinary conditions that exist on the subject property, as a result of the unique development, the strategic placement of the multi-family homes facing Mission Boulevard at 15 feet instead of 25 feet was necessary to provide adequate public safety without reducing the number of units. The reduced front yard setback still enables the property owner to use the front yard setback area similar to other properties on Mission Boulevard, and serves to improve public safety and privacy by limiting hiding spaces, thereby improving eyes on the street, and required Crime Prevention through Environmental Design standards.

**3. THE STRICT APPLICATION OF THE LAND USE ZONING DISTRICT DEPRIVES THE SUBJECT PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTIES IN THE VICINITY OR IN THE SAME LAND USE ZONING DISTRICT; AND**

The Land Use Designation for this property is changing from General Commercial (GC) and Single Family Residential (RS- 20M) to Multi-Family Residential (RM). The Development Code states that a 25' front yard setback is required in the Multi-Family Residential Zoning District. The strict application of the code deprives the property of adequate access and fire lanes, and ultimately leads to a reduction of homes on a site that is well under density, due to the unique configuration of the single-family homes on the small lots. Therefore, the reduced front yard setback, at 15 feet, instead of 25', allows the property to be enjoyed similar to other properties in the vicinity, and will not represent a deviation from how adjacent properties are used. Approving this variance will allow the applicant the same privileges enjoyed by neighboring properties with the incorporated conditions of approval.

**4. THE GRANTING OF THE VARIANCE IS COMPATIBLE WITH THE MAPS, OBJECTIVES, POLICIES, PROGRAMS, AND GENERAL LAND USES SPECIFIED IN THE GENERAL PLAN AND ANY APPLICABLE SPECIFIC PLAN**

The variance request is compatible with the maps, objectives, policies, programs, and general land uses specified in the General Plan discussed above. It allows reasonable use of a residential lot for residential purposes.

**ENVIRONMENTAL FINDING:**

The potential environmental effects of the proposed Project have been analyzed in an Initial Study. The Initial Study / Mitigated Negative Declaration analysis found no substantial evidence that the Project will have a significant effect on the environment. The Project will not have a significant adverse impact on the environment with the implementation of all the conditions of approval and environmental mitigation measures. The proposed Mitigated Negative Declaration for this Project reflects the County's independent judgment in making this decision. Therefore, adoption of a Mitigated Negative Declaration is recommended.

END OF FINDINGS

## **EXHIBIT D**

### **Conditions of Approval**

CONDITIONS OF APPROVAL

**Crestwood Homes**

APN: 1011-351-02/P201900161/GPA/CUP/

Planning Commission Hearing Date: 10-3-19

**CONDITIONS OF APPROVAL**

**Crestwood Homes - GPA/CUP/TTM/MV**

General Plan Amendment. Conditional Use Permit. Tentative Tract Map No.

**GENERAL REQUIREMENTS**

Ongoing and Operational Conditions

**LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311**

1. Project Approval Description. The proposed General Plan Amendment to change four parcels (1011-351-02, 03, 04 & 05), consisting of a total of 10 gross acres from General Commercial (CG) and Single Residential (RS-20m) to Multiple Residential (RM), in conjunction with a Conditional Use Permit for a proposed 40 unit multi-family development and Tentative Tract Map (TT No.20267) for three (3) lots to include one (1) lot for condominium purposes and two (2) single family lots at 5553 Mission Boulevard. The project also includes a Major Variance (VAR-2019-00049) request for a 15 foot front yard setback, instead of 25 feet, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations).
2. Project Location. The Project site is located at 5553 Mission Boulevard in an unincorporated area of San Bernardino County in the Montclair sphere-of-influence.
3. Revisions. Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its “indemnitees” (herein collectively the County’s elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

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

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

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer’s indemnification obligation applies to the indemnitees’ “passive” negligence but does not

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apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

5. Expiration. This project permit approval shall expire and become void if it is not "exercised" within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either:
  - a. The permittee has commenced actual construction or alteration under a validly issued building permit, or
  - b. The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)
  - c. Occupancy of approved land use occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
    - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
    - The land use is determined by the County to be abandoned or non-conforming.
    - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.
6. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
7. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
8. Project Account. The Project account number is P201900161. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
9. Condition Compliance: In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division shall release their holds on each phase of development by providing to County Building and Safety the following:

CONDITIONS OF APPROVAL

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- Grading Permits: a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
  - Building Permits: a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
  - Final Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by the Planning Division.
  - Prior to Recordation: a copy of the signed CCRF for the Final Map.
10. Condition Compliance. Condition compliance confirmation for purposes of the Final Map recordation will be coordinated by the County Surveyor.
11. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
12. Additional Permits. The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but not limited to:
- a. FEDERAL: N/A;
  - b. STATE: Santa Ana RWQCB, South Coast AQMD, California Department of Fish and Wildlife
  - c. COUNTY: Land Use Services – Building and Safety/Code Enforcement/Land Development, Public Health – Environmental Health Services, Public Works –Traffic/ County Surveyor, and
  - d. LOCAL: City of Montclair Fire Department, City of Montclair Planning
13. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
- a) Annual maintenance and repair: The Home Owners Association shall conduct inspections for any fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
  - b) Graffiti and debris: The Home Owners Association shall remove graffiti and debris immediately through weekly maintenance.
  - c) Landscaping: The Home Owners Association shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
  - d) Dust control: The Home Owners Association shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
  - e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
  - f) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. “No Trespassing”) in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
  - g) Lighting: The Home Owners Association shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules.
  - h) Fire Lanes: The Home Owners Association shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including “No Parking” designations and “Fire Lane” designations.

CONDITIONS OF APPROVAL

**Crestwood Homes**

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- i) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and “No Parking”, “Carpool”, and “Fire Lane” designations.
14. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.
15. Lighting. Lighting shall comply with SBCC Chapter 83.13 Sign Regulations and SBCC§ 83.07.030 “Glare and Outdoor Lighting – Valley Region”. All lighting shall be limited to that necessary for maintenance activities and security purposes. No light shall project onto abutting residential land uses or districts or the public right-of-way, nor project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.
16. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
17. Cultural Resources. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum Director, telephone (909) 798-8601.
18. Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
19. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
20. Operating Hours: The hours of operation shall be restricted as follows:
- Monday thru Saturday 7:00 a.m. to 9:00 p.m.
  - The loading and dropping of trailers shall be conducted only during the permitted operating hours.
  - After 7:00 p.m. dropping of trailers shall be done to the closest parking area near the entrance area.
21. Construction Noise. The following measures shall be adhered to during the construction phase of the project:
- All construction equipment shall be muffled in accordance with manufacturer’s specifications.
  - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.

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- All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.

22. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
- a. Waste Stream Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
  - b. Vehicle Trip Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.
  - c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. .
  - d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

**LAND USE SERVICES DEPARTMENT– Code Enforcement Division (909) 387-8311**

23. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner and “developer” shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and “developer” (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 – Development Code; Division 6 – Administration, Chapter 86.09 – Enforcement.
24. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations and periodically clear any weeds on the project site of non-complying vegetation.

**LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311**

25. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
26. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
27. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
28. Erosion Control Installation. Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.
29. Continuous BMP Maintenance. The property owner/“developer” is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement

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and sediment removal, as required to ensure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.

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

**PUBLIC HEALTH - Environmental Health Services (800) 442-2283**

31. **Noise.** Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, please call DEHS at 1-800-442-2283.
32. **Refuse Storage/Removal.** All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call DEHS/LEA at: (800) 442-2283.

**CITY OF MONTCLAIR FIRE DEPARTMENT(909) 447-3543**

33. **Approvals.** Prior to the issuance of Grading Permits, the applicant shall submit an approval letter or Grading Plans approved by the City of Montclair Fire Department.

**DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701**

34. **Franchise Hauler Service Area** – This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec).
35. **Recycling Storage Capacity.** The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.
36. **Mandatory Commercial Recycling.** Beginning July 1, 2012, all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
37. **Mandatory Organics Recycling.** As of January 1, 2019, AB 1826 (Enacted October 2014) requires businesses that generate four (4) cubic yards of solid waste per week to recycle their organic waste. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and

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recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

38. Trash/Recycling Areas. Trash and recycling carts must be grouped together and not mixed in the staging areas. All carts shall be labeled with the unit address. Also, Lots 41 and 42 will be provide with standard residential collection services with three 95-gallon carts (trash, recycling, and green waste).
39. Home Owners Association Approval. The Home Owners association shall enforce the trash service plan. Any trash or recycling not placed for collection in accordance to this plan may not be dumped.
40. Modifications. Any modification to the trash service areas or plan are subject to review and approval by the County and Burrtec.

**PRIOR TO RECORDATION OF FINAL MAP**

The Following Shall Be Completed

**DEPARTMENT OF PUBLIC WORKS – Surveyor – (909) 387-8149**

41. Street Dedication. Please indicate private street or public right-of-way dedication for cul-de-sac.
42. Tentative and Final Map. A Tentative and Final Map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code.
43. Non-Interference Letter. Subdivider shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.
44. Easement of Record. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.
45. Review Deposit. Review of the Final Map by our office is based on actual cost, and requires an initial \$8,000.00 deposit. Prior to recordation of the map all fees due to our office for the project shall be paid in full.
46. Title Report. A current Title Report prepared for subdivision purposes is required at the time the map is submitted to our office for review.
47. Bonded Monumentation. Final Monumentation, not set prior to recordation, shall be bonded for with a cash deposit to the County Surveyor's Office as established per the current County Fee Ordinance on file with the Clerk of the Board.

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**Land Use Services Department – Land Development Division – Drainage Section (909) 387-8311**

48. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
49. On-site Flows. On-site flows need to be directed to drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
50. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
51. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana/Mojave Watershed Region. Copies of the WQMP guidance and template can be found at: <http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>
52. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

**Land Use Services Department – Land Development Division – Road Section (909) 387-8311**

53. Road Dedication/Improvements. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California.

**Bel Air Avenue (Local – 60')**

- Road Dedication. A 60 foot grant of easement is required to provide a full-width right-of-way of 60 feet.
- Street Improvements. Design curb and gutter with match up paving 18 feet from centerline.
- Sidewalks. Design sidewalks per County Standard 109 Type “B”.
- Curb Returns and Sidewalk Ramps. Curb returns and sidewalk ramps shall be designed per County Standard 110 and Caltrans standard A88A. Adequate easement shall be provided to ensure sidewalk improvements are within Public right-of-way.
- Driveway Approach. Design driveway approach per San Bernardino County Standard 128, and located per San Bernardino County Standard 130.
- Cul-de-sac Design. The proposed cul-de-sac shall be designed to County Standard 120.

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- Vacate Lot "A" as shown on Tract Map 9055 to receive recommendation for approval of vacation from the Highway Planning Technical Committee (HPTC), Department of Public Works. A processing fee shall be required prior to vacation and the vacation shall be finalized prior to recordation. Contact Transportation Right-of-Way at (909) 387-7940 to obtain additional information.

**Mission Boulevard (Major Divided – 120')**

- Driveway Approach. Design driveway approach per San Bernardino County Standard 128, and located per San Bernardino County Standard 130.
54. Road Standards and Design. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Valley Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.
  55. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction. Any utility affecting construction shall be relocated as necessary without cost to the County. Street improvement plans shall not be approved until all necessary right-of-way is acquired.
  56. Improvement Securities. Any required public road, drainage, WQMP, and/or utility improvements for subdivisions shall be bonded in accordance with County Development code unless constructed and approved prior to recordation. All necessary fees shall be provided in accordance with the latest fee schedule.
  57. Maintenance Bond. Once all required public road, drainage, WQMP, and/or utility improvements have been constructed and approved, a maintenance bond for a period of one year shall be required to insure satisfactory condition of all improvements. Submit necessary fees, per the latest fee schedule, for new securities.
  58. Construction Permits. Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.
  59. Encroachment Permits. Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction.
  60. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.
  61. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.

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62. Slope Easements and Tests. Slope rights shall be dedicated, where necessary. Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of County Public Works.
63. Turnarounds. Turnarounds at dead end streets shall be in accordance with the requirements of the County Department of Public Works and Fire Department.
64. Two Access Points. A minimum two points of ingress/egress are required or alternative approved by County Fire Department.
65. Street Type Entrance. Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.
66. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
67. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.
68. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works. Completion of road and drainage improvements does not imply acceptance for maintenance by the County
69. Structural Section Testing. Prior to occupancy, a thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the County Public Works.

**DEPARTMENT OF PUBLIC WORKS – Traffic Division – (909)387-8186**

70. Street Names. Prior to recordation of the subdivision map, all street names shall be reviewed and approved by the Department of Public Works, Traffic Division pursuant to 87.06.050(j) of the Development Code.

**LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311**

71. Geotechnical (Soil) Report: A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval by the County Geologist prior to recordation of the tract map.

**PRIOR TO ISSUANCE OF GRADING PERMITS  
OR LAND DISTURBING ACTIVITIES**

The Following Shall Be Completed

**LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311**

72. Air Quality. Although the Project does not exceed South Coast Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the South Coast Air Quality Management District is in non-attainment status for ozone and suspended particulates [PM<sub>10</sub> and PM<sub>2.5</sub> (State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures:

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- a. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
    1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
    2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion.
    3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour.
  - b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NO<sub>x</sub> and PM<sub>10</sub> levels in the area. Although the Project will not exceed South Coast Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements:
    1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
    2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.
    3. All commercial vehicles are restricted to idle for not more than 5 minutes per trip on site.
    4. On-site electrical power connections shall be made available, where feasible.
    5. All transportation refrigeration units (TRU's) shall be provided electric connections, when parked on-site.
73. Diesel Regulations. The operator shall comply with all existing and future California Air Resources Board and South Coast Air Quality Management District regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. South Coast Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.
74. **Mitigation Measure Bio-1. *Bird nesting season generally extends from February 1 through September 15 in southern California and specifically, April 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage and expected types, intensity and duration of disturbance. The nests and buffer zone shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.***
75. **Mitigation Measure CR-1. *If cultural resources are encountered during ground-disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service [NPS] 1983) shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted and will be reported to the County of San Bernardino.***

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76. ***Mitigation Measure CR-2. Should human remains and/or cremations be encountered during any earthmoving activities, all work shall stop immediately in the area in which the find(s) are present (suggested 100-ft radius area around the remains and project personnel will be excluded from the area and no photographs will be permitted), and the County of San Bernardino Coroner will be notified. The County of San Bernardino and the Project Proponent shall also be informed of the discovery. The Coroner will determine if the bones are historic/archaeological or a modern legal case. The Coroner will immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section § 5097.98.***

***All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.***

**LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311**

77. **Retaining Wall Plans:** Submit plans and obtain separate building permits for any required walls or retaining walls.
78. **Geotechnical (Soil) Report:** A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading and/or building permits.

**LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311**

79. **Grading Plans.** Grading and Erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage and WQMP improvements shall be shown on the Grading plans according to the approved Drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
80. **NPDES Permit:** An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. [www.swrcb.ca.gov](http://www.swrcb.ca.gov)
81. **Regional Board Permit:** Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
82. **Drainage Improvements.** A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
83. **FEMA Flood Zone.** The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C8616H dated 8/28/2008. No elevation requirements. The requirements may change based on the most current Flood Map prior to issuance of grading permit.

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84. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
85. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana/Mojave Watershed Region. Copies of the WQMP guidance and template can be found at: <http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>
86. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule

**CITY OF MONTCLAIR FIRE DEPARTMENT (909) 447-3543**

61. Approvals. Prior to the issuance of Grading Permit, the applicant shall submit an approval letter or grading plans approved by the City of Montclair Fire Department.

**PUBLIC HEALTH – Environmental Health Services (800) 442-2283**

87. Vector Survey. The project area has a high probability of containing vectors. EHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to EHS/Land Use. For information, contact Vector Control at (800) 442-2283

**DEPARTMENT OF PUBLIC WORKS – Surveyor – (909) 387-8149**

88. Survey Monumentation. If any activity on this project will disturb **any** land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying **prior to the issuance of Land Disturbance, Grading or Building Permit** activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor (Section 8771(b) Business and Professions Code).

Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:

- a. Monuments set to mark property lines or corners;
- b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
- c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

**DEPARTMENT OF PUBLIC WORKS – Traffic Division – (909)387-8186**

89. Improvements: The applicant shall design their street improvement plans to include the following:
- Driveway. The driveway located on Mission Blvd. shall be a right in/right out only.

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**PRIOR TO ISSUANCE OF BUILDING PERMITS**

The Following Shall Be Completed:

**LAND USE SERVICES DEPARTMENT – Planning (909) 387-8311**

62. Lighting Plans. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.
63. Exterior Lighting Features. External structures or lighting shall be allowed only where the lighting is activated and controlled by motion sensors.
64. Street Lights. The project site is located within an urbanized area and streetlights are required. Street Lighting plans and plan check fees must be submitted to Special Districts Department for review and approval. Please submit plans to Special Districts Department, 157 W. 5th Street, 2nd Floor, San Bernardino, CA 92415-0450, (909) 387-5940.
65. Power Lines. As required in County Development Code Section 84.27.050(k), the applicant shall not extend any new aboveground power or communication lines to the site, unless clear and convincing evidence demonstrates that undergrounding these lines would result in substantial environmental impacts. Prior to installation of power line whether underground or overhead, submittal of verification to the County Planning Division is required prior to issuance of building permits.
66. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.
67. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
  - a. Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended:
    - Incorporate dual paned or other energy efficient windows,
    - Incorporate energy efficient space heating and cooling equipment,
    - Incorporate energy efficient light fixtures, photocells, and motion detectors,
    - Incorporate energy efficient appliances,
    - Incorporate energy efficient domestic hot water systems,
    - Incorporate solar panels into the electrical system,

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**Crestwood Homes**

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- Incorporate cool roofs/light colored roofing,
  - Incorporate other measures that will increase energy efficiency.
  - Increase insulation to reduce heat transfer and thermal bridging.
  - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
- b. Plumbing. All plumbing shall incorporate the following:
- All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
  - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
  - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
- c. Lighting. Lighting design for building interiors shall support the use of:
- Compact fluorescent light bulbs or equivalently efficient lighting.
  - Natural day lighting through site orientation and the use of reflected light.
  - Skylight/roof window systems.
  - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
  - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
- d. Building Design. Building design and construction shall incorporate the following elements:
- Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
  - Roofing materials shall have a solar reflectance index of 78 or greater.
  - All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
  - Energy Star or equivalent appliances shall be installed.
  - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- e. Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- f. Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
- g. Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
68. Signs. All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning

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for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.030, Glare and Outdoor Lighting - Valley Region, in addition to the following minimum standards:

- a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
- b. All sign lighting shall not exceed 0.5 foot-candle.
- c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
- d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

69. Windows. All proposed windows shall provide a minimum 4-inch relief from the exterior of the wall, and match the color and style of the proposed dwelling, as shown on the submitted plans dated 9/11/19. No white vinyl windows shall be allowed, unless it matches the color of the proposed window frame. Also, all windows facing Mission Boulevard shall be sound proof to reduce the noise from vehicles and pedestrians traveling on Mission Boulevard.

**LAND USE SERVICES DEPARTMENT – Building and Safety (909) 387-8311**

70. Construction Plans: Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.
71. Temporary Use Permit: A Temporary Use Permit (T.U.P.) for the office trailer will be required or it must be placed on a permanent foundation per State H.C.D. guidelines. A T.U.P. is only valid for a maximum of five (5) years.

**PUBLIC WORKS - Traffic Division (909) 387-8186**

72. Improvements: The applicant shall design their street improvement plans to include the following:  
a. Driveway. The driveway located on Mission Blvd. shall be a right in/right out only.

**LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311**

73. Construction Permits. Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.
74. Encroachment Permits. Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction.
75. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.

**Crestwood Homes**

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76. Regional Transportation Fee. This project falls within the Regional Transportation Development Mitigation Fee Plan Area for the Montclair Subarea. The Regional Transportation Development Mitigation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Land Use Services Department. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and the building permit is applied for. The Plan Fee is subject to change periodically. Currently, the fee is \$3,668 per unit for Single Family Use, which includes the two single family residences and \$2,549 per unit for Multi Family Use, which includes the 40 condominium units per the site plan dated March, 2019.

Therefore, the estimated Regional Transportation Fees for the Project is \$109,296 [(\$3,668 x 2) + (\$2,549 x 40)]. The current Regional Transportation Development Mitigation Plan can be found at the following website: <http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>

**CITY OF MONTCLAIR FIRE DEPARTMENT (909) 447-3543**

77. Approvals. Prior to the issuance of the Final Tract Map and/or Building Permits, the applicant shall submit an approval letter or construction plans approved by the City of Montclair Fire Department.

**PUBLIC HEALTH – Environmental Health Services (800) 442-2283**

78. Water purveyor. Water purveyor shall be Monte Vista Water District or EHS approved
79. Water Service. Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice. For information, contact the Water Section at 1-800-442-2283.
80. On-site wells. If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS for approval.
81. Sewage Method. Method of sewage disposal shall be through the City of Montclair, or, if not available, EHS approved onsite wastewater treatment system (OWTS).
82. Will Serve Letter for Sewer. Applicant shall procure a verification letter from the sewer service provider identified. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer provider. The letter shall reference the Assessor's Parcel Number(s).
83. Verification Letter. Water and/or Sewer Service Provider Verification. Please provide verification that the parcel(s) associated with the project is/are within the jurisdiction of the water and/or sewer service provider. If the parcel(s) associated with the project is/are not within the boundaries of the water and/or sewer service provider, submit to DEHS verification of Local Agency Formation Commission (LAFCO) approval of either:
1. Annexation of parcels into the jurisdiction of the water and/or sewer service provider; or,
  2. Out-of-agency service agreement for service outside a water and/or sewer service provider's boundaries. Such agreement/contract is required to be reviewed and authorized by LAFCO pursuant to the

CONDITIONS OF APPROVAL

**Crestwood Homes**

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provisions of Government Code Section 56133. Submit verification of LAFCO authorization of said Out-of-Agency service agreement to DEHS.

84. Acoustical Information. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at 1-800-442-2283.
85. Vector Inspection. All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any such premises. For information, contact EHS Vector Section at 1-800-442-2283.

**DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701**

86. Construction Waste Management Plan (CDWMP) Part 1 – The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a permit can be issued.
87. Construction Management Plan. The developer or contractor shall contact Burrtec to coordinate the preparation and implementation of a Construction Management Plan.

**DEPARTMENT OF PUBLIC WORKS – Surveyor – (909) 387-8149**

88. Survey Monumentation. If any activity on this project will disturb any land survey monumentation including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to disturb said monumentation, and appropriate documents shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

**PRIOR TO FINAL INSPECTION OR OCCUPANCY**

The Following Shall Be Completed

**LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311**

89. Fees Paid. Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number P201900161.
90. Shield Lights. Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).

CONDITIONS OF APPROVAL

**Crestwood Homes**

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91. CCRF/Occupancy. Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate authorizing signatures from each reviewing agency.
92. Landscaping/Irrigation. All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
93. Installation of Improvements. All required on-site improvements shall be installed per approved plans.

**LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311**

94. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.
95. WQMP Improvements. All required WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.

**Land Use Services Department – Land Development Division – Road Section (909) 387-8311**

96. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works. Completion of road and drainage improvements does not imply acceptance for maintenance by the County.
97. Condition of Road Improvements. At the time of occupancy for all structures, the condition of all required on-site and off-site improvements shall be acceptable to County Public Works.
98. Landscape Maintenance. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by the County Public Works/Current Planning, maintained by the adjacent property owner or other County-approved entity.

**CITY OF MONTCLAIR FIRE DEPARTMENT (909) 447-3543**

99. Approvals. Prior to the issuance of the Final Tract Map and/or Building Permits, the applicant shall submit an approval letter or construction plans approved by the City of Montclair Fire Department.
100. Inspection by the Fire Department. Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for the “fire final”.

**DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701**

101. C&D Plan – Part 2. The developer shall complete SWMD’s CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste.

CONDITIONS OF APPROVAL

**Crestwood Homes**

APN: 1011-351-02/P201900161/GPA/CUP/  
Planning Commission Hearing Date: 10-3-19

END OF CONDITION

# **EXHIBIT E**

## **Initial Study/Mitigated Negative Declaration**

**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>	1011-351-02-0000
<b>Applicant:</b>	Crestwood Communities
<b>Project No:</b>	P201900161 –GPA/CUP/TM/MV
<b>Staff:</b>	Steven Valdez, Senior Planner
<b>Rep:</b>	Patrick Diaz, Crestwood Communities, (626) 914-1943 Ext. 250, <a href="mailto:pdiaz@crestwoodcommunities.com">pdiaz@crestwoodcommunities.com</a>
<b>Proposal:</b>	General Plan Amendment to change the current Land Use Zoning Designation from RS-20M and CG to RM. Approval of Tentative Tract 20267 to create 2 parcels, a major variance for a reduced front yard setback, and a Conditional Use Permit to approve the development of 40 condominiums and 2 single family homes on approximately 4.7 acres.

**USGS Quad:** Guasti  
**Lat/Long:** 34° 03' 17.9" N, 117° 41' 00.7" W  
**T, R, Section:** T1S R8W Sec. 26, SE ¼  
**City:** Sphere of Influence of City of Montclair  
**LUZD:** General Commercial (GC) & Single Residential (RS-20M)  
**Overlays:** Biotic Resources Overlay  
FEMA Flood Zone X  
AR 3- Ontario International Airport

**PROJECT CONTACT INFORMATION:**

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

**Contact person:** Steven Valdez, Senior Planner  
**Phone No:** (909) 387-4421      **Fax No:** (909) 387-3223  
**E-mail:** [Steven.Valdez@lus.sbcounty.gov](mailto:Steven.Valdez@lus.sbcounty.gov)

**PROJECT DESCRIPTION:**

**Summary**

Crestwood Communities (Project Applicant) is requesting approval of a General Plan Amendment (GPA), Conditional Use Permit (CUP), and a Tentative Tract Map (TT No. 20267) for construction of 40 two-story detached residential condominiums and two single-story single-family detached residential units on a 4.7-acre site described as APN 1011-351-02-0-000. The GPA is to change the Land Use Designation of the northern portion of the Proposed Project Site which is currently designated as Single Residential-twenty thousand minimum square foot lot size, (RS-20M) and General Commercial (CG) to Multiple Residential (RM) allowing for attached, detached, and/or mixed residential development with a wide range of densities and housing types. The southern portion of the Proposed Project Site, which will consist of the two single-story single-family homes will remain as Residential (RS-20M). Additionally, the GPA will include changing the Land Use Designation for three adjacent parcels (APN: 1011-351- 03, 04 & 05) which are currently designated as CG to Multiple Residential (RM). The three adjacent

parcels (APN: 1011-351- 03, 04 & 05) are not a part of the Proposed Project and the evaluation of a proposal for development of the parcels is not included in this Initial Study.

The condominium portion of the Proposed Project includes 128 parking spaces, private landscape areas, common landscape areas, private open space areas, and common open space areas with picnic tables and a tot lot. The proposed building size(s) of the 40 two-story residential condominiums are approximately 1,955 square-feet (SF) each and the two single-story single-family residential units are approximately 2,500 SF each. The Proposed Project includes approximately 59,319 SF of building coverage; 65,305 SF of paved areas for parking, sidewalks, circulation; and 78,396 SF area dedicated for landscaping. The Proposed Project also includes private open space (i.e. residential yards); and common open space that includes an overhead trellis area with picnic tables and a tot lot. The Project Site is in unincorporated San Bernardino County within the Sphere of Influence (SOI) of the City of Montclair (see Figure 1, Regional Location). The Project Site is located at the northern terminus of Bel Air Avenue, south of Mission Boulevard, between Benson Avenue and Vernon Avenue (see Figure 2, Project Vicinity). Mission Boulevard will serve as the main access road to the Proposed Project. The southern terminus of the Proposed Project at Bel Air Avenue will serve as an emergency access road (see Figure 3, Site Plan). As stated, the GPA is to change the Land Use Designation of the northern portion of the Proposed Project Site which is currently designated as RS-20M and CG to RM. The southern portion of the Proposed Project Site will remain as Land Use Designation RS-20M (see Figure 4, Existing General Plan Exhibit). Furthermore, the GPA will include change of the Land Use Designation for three adjacent parcels which are currently designated as CG to RM (see Figure 5, Proposed General Plan Amendment Exhibit).

**Surrounding Land Uses and Setting**

The Project Site is in unincorporated San Bernardino County within the SOI of the City of Montclair. The County of San Bernardino Land Use Plan Map: Land Use Zoning Districts show the Project Site is within General Commercial and Single Residential zones. The adjacent parcel to the north of Mission Boulevard supports commercial uses. The adjacent parcel to the south supports Single-Family Residential use. The adjacent parcels to the east supports a mobile home park and vacant land. The adjacent parcel to the west supports a car wash and Single-Family Residential Uses. The following table lists the existing land uses and zoning district designations.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Undeveloped and Vacant	Northern portion: General Commercial (CG); County of San Bernardino  Southern portion: Single Residential (RS); County of San Bernardino
North	General Commercial: Commercial Offices	Service Community (CS); County of San Bernardino

Existing Land Use and Land Use Zoning Districts		
South	Single Family Residential	Single Residential (RS); County of San Bernardino
East	North Portion: Single Family Residential; Mobile Home Park Southern Portion: Vacant	Northern Portion: Service Community; County of San Bernardino Southern Portion: Rural Residential; City of Ontario
West	Northern Portion: General Commercial; Car Wash Southern Portion; Single Family Residential	Northern Portion: General Commercial; County of San Bernardino Single Residential; County of San Bernardino

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

The Proposed Project and the three adjacent parcels that make up the GPA are within the jurisdiction of the County of San Bernardino and within the SOI of the City of Montclair. The Project Site is currently vacant with the exception of three billboard structures and a dilapidated concrete foundation. Three billboard structures of approximately 30 feet in height occur on the northern portion of the Project Site. The dilapidated concrete foundation and billboard structures will be removed. The Project Site topography is relatively flat with an elevation of approximately 931 feet above mean sea level. The Project Site currently supports weeds, grasses, and two 20-foot palm trees. The Project Site slopes from north to south with a difference of approximately six feet in elevation.

**ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES**

(Example: permits, financing approvals, or participation agreements.)

**Federal:** None required

**State:** Storm Water Pollution Prevention Plan, Regional Water Quality Control Board, Santa Ana Region

**County:** San Bernardino County Building & Safety Division, Public Works, and Land Development Division

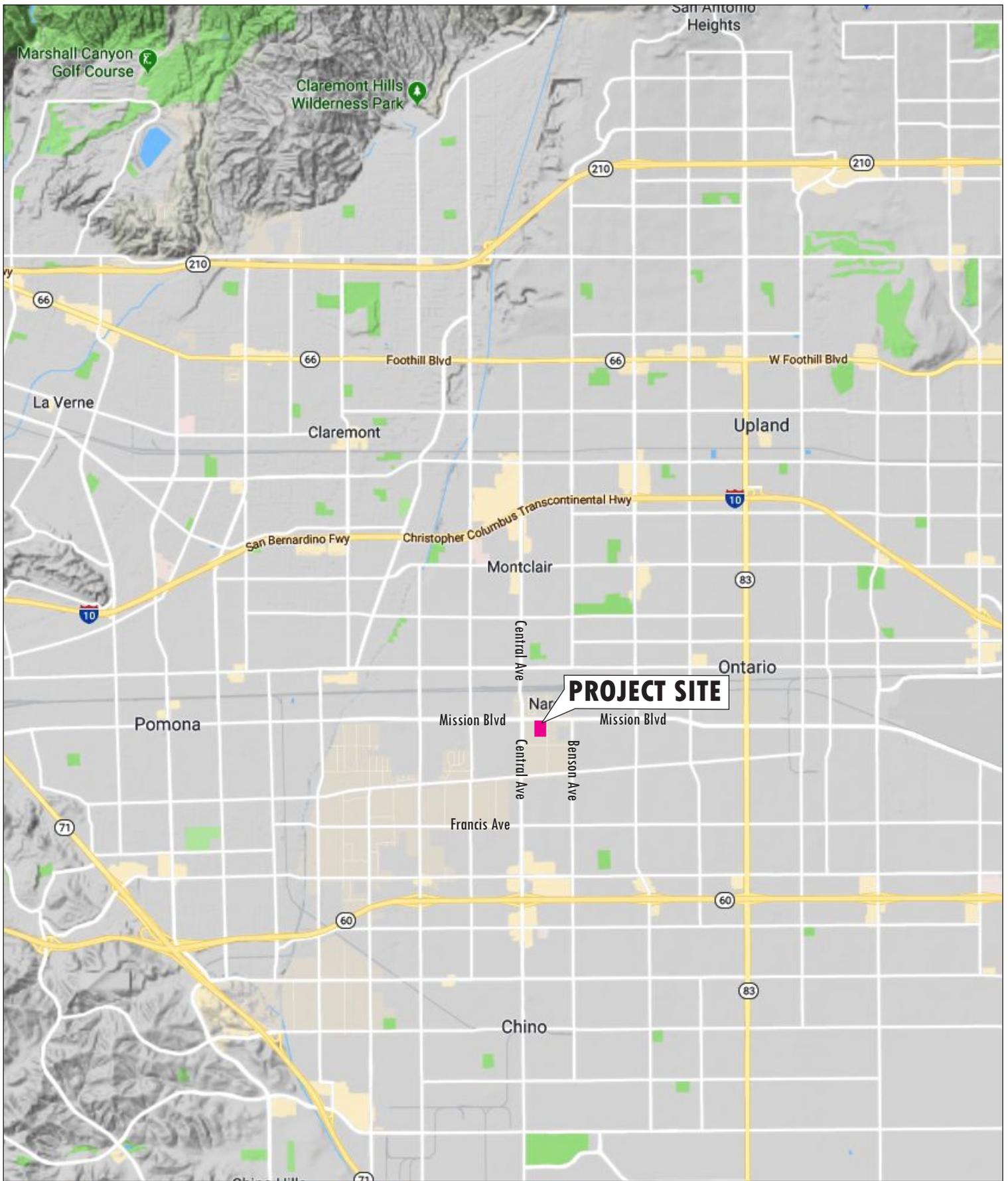
**Local:** City of Montclair Fire Department, Monte Vista Water District

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

In accordance with Assembly Bill 52 (AB 52) and Senate Bill (SB18), San Bernardino County contacted the Aha Makav Cultural Society, San Gabriel Band of Mission Indians, San Manuel

Band of Mission Indians, Colorado River Indian Tribes, Gabrieleno Band of Mission Indians, Soboba Band of Luiseno Indians and Morongo Band of Mission Indians, in June 2019 and inquired into the presence/absence of any known sacred or religious Native American sites in the general area of the Project Site. Letters were sent to the identified representatives, requesting comment or raising issues pertaining to the area. The Aha Makav Cultural Society of the Fort Mojave Indian Tribe (FMIT) responded with “No Adverse Effects” and will not adversely affect properties of cultural or sacred significance to the FMIT Tribe on July 3, 2019. However, FMIT concurs that an archaeological consultant be on call and that if requested, Native American Monitoring should be considered.

(see Tribal Cultural Resources Section XVII later in this document)



Source: Lilburn Corp., June, 2019.

**LILBURN**
  
 CORPORATION

**REGIONAL LOCATION**  
**Mission Boulevard Condominiums TTM 200267**  
 City of Ontario, California

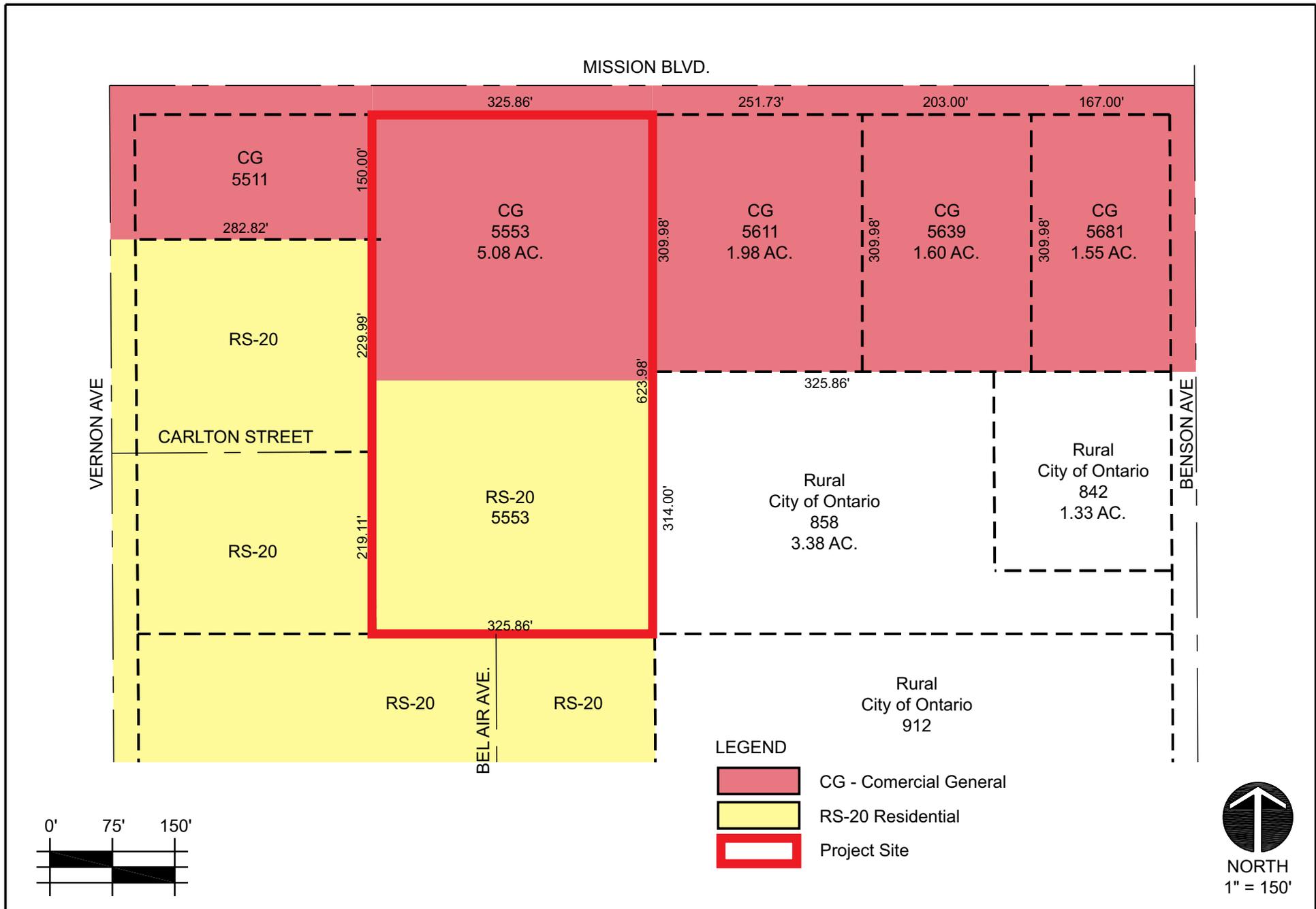


**PROJECT SITE**

0  180  
 FEET  
 Source: Lilburn Corp., June, 2019.  
**LILBURN**  
 CORPORATION

**PROJECT VICINITY**  
 Mission Boulevard Condominiums TTM 200267  
 City of Ontario, California





**Crestwood Communities**  
 510 W. Citrus Edge Street  
 Glendora, CA 91740 - (626) 914-1943

**APN: 1011-351-02, 03, 04 & 05**  
**Existing General Plan Exhibit**

05.14.19



**EVALUATION FORMAT**

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

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

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

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

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                          |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Energy                               |
| <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                     | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems     | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance   |

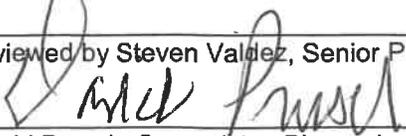
**DETERMINATION:**

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that 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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that 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 (Reviewed by Steven Valdez, Senior Planner)

8/18/2019  
 Date

  
 Signature: (David Prusch, Supervising Planner)  
 Land Use Services Department/Planning Division

8/19/2019  
 Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>I. AESTHETICS,</b> Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:** *City of Montclair 1999 General Plan; 2007 San Bernardino County General Plan, State Scenic Highway Mapping System; 2007 San Bernardino County General Plan, Glare and Outdoor Lighting Standards*

- a) **Less than Significant Impact.** Project Site is located in an unincorporated area of San Bernardino County within the Sphere of Influence of the City of Montclair. The San Bernardino County General Plan (GP) states that San Bernardino County contains vast undeveloped tracts of land that offer significant scenic vistas. These locations are in danger of deteriorating under growing pressure from urban development and increased recreational activities occurring across the County. Actions have been taken by federal, state, county, and local jurisdictions to ensure that these resources are protected to preserve their aesthetic value. Near the project site, the County of San Bernardino GP does not identify any scenic resources or vistas. The City of Montclair identifies local mountain ridgelines as the community's key visual resources but has not outlined any governing policies. The City of Ontario has designated Mission Boulevard from the western to the eastern city limits as a scenic highway. As Mission Boulevard enters the City of Montclair, its scenic value is lost due to the lack of landscaping and the strip commercial uses that line the boulevard. Additionally, the proposed future development of single-story and two-story single-family residential units would be comparable in height to nearby single-family residences located south and west of Project Site. Therefore, the Proposed Project would not have a substantial adverse effect on a scenic vista. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- b) **Less than Significant Impact.** The Project Site is located approximately 2.5-mile south of Interstate 10 (I-10), however, I-10 is not recognized by the California Scenic Highway Mapping System as a designated State Scenic Highway. The State Scenic Highway located nearest to the Project Site is a segment of California State Route 91, located approximately 12 miles southwest of the Project Site. Given the distance between the Project Site and the nearest officially designated state scenic highway, the Proposed Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Therefore,

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

- c) **Less than Significant Impact.** The Project Site is currently vacant. The Proposed Project will develop the vacant parcel into 40 two-story detached condominiums and two single-story Single-Family detached residential units which would be consistence with the proposed GPA. The City of Montclair identifies local mountain ridgelines as the community’s key visual resources but has not outlined any governing policies. The City of Ontario has designated Mission Boulevard from the western to the eastern city limits as a scenic highway. As Mission Boulevard enters the City of Montclair, its scenic value is lost due to the lack of landscaping and the strip commercial uses that line the boulevard. In the context to other existing residential development in the vicinity of the Project Site, the Proposed Project would not degrade the existing visual character of the Project Site or its surroundings. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** The future development of 40 two-story detached condominiums and two single-story Single-Family detached residential units would not generate a significant amount of light and glare when compared to the surrounding area, which includes existing lighting from urban development including streetlights, residential dwelling units, and vehicles. The design and placement of light fixtures within the future new development would be reviewed for consistency with County of San Bernardino’s Glare and Outdoor Lighting standards (Chapter 83.07) and subject to County-approval. Standards require shielding, diffusing, or indirect lighting to avoid glare. Lighting would be selected and located to confine the area of illumination to on-site streets. The Proposed Project is not anticipated to create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<p><b>II. AGRICULTURE AND FORESTRY RESOURCES</b></p> <p>- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Will the project:</p>				

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

**SUBSTANTIATION:** California Department of Conservation’s Farmland Mapping and Monitoring Program

- a) **No Impact.** The California Department of Conservation’s Farmland Mapping and Monitoring Program identifies the Project Site as “Urban and Build-Up Land” in its California Important Farmland Finder. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity. The Proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.
- b) **No Impact.** The Project Site is not under a Williamson Act Contract as identified in the latest map prepared by the California Department of Conservation, Division of Land Resource Protection. The County of San Bernardino General Plan does not designate any of the land within the Project Site or in its immediate vicinity for agricultural use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- c) **No Impact.** Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production because the Project Site is within a predominantly urbanized area and these designations do not occur in the vicinity. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** The Project Site does not support forest land. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

- e) **No Impact.** Implementation of the Proposed Project would not result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management or air pollution control district might be relied upon to make the following determinations. Will the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** Air Quality Management Plan (AQMP), California Emissions Estimator Model (CalEEMod) version 2016.3.2

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

The County of San Bernardino currently designates the Project Site as Single Residential (RS-20M), which has minimum lot size of 20,000 square feet, and General Commercial (CG). The Proposed Project includes a GPA which would change the land use designation on a portion of the Project Site and three adjacent lots (4.41 acres) to Multiple Residential (RM) allowing for attached, detached, and/or mixed residential development with a wide range of densities and housing types. As such, construction of the proposed 40 two-story detached residential condominiums and two single-story single-family detached residential houses would be acceptable uses within the RM land use category with implementation of the GPA. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2016.3.2 prepared by the SCAQMD (available at the County offices for review). CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). Two of the analyzed pollutants, ROG and NO<sub>x</sub>, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: demolition (removal of existing features on-site), site grading (mass and fine grading), building construction, paving, and architectural coating. The resulting emissions generated by construction of the Proposed Project are shown in Table 1 and Table 2, which represent summer and winter construction emissions, respectively.

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

Source/Phase	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition	3.7	38.2	23.2	0.05	4.1	2.1
Site Preparation	4.4	45.6	23.0	0.04	20.7	12.2
Grading	22.7	28.4	17.0	0.03	8.1	4.7
Building Construction	3.0	24.7	22.3	0.05	2.5	1.6
Paving	1.5	11.9	13.2	0.02	0.9	0.7
Architectural Coating	23.2	1.7	2.6	0.01	0.3	0.2
<b>Highest Value (lbs/day)</b>	<b>23.2</b>	<b>45.6</b>	<b>23.2</b>	<b>0.05</b>	<b>20.7</b>	<b>12.2</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Summer Emissions.  
 Phases do not overlap and represent the highest concentration.

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

Source/Phase	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition	3.7	38.3	23.1	0.05	4.1	2.1
Site Preparation	4.4	45.6	22.8	0.04	20.7	12.2
Grading	2.7	28.4	16.9	0.03	8.1	4.7
Building Construction	3.0	24.7	21.6	0.04	2.5	1.6
Paving	1.2	11.9	13.0	0.02	0.9	0.7
Architectural Coating	23.2	1.8	2.5	0.00	0.3	0.2
<b>Highest Value (lbs/day)</b>	<b>23.2</b>	<b>45.6</b>	<b>23.1</b>	<b>0.05</b>	<b>20.7</b>	<b>12.2</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Winter Emissions.  
 Phases do not overlap and represent the highest concentration.

As shown in Table 1 and Table 2, construction emissions during either summer or winter seasonal conditions would not exceed SCAQMD thresholds. Impacts would be less than significant, and no mitigation measures would be required.

Compliance with SCAQMD Rules 402 and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM<sub>10</sub> and PM<sub>2.5</sub>).

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

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

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO<sub>x</sub> and PM<sub>10</sub> levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.

5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the project), and mobile (vehicle trips). Operational emissions were estimated using the CalEEMod version 2016.3.2 defaults for residential uses within the Condo/Townhouse and Single-Family Housing subcategories and are listed in Table 3 and Table 4, which represent summer and winter operational emissions, respectively.

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

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	2.0	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	0.6	0.9	11.2	0.0	2.9	0.8
<b>Totals (lbs/day)</b>	<b>2.6</b>	<b>1.0</b>	<b>11.2</b>	<b>0.0</b>	<b>2.9</b>	<b>0.8</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Summer Emissions.

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

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	2.0	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	0.6	1.0	10.2	0.0	2.9	0.8
<b>Totals (lbs/day)</b>	<b>2.6</b>	<b>1.1</b>	<b>10.2</b>	<b>0.0</b>	<b>2.9</b>	<b>0.8</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Winter Emissions.

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. Impacts are anticipated to be less than significant, and no mitigation measures would be required.

The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) **Less than Significant Impact.** SCAQMD has developed a methodology to assess the localized impacts of emissions from a proposed project as outlined within the Final Localized Significance Threshold (LST) Methodology report; completed in June 2003 and revised in July 2008. The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. According to SCAQMD LST methodology, LSTs would apply if the proposed project includes stationary sources or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The Proposed Project includes residential development and does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term localized significant threshold analysis is warranted. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- d) **Less than Significant Impact.** The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities as well as the temporary storage of domestic solid waste associated with the Proposed Project's long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with County of San Bernardino solid waste regulations. The Proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the Proposed Project construction and operations would be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>IV. BIOLOGICAL RESOURCES - Would the project:</b>				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?

**SUBSTANTIATION:** Jericho Systems, Inc. May 28, 2019. Biological Resources Assessment and Jurisdictional Waters Delineation.

- a) **Less than Significant Impact with Mitigation Incorporated.** A general biological assessment of the Project Site was completed by Jericho Systems, Inc. (Jericho), May 29, 2019. As part of the biological assessment Jericho conducted a background data search for information on plant and wildlife species known occurrences within the vicinity of the project. The data review included biological text on general and specific biological resources, and resources considered to be sensitive by various wildlife agencies, local government agencies and interest groups. A field survey of the Project Site was conducted on May 28, 2019. The field survey included an evaluation of the surrounding habitats and a focused habitat assessment for species identified in the background data search.

The Project Site consists of exotic annual grasses with castor bean (*Ricinus communis*) scattered throughout the northern half of the parcel and is bordered by clipped Mexican fan palm trees (*Washingtonia robusta*). There are two, unmanaged fan palms in the northern half of the parcel. The southern half of the parcel is bordered by tree of heaven (*Ailanthus altissima*), with ornamental cactus (*Opuntia ssp.*) from developed neighboring areas. The non-native vegetation present within the project area consists of red brome (*Bromus rubens*), ripgut brome (*Bromus diandrus*), wild oat (*Avena barbata*) with redstem filaree (*Erodiumcicutarium*) and mustard (*Barssica incana*). Additionally, wildlife species observed or otherwise detected on-site during the surveys included: mourning dove, black phoebe, American goldfinch, California towhee, spotted towhee, house finch, Say's phoebe and Cassin's kingbird. No small mammal burrows were found on Project Site.

Jericho's database searches determined that 35 sensitive species (16 plant, 16 animal, 3 invertebrate) and 1 sensitive habitat have been documented within the Ontario USGS 7.5-minute series quadrangle. The Project Site is located within the burrowing owl (*Athene cunicularia*) overlay of the County's General Plan Biotic Resources Overlay. Burrowing owl (BUOW) is a protected species under the federal Migratory Bird Treaty Act and are designated by the California Department of Fish and Wildlife (CDFW) as a species of special concern. Jericho states that Burrowing owls are known to occur locally within suitable habitat areas. No evidence of BUOW was found in the survey area. No burrows of appropriate shape size or aspect for Burrowing owl or Burrowing owl pellets, feathers or whitewash were found on site. No Burrowing owl individuals were observed. Therefore, BUOW are considered absent from the site at the time of surveys. However, the Project Site is

suitable for use by raptors for foraging purposes. The Project Site and immediate surrounding areas do contain habitat suitable for nesting birds in general, including the shrubs on site. Nesting birds are protected under the Migratory Bird Treaty Act (MBTA) which provides protection for nesting birds that are both residents and migrants whether they are considered sensitive by resource agencies. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will be required to conduct preconstruction Nesting Bird Surveys (NBS) prior to project-related disturbance to nestable vegetation to identify any active nests.

Despite the negative findings for Burrowing owls, Jericho notes that vegetation on-site has potential to support nesting birds and foraging raptors. Additionally, habitat suitable to support other sensitive species exists on-site, however, values are greatly diminished by human activities, ground disturbance and surrounding heavily urbanized land uses. Therefore, possible significant adverse impacts have been identified or are anticipated and the following mitigation measure is required as a condition of project approval, in accordance with the recommendations provided by Jericho, to reduce these impacts to a level below significant. The required mitigation measure is:

**Mitigation Measure BIO-1:**

*Bird nesting season generally extends from February 1 through September 15 in southern California and specifically, April 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage and expected types, intensity and duration of disturbance. The nests and buffer zone shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.*

- b) **Less than Significant Impact.** The Project Site does not support riparian habitat. It is not located in a riparian area as recognized by the general biological assessment. Implementation of the Proposed Project would not result in impacts to riparian habitat. There are no other identified sensitive natural communities in the vicinity. Therefore, significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c) **No Impact.** The 2019 biological resources assessment included a Jurisdictional Delineation (JD) and found that there are no drainages on-site. No aspect of the site presents any evidence of jurisdictional waters. None of the following indicators are present on site: riparian vegetation, facultative, facultative wet or obligate wet vegetation, harrow marks, sand bars shaped by water, racking, rilling, destruction of vegetation, defined bed and bank, distinct line between vegetation types, clear natural scour line, meander bars, mud cracks, staining, silt deposits, litter- organic debris. No jurisdictional waters occur on site. No impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** The Project Site is located in a portion of San Bernardino County which is urbanized with commercial, and residential developments. Impacts to wildlife movement and habitat fragmentation have already occurred in the project vicinity. Implementation of the Proposed Project is not anticipated to interfere with the movement of any native resident or migratory wildlife corridor

or impede the use of native wildlife nursery sites as none are known to exist in the vicinity. No impacts are identified or are anticipated, and no mitigation measures are required.

- e) **Less than Significant Impact.** The Project Site is currently unoccupied and supports an existing concrete foundation on-site. The Project Site contains several trees and will require removal. The trees to be removed will be:
- 2 Fan Palm Trees, (unmanaged)
  - 1 Tree of Heaven
  - 1 Ornamental Cactus

The trees located on the Project Site do not meet the requirements for obtaining a permit to remove regulated trees and plants as defined in the Division 8, Resource Management and Conservation, of the San Bernardino County Development Code. The Project Proponent shall not be required to obtain a Tree or Plant Removal Permit as a condition of project approval. No impacts are identified or are anticipated, and no mitigation measures are required.

- f) **No Impact.** The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the CDFW California Regional Conservation Plans Map (October 2017). No impacts are identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>V. CULTURAL RESOURCES - Would the project</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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:*** McKenna et al. May 2019. Phase I Cultural Resources Investigation.

In May 2019, McKenna et. al. completed an archaeological records search, consultation with the Native American Heritage Commission, and obtained a paleontological overview for the Project Site (available at the County offices for review); the findings are summarized herein.

- a, b) **Less than Significant Impact.** The archaeological records search was completed by McKenna et al. on May 22, 2019, at the California State University, Fullerton, South Central Coastal Information Center. The cultural resources records search identified no previously recorded sites within the current Project Site. However, there were a total of 18 cultural resources studies that have been conducted within a one-mile radius of the Project Site. Despite the extent of studies, only one resource was identified with the one-mile radius: 36-010330 (the Southern Pacific Railroad/Union Pacific Railroad) reported by Ashkar (1999). This alignment has been recorded in many areas

across Southern California, with the immediate alignment being recorded by Ashkar. This alignment will not be impacted by the Proposed Project.

Additionally, Mission Blvd. (5<sup>th</sup> Avenue), along with Central Avenue, Benson Avenue, and Vernon Avenue, are all historic road alignments. Mission Blvd. fronts the current project area, but improvements to this alignment have obliterated all evidence of the historic roadway. Mission Blvd./5<sup>th</sup> Avenue should be considered a historic resource, but in its current state, not a significant resource. It lacks its historic integrity and, therefore, any impacts would be considered insignificant and not resulting in any adverse environmental impacts.

McKenna et al. has determined that the Project Site has an unknown sensitive level for the presence of ethnic or historic landscape resources, given the removal of the orchard in the late 1950s. The historic landscape has already been impacted by the planting and subsequent removal of the orchard. The potential for prehistoric archaeological resources is considered low. Based on the recent research and field investigations, McKenna et al. has concluded that the TTM 20267 project area is clear of any identifiable surface evidence of potentially significant cultural (archaeological) and/or paleontological resources. The potential for identifying buried prehistoric or historic archaeological resources is considered low, but possible. In the event of an unanticipated find, the following mitigation shall be implemented to avoid potential impacts to archeological resources:

**Mitigation Measure CR-1:**

*If cultural resources are encountered during ground-disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service [NPS] 1983) shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted and will be reported to the County of San Bernardino.*

**Mitigation Measure CR-2:**

*Should human remains and/or cremations be encountered during any earthmoving activities, all work shall stop immediately in the area in which the find(s) are present (suggested 100-ft radius area around the remains and project personnel will be excluded from the area and no photographs will be permitted), and the County of San Bernardino Coroner will be notified. The County of San Bernardino and the Project Proponent shall also be informed of the discovery. The Coroner will determine if the bones are historic/archaeological or a modern legal case. The Coroner will immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section § 5097.98.*

*All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.*

Nc) **Less than Significant Impact.** Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during grading and excavation activities associated with project construction. In the event that human remains are discovered during grading or other ground disturbing activities, the Project Proponent would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097, et. seq., which requires that if the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission, who will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>VI. ENERGY - Would the project:</b>				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION:*** California Energy Commission Efficiency Division. Title 24: 2019 Building Energy Efficiency Standards

**Building Energy Conservation Standards**

The California Energy Conservation and Development Commission (California Energy Commission) adopted Title 24, Part 6, of the California Code of Regulations; energy Conservation Standards for new residential and nonresidential buildings in June 1977 and standards are updated every three years. Title 24 ensures building designs conserve energy. The requirements allow for the opportunities to incorporate updates of new energy efficiency technologies and methods into new developments. In June 2015, the California Energy Commission (CEC) updated the 2016 Building Energy Efficiency Standards. Under the 2016 Standards, residential buildings are approximately 28 percent more energy efficient than the previous 2013 Energy Efficiency Standards. The 2016 Standards improved upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. The CEC updated the 2019 Building Energy Efficiency Standards in May 2018. The 2019 Title 24 standards state that residential buildings are anticipated to be approximately 7 percent more energy efficient. When the required rooftop solar is factored in for low-rise residential construction, residential buildings that meet the 2019 Title 24 standards would use approximately 53 percent less energy than residential units built to meet the 2016 standards.

### **Senate Bill 350**

Senate Bill (SB) 350 (de Leon) was signed into law in October 2015. SB 350 establishes new clean energy, clean air and greenhouse gas reduction goals for 2030. SB 350 also establishes tiered increases to the Renewable Portfolio Standard: 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030.

### **Senate Bill 100**

Senate Bill 100 (SB 100) was signed into law September 2018 and increased the required Renewable Portfolio Standards. SB 100 requires the total kilowatt-hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

### **Less than Significant Impact.**

#### **a) Electricity**

Southern California Edison (SCE) provides electricity to the Proposed Project Site. Currently, the existing Project Site is vacant and does not use electricity. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 GWh— between the years 2015 and 2026. The increase in electricity demand from the project would represent an insignificant percent of the overall demand in SCE's service area. Therefore, projected electrical demand would not significantly impact SCE's level of service.

The Proposed Project has been designed to comply with the 2019 Building Energy Efficiency Standards. The County San Bernardino would review and verify that the Proposed Project plans would be in compliance with the most current version of the Building and Energy Efficiency Standards. The Proposed Project would also be required adhere to CALGreen, which establishes planning and design standards for sustainable developments, and energy efficiency. These sustainable features would be incorporated into the Proposed Project in which shall include high energy efficiency insulation, wall assemblies and windows to maximize insulation of cool or warm temperature; Cool roof concrete roof tiles; Radiant barrier roof sheathing; energy efficiency heating and cooling systems; and Solar panels. The development of the Propose Project is not anticipated to affect with achievement of the 60 percent Renewable Portfolio Standard established in in the current SB 100. SCE and other electricity retailer's SB 100 goals include that end-user electricity use such as residential and commercial developments use would decrease from current emission estimates. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation and no mitigation measures are recommended.

## Natural Gas

The Proposed Project and surrounding area are serviced by Southern California Gas Company (SoCalGas). The Project Site is currently vacant and has no demand on natural gas. Therefore, the development of the Proposed Project will create a permanent increase demand of natural gas. However, the existing SoCalGas facilities is expected to meet the increased demand of natural gas. The residential demand of natural gas is anticipated to decrease from approximately 236 billion cubic feet (bcf) to 186 Bcf between the years 2018 to 2035, while supplies remain constant at 3.775 billion cubic feet per day (bcfd) from 2015 through 2035. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage to the overall demand in SoCalGas' service area. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation and no mitigation measures are recommended.

## Fuel

During construction of the Proposed Project, transportation energy consumption is dependent on the type of vehicle and number of vehicle trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Temporary transportation fuel use such as gasoline and diesel during construction would come from the transportation and use of delivery vehicles and trucks, construction equipment, and construction employee vehicles. Additionally, most construction equipment during grading would be powered by gas or diesel. Electric powered equipment shall be implemented as development furthers. Impacts related to transportation energy use during construction would be temporary and would not require the use of additional use of energy supplies or the construction of new infrastructure; therefore, impacts would not be significant.

During operations of the Proposed Project, the use of fuel would be generated by residents, visitors, trips by maintenance staffs, employee vehicle trips and delivery trucks. The Proposed Project is a residential development project approximately two miles south of I-10 and two miles north of SR-60, reducing the need to drive long distances to the existing freeway system. The Proposed Project is essentially an in-fill project. Additionally, the Proposed Project is not expected to result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities. The fuel use related with vehicle trips produced by the Proposed Project would not be considered inefficient, wasteful, or unnecessary. The Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is recommended.

- b) **No Impact.** Project design and operation would comply with the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards related to appliance efficiency regulations, and green building standards. Project development would not cause inefficient, wasteful and unnecessary energy consumption, and no adverse impact would occur.

The Proposed Project is to adhere to County of San Bernardino: Greenhouse Gas Emissions Reduction Plan and Title 24 order to support decrease energy consumption and GHG emissions to become a more sustainable community and to meet the goals of AB 32. The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, including Title 24, AB 32, and SB 32; therefore, the Project is consistent with AB 32, which aims to decrease emissions statewide to 1990 levels by to 2020. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and therefore no impact would occur and not mitigation measures are recommended.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>VII. GEOLOGY AND SOILS - Would the project:</b>				
a) Directly or indirectly cause 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 type="checkbox"/>	<input checked="" 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 direct or indirect 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"/>
f) 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"/>

**SUBSTANTIATION:** LGC Geo-Environmental, Inc. December 28, 2018. Preliminary Soil Investigation Report. Safety Element of the San Bernardino, 2007 San Bernardino County General Plan

- a) i) **Less than Significant Impact.** In December 2018, LGC Geo-Environmental, Inc. completed a geotechnical/geologic feasibility investigation for the Proposed Project Site. According to the geotechnical study, the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone and there are no known faults on-site. The possibility of damage due to ground rupture is considered negligible since active faults are not known to cross the Project Site. However, secondary effects of seismic shaking resulting from large earthquakes on the majors on major faults in the Southern California region, which may affect the Project Site, include soil liquefaction, dynamic settlement, shallow ground rupture, seiches and tsunamis. The

geotechnical study states the closest known active to the Project Site is the San Jose Fault, which about 3.0 miles away. Other major active faults within 20 miles of the subject site that could produce these secondary effects. Therefore, the Proposed Project is not anticipated to expose people or structures to adverse effects related to ground rupture. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- ii) **Less than Significant Impact.** As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. During the life of the Proposed Project, seismic activity associated with the active faults can be expected to generate moderate to strong ground shaking at the Project Site. As a mandatory condition of project approval, the Proposed Project would be required to construct proposed structures in accordance with the California Building Code (CBC) which is established by the California Building Standards Code. The code is also known as Title 24, Part 2 of the California Code of Regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. With mandatory compliance with standard design and construction measures, potential impacts would be reduced to a less than significant and the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
  - iii) **No Impact.** Liquefaction is a process whereby strong earthquake shaking causes sediment layers that are saturated with groundwater to lose strength and behave as a fluid. Ground failure associated with liquefaction can result in severe damage to structures. As demonstrated by San Bernardino County Land Use Plan: Geologic Hazard Overlays Map, the Project Site is not located in an area at risk for liquefaction. Depth to groundwater in the area is generally 300 – 325 feet below surface (LGC Geo-Environmental, 2018). Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
  - iv) **No Impact.** Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project Site has no prominent geologic features occurring on or within the vicinity and therefore the site is at little risk for landslide. No impacts are identified or are anticipated, and no mitigation measures are required.
- b) **Less than Significant Impact.** During the development of the Project Site, which would include disturbance of 4.7 acres, project-related dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
  - c) **Less than Significant Impact.** LGC Geo-Environmental, Inc.'s Geotechnical Investigation states that the Project Site is located in an area with Holocene and Pleistocene Alluvial Fan Deposits. The

Holocene alluvial deposits consist of gravely sand, sandy gravel, sand, silty sand, sandy silt and Pleistocene alluvial fan deposits consist of silty sand, sandy silt, silty clay and clayey silt.

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. However, LGL states the Project Site is not in the presence of landside risk area or adjacent to a landside risk area therefore the Project Site is at little risk for landslide.

Seismically induced lateral spreading involves primary lateral movement of earth materials over underlying materials which are liquefied due to ground shaking. LGL states the Project Site groundwater levels are 300 to 325 feet below the existing ground surface and potential for liquefaction is considered remote at the Project Site. Given the Project Site's lack of susceptibility to liquefaction, seismically induced lateral spreading is not anticipated to occur.

Section VIII. Safety Element of the San Bernardino County General Plan states, the two types of subsidence of major concern to San Bernardino County are tectonic subsidence and subsidence caused by groundwater withdrawal. Within geologic time, the County has undergone tectonic activity, including the uplifting of the San Bernardino mountains in relation to the San Bernardino Valley Region. Plate tectonics is the mechanism responsible for this movement, which has caused miniplates to be formed at major plate boundaries and has reoriented, folded, and faulted these small crustal pieces. This activity has raised some of these miniplates or blocks and has allowed others to subside. This tectonic subsidence is primarily of concern during very large earthquakes, when subsidence could occur instantaneously and may total many feet. Tectonic subsidence is uncontrollable by man. However, compliance with the CBC and review of grading plans for individual projects by the San Bernardino County Engineer would ensure no significant impacts would occur. and

Given the characteristics of the geologic unit which the Project Site is located on, compliance with the CBC and review of the proposed grading plan by the San Bernardino County Engineer shall ensure that significant impacts related to landslide, lateral spreading, subsidence, and liquefaction do not occur. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- d) **Less than Significant Impact.** The San Bernardino County: Countywide Plan Safety Background report states that, expansive soils are characterized by their ability to shrink or swell due to variations in moisture content. Expansive soils expand when water is added and contract when the soils dry. Changes in soil moisture content can result from rainfall, landscape irrigation, utility leakage, pool leakage, roof drainage, perched groundwater, drought, or other factors. As a result of volume changes, expansive soils can lead to structural damage to buildings, infrastructure, and pavement if the potentially expansive soils were not considered or mitigated during the design and construction of a project. LGL states the Holocene and Pleistocene Alluvial Fan soil deposit of the Project Site are composed primarily of gravely sand, sandy gravel, sand, silty sand, sandy silt and clayey silt. Such sediments are usually non-expansive or have very low expansion potential. Therefore, with compliance with the CBC and review of the proposed grading plan by the San Bernardino Engineer, less than significant impacts are anticipated. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- e) **No Impact.** The City of Montclair and its Sphere of Influence is served by regional wastewater treatment facilities owned and operated by the Inland Empire Utilities Agency. The use of septic tanks would not occur on Project Site. Project Applicant has received a Will Serve Letter from Monte Vista Water District (MVWD) that states the Proposed Project is within the Monte Vista

Water District (MVWD) sewer service area. The MVWD will provide adequate sewer lines and storage capacity to serve the Proposed Project. No septic tanks or alternative wastewater disposal systems would be installed at the Project Site. No impacts are identified or are anticipated, and no mitigation measures are required.

- f) **No Impact.** McKenna’s Phase I cultural resources investigation states that the paleontological overview completed by the Natural History Museum of Los Angeles County (McLeod 2019; Appendix D) identified the project area as consisting of younger Quaternary alluvium derived from the San Gabriel Mountains, Etiwanda Creek, Lytle Creek, Day Creek, and Cucamonga Creek. These deposits are not conducive to yielded evidence of fossil specimens. Older Quaternary alluvium has been identified to the east of the project area and these deposits may contain fossil specimens, but only at a considerable depth. As such, there is a potential for the presence of older alluvium beneath the younger alluvium and within the project impact area is low. The area is not considered sensitive for paleontological resources. Therefore, the Proposed Project is not anticipated to directly or indirectly destroy a unique paleontological resource or site or unique geologic features. No impacts are identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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**VIII. GREENHOUSE GAS EMISSIONS - Would the project:**

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

***SUBSTANTIATION:*** CalEEMod version 2016.3.2,  
 GHG Emissions Reduction Plan

- a) **Less than Significant Impact.** Emissions were estimated using the CalEEMod version 2016.3.2. Many gases make up the group of pollutants that contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of greenhouse gases (GHGs): Carbon dioxide (CO<sub>2</sub>), Methane (CH<sub>4</sub>), and Nitrous oxide (N<sub>2</sub>O). SCAQMD provides guidance methods and/or Emission Factors that are used for evaluating a project’s emissions in relation to the thresholds. A threshold of 3,000 MTCO<sub>2</sub>e per year has been adopted by SCAQMD for non-industrial uses. Furthermore, a threshold of 3,000 MTCO<sub>2</sub>e per year for non-industrial uses has been adopted by the County of San Bernardino Greenhouse Gas Emissions Reduction Plan (Emissions Reduction Plan). The modeled emissions anticipated from the Proposed Project during both construction and operational phases, are compared to the Emissions Reduction Plan threshold and shown below in Table 5 and Table 6.

As shown in Table 5 and Table 6, the Proposed Project’s emissions during construction and operations would not exceed SCAQMD’s and the County of San Bernardino GHG Emissions Reduction Plan’s threshold of 3,000 MTCO<sub>2</sub>e and therefore would have less than significant impacts

regarding greenhouse gas emissions. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Table 5  
 Greenhouse Gas Construction Emissions  
 (Metric Tons per Year)**

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O
Site Preparation	43.0	0.0	0.0
Grading	9.0	0.0	0.0
Building Construction	11.2	0.0	0.0
Paving	250.1	0.0	0.0
Architectural Coating	16.4	0.0	0.0
<b>Total MTCO<sub>2</sub>e</b>	<b>335.0</b>		
SCAQMD and County of San Bernardino GHG Emissions Reduction Plan Threshold	3,000		
<b>Significant</b>	<b>No</b>		

Source: CalEEMod.2016.3.2 Annual Emissions

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

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O
Area	13.7	0.0	0.0
Energy	136.4	0.0	0.0
Mobile	392.7	0.0	0.0
Waste	4.2	0.3	0.0
Water	118.3	0.1	0.0
<b>Total MTCO<sub>2</sub>e</b>	<b>576.2</b>		
SCAQMD and County of San Bernardino GHG Emissions Reduction Plan Threshold	3,000		
<b>Significant</b>	<b>No</b>		

Source: CalEEMod.2016.3.2 Annual Emissions.

b) **Less than Significant Impact.** In September 2011, San Bernardino County adopted the Emissions Reduction Plan, which outlines a strategy to use energy more efficiently, harness renewable energy to power buildings, enhance access to sustainable transportation modes, and recycle waste. It has the following specific goals:

- Reduce emissions from activities over which the County has jurisdictional and operational control to 15% below 2007 levels by 2020, consistent with the target reductions of the 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 the Emissions Reduction Plan.

- Provide a list of discrete actions that would reduce GHG emissions.
- Approve a GHG reduction plan that satisfies the requirements of Section 15183.5 of the CEQA Guidelines, so that compliance with the GHG reduction plan can be used in appropriate situations to determine the significance of a project's effects related to GHG emissions, thus providing streamlined CEQA analysis of future projects that are consistent with the approved GHG reduction plan.

As part of the implementation of the Emissions Reduction Plan, a uniform set of County performance standards are applied to development projects as described by the following:

“All development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, including the GHG performance, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small project that do not exceed 3,000 MTCO<sub>2</sub>e per year will be considered to be consistent with the Emissions Reduction Plan and determined to have a less than significant individual and cumulative impact for GHG emissions”.

As shown in Table 5 and Table 6 above, the Proposed Project's emissions during construction and operations would not exceed SCAQMD's and the County of San Bernardino GHG Emissions Reduction Plan's threshold of 3,000 MTCO<sub>2</sub>e. Therefore, the Proposed Project is consistent with the adopted Emissions Reduction Plan and less than significant impacts related to greenhouse gas emissions would occur. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

airport or public use airport, will the project result in a safety hazard or excessive noise for people residing or working in the project area?

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

**SUBSTANTIATION:** EnviroStor Data Management System; San Bernardino County 2007 General Plan – Hazard Overlay Map FH27 B, Airport Influence Area; Ontario Airport Land Use Compatibility Plan (ONT ALUCP)

- a) **No Impact.** Post-construction activities of the proposed residential development would not require the routine transport or use of hazardous materials. No significant adverse impacts or anticipated and no mitigation measures are required.
- b) **Less than Significant.** Hazardous or toxic materials transported in association with construction of the Project may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. Post-construction activities would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment. With implementation of Best Management Practices (BMPs) and compliance with all applicable regulations, potential impacts from the use of hazardous materials is considered less than significant and no mitigation measures are required.
- c) **No Impact.** Although the proposed residential development occurs within 0.25-mile of a school, no hazardous materials would be emitted as a result of the construction of the residential units. The storage and use of hazardous materials are not associated with single-family homes; therefore, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of a school are anticipated. No significant adverse impacts or anticipated and no mitigation measures are required.
- d) **No Impact.** The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control’s EnviroStor data management system (accessed May 13, 2019). No hazardous materials sites are located within or in the immediate vicinity of the Project Site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- e) **Less than Significant Impact.** The Project Site is located approximately 3.5 miles west of the Ontario International Airport. As demonstrated by Map 2-1, Airport Influence Area, of the Ontario Airport Land Use Compatibility Plan (ONT ALUCP), the Project Site is within the Airport Influence Area. In accordance with Map 2-2, Safety Zones, and Map 2-3, Noise Impact Zones, the Project Site is located outside of the ONT ALUCP safety and noise impact zones. The Project Site is located within the greater than 200-foot Allowable Height Above Ground Level (AGL) zone as depicted on Map 2-4, Airspace Protection Zones. The maximum height of the Proposed Project is approximately 28 feet in height within the AGL. The San Bernardino County’s General Plan – Hazard Overlay Map

FH27 B shows that the Proposed Project is within the Airport Safety Review Area 3. The development of the Proposed Project would be subject to the land use requirements and standards of the ALUCP, and Table S-5: Land Use Compatibility in Aviation Safety Areas of the San Bernardino General Plan. With adherence to the San Bernardino County Development Code and the applicable land use requirements and standards of the ALUCP, the Proposed Project is not anticipated to result in a safety hazard for people residing or working in the project area. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- f) **No Impact.** The Project Site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Post-construction activities at the site would not interfere with an adopted emergency response or evacuation plan. Access provided via Mission Boulevard would be maintained for ingress/egress at all times. No impacts are identified or anticipated and no mitigation measures are required.
- g) **No Impact.** As identified by San Bernardino County's General Plan – Hazard Overlay Map FH27 B (Montclair), the Project Site is not located within a Fire Safety Area. Furthermore, the Project Site is located in a region which is developed primarily with residential, commercial, and industrial development; wildland is not located within the vicinity. Therefore, the Proposed Project would not 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. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>IX HYDROLOGY AND WATER QUALITY - Would the project:</b>				

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) result in substantial erosion or siltation on- or off-site;   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) 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"/> |

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) impede or redirect flood flows?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:** Encompass Associates, Inc. February 28, 2019. Preliminary Water Quality Management Plan for Tract 20267; Inland Empire Utilities Agency, Land Use Based Demand Model Development: Final Technical Memorandum. May 24, 2016; Monte Vista Water District: 2015 Urban Water Management Plan (UWMP)

- a) **Less than Significant Impact.** The Proposed Project includes the construction of 40 condominiums and 2 single-family residential dwelling units on a 4.7-acre site. The Proposed Project would disturb more than one acre and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State’s General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one-acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into storm water systems, and to develop and implement a SWPPP. The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of storm water associated with construction activities; and 2) identify, construct and implement storm water pollution control measures to reduce pollutants in storm water discharges from the construction site during and after construction. The Santa Ana RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County. The County then requires implementation of measures for a project to comply with the area-wide permit requirements. A SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include (BMPs) to prevent project-related pollutants from impacting surface waters. These would include, but are not limited to, street sweeping of paved roads around the site during construction, and the use of hay bales or sand bags to control erosion during the rainy season. BMPs may also include or require:
- The Project Proponent shall avoid applying materials during periods of rainfall and protect freshly applied materials from runoff until dry.
  - All waste to be disposed of in accordance with local, state and federal regulations. The Project Proponent shall contract with a local waste hauler or ensure that waste containers are emptied weekly. Waste containers cannot be washed out on-site.
  - All equipment and vehicles to be serviced off-site.

In addition to complying with NPDES requirements, the County also requires the preparation of a Water Quality Management Plan (WQMP). In accordance with the County's requirements, Encompass Associates, Inc. prepared a WQMP for the Proposed Project in February 2019 (available at the County offices for review). The WQMP has identified various BMPs which shall be implemented by the Proposed Project. Mandatory compliance with the Proposed Project's SWPPP and WQMP, in addition to compliance with NPDES Permit requirements, would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, implementation of the Proposed Project would not violate any water quality standards or waste discharge requirements. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** As documented in the Monte Vista Water District 2015 Urban Water Management Plan (UWMP), the District relies on approximately 75 percent (28.2 mgd) of its water supply from groundwater and 25 percent from imported water. The District is dependent on four sources for its long-term water supply which include the Chino Groundwater Basin, Imported State Water Project surface water received from the Metropolitan Water District of Southern California (MWD) through the Inland Empire Utilities Agency (IEUA) and the Water Facilities Authority (WFA), and Entitlement water deliveries from San Antonio Water Company (SAWCO), including groundwater produced from local adjudicated groundwater basins and surface water produced from the San Antonio Creek Watershed; and Recycled water from IEUA. Based on the Table 4-1 of UWMP year 2040 has a projected MVWD's water supply to be 51,828 acre-feet per year (AFY) of groundwater and Table 3-2 of the UWMP states the 2040 District's water demand would be approximately 36,364 AFY. Using the UWMP: Existing Land Use Unit Demands for Residential High, the Proposed Project would create an approximate 46 AFY demand, which would be 0.126 percent of the District's 2040 total water demand. Therefore, the water basin would not be substantially depleted by serving the Proposed Project. Additionally, the Project Applicant has received a Will Serve Letter from MVWD that states the Proposed Project is within the District's service area and that service would be provided upon the payment of fees. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
  
- c)
  - i) **Less than Significant Impact.** Encompass Associates, Inc. calculates the required design capture volume (DCV) for stormwater at the Project Site is approximately 12,214 cubic feet. The WQMP states that above ground retention volume is anticipated to be approximately 6,472 cubic feet and the underground retention volume is anticipated to be approximately 5,831 cubic feet. The designed infiltration trenches will be constructed in the southern portion of the Project Site and within a landscaped area (refer to Figure 3). Implementation of the low-impact development infiltration BMPs is anticipated to achieve a complete on-site retention of the DCV. Additionally, there are no streams or rivers on, or in the vicinity of, the Project Site. With adherence to a Final WQMP approved by the County of San Bernardino, the Proposed Project is not anticipated to 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 substantial erosion, siltation, or flooding on- or off-site. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
  
  - ii) **Less than Significant Impact.** The Preliminary WQMP calculates the required design capture volume (DCV) for stormwater at the Project Site is approximately 12,214 cubic feet. The WQMP states that above ground retention volume is anticipated to be approximately 6,472 cubic feet and

the underground retention volume is anticipated to be approximately 5,831 cubic feet. The designed infiltration trench, with both above and below ground components will be constructed in the southern portion of the Project Site and within a landscaped area (refer to Figure 3). Implementation of the low-impact development infiltration BMPs is anticipated to achieve a complete on-site retention of the DCV. Additionally, there are no streams or rivers on, or in the vicinity of, the Project Site. With adherence to a Final WQMP approved by the County, the Proposed Project is not anticipated to 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 substantial erosion, siltation, or flooding on- or off-site. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- iii) **Less than Significant Impact.** Implementation of low-impact development infiltration BMPs as described in Section IX(c, d) above, is anticipated to achieve a complete on-site retention of the DCV. As such, with adherence to the WQMP, the Proposed Project is not anticipated to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
  
- iv) **Less than Significant Impact.** The Preliminary WQMP calculates the required design capture volume (DCV) for stormwater at the Project Site is approximately 12,214 cubic feet. The WQMP states that above ground retention volume is anticipated to be approximately 6,472 cubic feet and the underground retention volume is anticipated to be approximately 5,831 cubic feet. The infiltration drainage basins have been designed to capture 100 percent of the runoff. Additionally, there are no streams or rivers on, or in the vicinity of, the Project Site. With adherence to the Preliminary WQMP, the Proposed Project is not anticipated to 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 substantial erosion, siltation, or flooding on- or off-site. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
  
- d) **Less than Significant Impact.** As shown on the FEMA Flood Map, the Proposed Project is located in an area of minimal flood hazard. Tsunamis are large waves generated in open bodies of water by fault displacement of major ground movement. Due to the inland location of the Project Site, tsunamis are not considered to be a risk. A seiche is a surface wave created when an inland body of water is shaken, usually by earthquake activity. The San Bernardino County Land Use Plan: Hazards Overlay Map shows that seiches do not pose inundation hazards to the Proposed Project site. Therefore, the risk of release of pollutants of by flood, seiche, or tsunami is considered low. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
  
- e) **Less than Significant Impact.** The Proposed Project will adhere to WQMP BMP, regional and local water quality control and/or sustainable groundwater management plans. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>XI. 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) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION:*** Land Use Element, San Bernardino County General Plan 2007

a, b) **No Impact.** The Proposed Project is the development of 40 detached two-story condominiums and two detached single-story single-family residences on approximately 4.7 acres of land. The surrounding land uses to the north, south, east, and west are a mixture of commercial and residential uses. Approval of the GPA would change the Land Use District designation of the northern portion of the Project Site as well as three parcels adjacent to the east of the Project Site from Single Residential (RS-20M) and General Commercial (GM) to Multiple Residential (RM). The Project Site and adjacent three parcels total 9.71 acres, which when rounded to 10 acres would comply with the 10-acre minimum for the land use zone. A Major Variance request for a reduced front yard setback is included to allow the proposed development to comply with minimum drive aisle widths. The Major Variance will also allow the proposed development to be in line (similar setback) with existing developments on Mission Boulevard. The southern portion of the Project Site will consist of the two single-story single-family homes and remain as Residential Single (RS-20M).

The Multiple Residential (RM) Zoning District allows for the development of attached, detached, and/or mixed residential development with a wide range of densities and housing types. The Single Residential (RS-20M) Land Use Zoning District allows for the development of single family homes and requires a minimum lot size of 20,000 square feet; however, the parcel size is exempt from the required minimum lot size, as the Proposed Project is a Multifamily Subdivision in accordance with Section 83.02.050 (d)(3) of the San Bernardino County Development Code.

The Proposed Project and the three adjacent parcels would comply with the minimum 10-acre requirement for the GPA. Upon approval of the amendment, the Proposed Project would not divide an established community, conflict with local land use policies, regulations, or conflict with existing zoning. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

**SUBSTANTIATION:** (Check  if project is located within the Mineral Resource Zone Overlay):  
 California Department of Conservation. Mineral Land Classification of a Part  
 Southwestern San Bernardino County: The San Bernardino Area Map (West)

- a) **Less than Significant Impact.** Gravel deposits in the alluvial fans of the San Bernardino County Valley represent the most significant and widely spread mineral resource in the region. Aggregates are essential ingredients in construction materials such as concrete, plaster and mortar. Construction of the Proposed Project would demand aggregate resources, such as steel, wood, and concrete which are anticipated to be required as part of the construction phase. These resources are commercially available in the southern California region without any constraint. No potential for adverse impacts to the natural resources base supporting these materials is forecast to occur over the foreseeable future. The Proposed Project's demand for mineral resources would be minimal and is considered less than significant due to the abundance of available local aggregate resources. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- b) **Less than Significant Impact.** The Project Site is located in an area designated as Mineral Resource Zone 3 (MRZ-3) as outlined by Mineral Land Classification of a Part Southwestern San Bernardino County: The San Bernardino Area Map (West), of The California Department of Conservation. The San Bernardino County General Plan defines MRZ-3 as an area that contains deposits whose significance cannot be evaluated from available data. Additionally, the Project Site is located in Residential Single (RS-20M) and General Commercial (GM) Districts. The Project Site is not located within a planning area for mining. Therefore, the Proposed Project would not result in the loss of availability of a locally important mineral resource recovery site. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>XIII. NOISE - Would the project result in:</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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?	<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 ):  
Urban Crossroads, June 25, 2019. Tentative Tract No. 20267 Noise Impact Analysis.

In June 2019, a Noise Impact Analysis focused on construction-related noise was prepared by Urban Crossroads, Inc. (available at the County offices for review) in accordance with the County of San Bernardino General Plan and Development Code. The findings of the report are summarized herein.

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

#### Construction Noise Impacts to Off-Site Receptors

Construction activities are expected to create temporary and intermittent high-level noise conditions at receivers surrounding the Project site. Using sample reference noise levels to represent the construction activities of Tract No. 20267 site, the Noise Analysis estimated the Proposed Project related construction noise levels at nearby sensitive receiver locations. Since the County of San Bernardino General Plan and Municipal Code do not identify specific construction noise level thresholds, a threshold is identified based on the National Institute for Occupational Safety and Health (NIOSH) limits for construction noise. The worst-case Project-related short-term construction noise levels, which assumes the highest noise generating activities are operating at the Project site boundary, are expected to range from 77.6 to 82.3 dBA  $L_{eq}$  and will satisfy the 85 dBA  $L_{eq}$  threshold identified by NIOSH at the nearby residential sensitive receiver locations.

Although, the Noise Impact Analysis concludes that the Proposed Project will not result in the 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, implementation of the following best practice measures will ensure minimal noise impact from the Proposed Project:

- Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall comply with the requirements of the County of San Bernardino Development Code. (1)
- During all Project site construction, the 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 receivers nearest the Project Site.

- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site during all Project construction (i.e., to the northwestern center).
- The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise, consistent with County of San Bernardino General Plan Noise Element, Policy N 1.5. (2)

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

- b) **Less than Significant Impact.** Groundborne vibration and groundborne noise could originate from earth movement during the construction phase of the Proposed Project as well as from the operation and maintenance of the facilities. Ground-borne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). Construction activities that would have the potential to generate low levels of ground-borne vibration within the Project site include grading. Using the vibration source level of construction equipment provided on Table 5-4 of the Noise Impact Analysis and the construction vibration assessment methodology published by the FTA, it is possible to estimate the Project vibration impacts. Table 5-5 of the Noise Impact Analysis presents the expected Project-related vibration levels at each of the sensitive receiver locations based on the County of San Bernardino 0.2 in/sec PPV threshold for vibration. At distances ranging from 18 to 31 feet from Project construction activity, construction vibration velocity levels are expected to approach 0.146 in/sec PPV, as shown on Table 5-5 of the Noise Impact Analysis. Based on the County of San Bernardino vibration standards, the unmitigated Project construction vibration levels will satisfy the 0.2 in/sec PPV threshold at the nearby sensitive receiver locations. Therefore, the vibration impacts due to Project construction are anticipated to result in less than significant impacts regarding exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c) **Less than Significant Impact.** The Project Site is located approximately 3.5 miles west of the Ontario International Airport. As demonstrated by Map 2-1, Airport Influence Area, of the Ontario Airport Land Use Compatibility Plan (ONT ALUCP), the Project Site is within the Airport Influence Area. In accordance with Map 2-2, Safety Zones, and Map 2-3, Noise Impact Zones, the Project Site is located outside of the ONT ALUCP safety and noise impact zones. The Project Site is located within the greater than 200-foot Allowable Height Above Ground Level (AGL) zone as depicted on Map 2-4, Airspace Protection Zones. The maximum height of the Proposed Project is approximately 28 feet in height within the AGL. The San Bernardino County's General Plan – Hazard Overlay Map FH27 B shows that the Proposed Project is within the Airport Safety Review Area 3. The development of the Proposed Project would be subject to the land use requirements and standards of the ALUCP, and Table S-5: Land Use Compatibility in Aviation Safety Areas of the San Bernardino General Plan. With adherence to the San Bernardino County Development Code and the applicable land use requirements and standards of the ALUCP, the Proposed Project is not anticipated to exceed County Noise Standards. Although the project site is located in a flight path, the noise levels, according to Webtrak (<https://webtrak.emsbk.com/ont4>), do not exceed the County Standards, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>XIV. POPULATION AND HOUSING - Would the project:</b>				
a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:** San Bernardino County 2007 General Plan ; San Bernardino County Land Use Plan FH27A Map

a) **Less than Significant Impact.** To quantify the Proposed Project's impact on population, development under the two existing land use zoning districts (General Commercial and Single Residential) was compared to development that would be allowable after the proposed GPA (to Multiple Residential). According to the San Bernardino County General Plan, there are approximately 4.82 persons per household in the unincorporated portions of the Valley Planning Region.

The San Bernardino County Land Use Plan FH27A Map shows that the current land use zoning district of the northern portion is General Commercial (CG), which provide appropriately located areas for stores, offices, service establishments, and amusements offering a wide range of commodities and services scaled to meet neighborhood and community needs. Residential uses, except residential care facilities and residential uses in mixed-use planned developments, are not permitted in commercial districts. The northern portion of the Project Site is approximately 2.3 acres. According to the Table LU-1: Primary Purpose and Intended Uses of Land Use Zoning Districts of the San Bernardino General Plan, General Commercial district allows 0.5 dwelling units per one-acre. The maximum development of the northern portion would allow for one dwelling unit, with an approximate population of five persons.

The current land use zoning district at the southern portion of the site is Single Residential (RS-20M), which has the requirement of a minimum lot size of 20,000 square feet. The southern half of the Project Site is approximately 2.3 acres in size. According to the Table LU-1: Primary Purpose and Intended Uses of Land Use Zoning Districts of the San Bernardino General Plan, Single Residential district (RS-20M) allows for one dwelling unit per 20,000 SF. The maximum development of the southern portion would allow for five dwelling units, with an approximate population of 24 persons. The Project Site, under the existing land use zoning district designations would generate a maximum total of six residential dwelling units and an approximate population of 29 persons.

b) Upon approval of the GPA, the land use zoning district of the northern portion of the Project Site would be Multiple Residential (RM) and the southern portion of the Project Site would remain Single Residential (RS-20M). According to the Table LU-1: Primary Purpose and Intended Uses of Land Use Zoning Districts of the San Bernardino General Plan, Multiple Residential district allows one dwelling unit per 0.05-acre. The proposed 40 condominiums and two single-family residential units are estimated to generate a population of 202 persons. Under the GPA, the Proposed Project is estimated to result in an increase of dwelling units by 36 and population of 173 persons, when compared to existing land use

zoning district. However, the GPA ensures that the Proposed Project will be developed in accordance with the San Bernardino County General Plan and Development Code. The proposed number of units and population's impacts to various services and environmental resources are discussed throughout this Initial Study. No adverse impacts are identified or anticipated, and no mitigation measures are required.

The Project Site currently vacant. The Proposed Project would provide 40 single-family residential dwelling units and would not reduce the number of existing housing units, displace people, or necessitate the construction of replacement housing elsewhere. Therefore, no adverse impacts are identified or anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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**XV. PUBLIC SERVICES**

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

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

**SUBSTANTIATION:** City of Montclair 1999 General Plan; Ontario-Montclair School District: Schoolhouse Services

a) Fire Protection

**Less than Significant Impact.** The City of Montclair Fire Department provides fire protection and safety services to the City of Montclair and its Sphere of Influence. The nearest fire station is Montclair Fire Station #152, 10825 Monte Vista Avenue, located approximately one-mile northwest of the Project Site. The Proposed Project is required to provide a minimum of fire safety and support fire suppression activities, including type and building construction, fire sprinklers, and paved fire access. The Proposed Project is in an urbanized area that occurs within the existing fire service area and would accommodate approximately 202 residents (based on 4.82 people per household). The Proposed Project would receive adequate fire protection services and would not result in the need for new or physically altered fire protection facilities. Developer Impact fees are collected at the time of building permit issuance. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

### Police Protection

**Less than Significant Impact.** Law enforcement services are provided by the San Bernardino County Sheriff's Department. All emergency calls and requests for service from the Project would be dispatched from the Sheriff station at 10510 Civic Center Dr, Rancho Cucamonga. As crime and calls for service change over time, the District's boundaries and staffing assignments are evaluated to maintain a balance of service across the County. Staffing for the department is not based on a particular ratio of "officer per citizen" but is determined by the ability to conduct proactive community-oriented policing and problem solving.

The Proposed Project would generate approximately 202 residents (4.82 people per household). To determine a crime rate directly associated with a development proposal would be speculative; the County reviews its needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection throughout the County. Developer Impact fees are collected at the time of building permit issuance. Therefore, no significant adverse impacts to law enforcement are identified or anticipated, no mitigation measures are required.

### Schools

**Less than Significant Impact.** The Project Site is located within the boundary of the Ontario-Montclair School District. The following schools provide educational services to the project area: Mission Elementary School (5555 Howard Street), Oaks Middle School (1221 South Oaks Avenue), and Montclair High School (4725 Benito Street). The Facilities Planning and Operations Department Ontario-Montclair School District states that as of June 8, 2018, the development impact fee is \$3.44 per SF for Single-Family and Multi-Family Residences. Using the Student Generation Rates (SGR) provided by the Ontario-Montclair School District: Schoolhouse Services, the Proposed Project is anticipated to generate approximately 3 students. The methodology of estimated students was calculated by multiplying the proposed 40 condominiums by the Condominium SGR (.05) then adding the total to the generated sum of multiplying the two single family units by the Single-Family SGR (.30).

With the collection of development impact fees, impacts related to school facilities are expected to be less than significant and no mitigation measures are required.

### Parks

**Less than Significant Impact.** According Section VI, Open Space Element of the San Bernardino County General Plan: The County will provide plentiful open spaces, local parks, and a wide variety of recreational amenities for all residents. The County strives to achieve a standard of 14.5 acres of undeveloped lands and/or trails per 1,000 population and 2.5 acres of developed regional park land per 1,000 populations. "Undeveloped lands" may include areas established to buffer regional parks from encroachment by incompatible uses. The Proposed Project would increase the population by 202 residents and a need for park space of 0.5-acre. However, the Proposed Project has planned an approximately 0.3-acre area of common open space that includes a tot lot, and picnic tables for the on-site residents. The Proposed Project would contribute to the County's current insufficient parkland acreage. However, the collection of development impact fees and inclusion of open space lots proposed within the development would ensure impacts to parks are less than significant and no mitigation measures are required.

Other Public Facilities

**Less than Significant.** The Proposed Project population of 202 will increase demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelters. The Project Proponent would be required to pay the applicable development impact fees, property tax, and utility user tax. As such, implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. No impacts are identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>XVI. RECREATION</b>				
a) Will the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** Open Space Element, San Bernardino County General Plan; City of Montclair General Plan 1999

a) **Less than Significant Impact** San Bernardino County General Plan states the County possesses a wide variety of recreational opportunities and vast expanses of scenic vistas. This is attributable to its immense size and spatial relationship to major natural features found only in the southwestern portion of the United States. The County encompasses approximately 20,106 square miles (52,072 square kilometers). Section VI, Open Space Element of the San Bernardino County General Plan: The County will provide plentiful open spaces, local parks, and a wide variety of recreational amenities for all residents. The County strives to achieve a standard of 14.5 acres of undeveloped lands and/or trails per 1,000 population and 2.5 acres of developed regional park land per 1,000 populations. "Undeveloped lands" may include areas established to buffer regional parks from encroachment by incompatible uses. The nearest regional park, Cucamonga-Guasti Regional Park, which is approximately five miles west of the Proposed Project. The Proposed Project would increase the population by 202 residents and a need for regional park space of 0.5-acre. However, the Purposed Project has planned an approximately 0.3-acre area of common open space that includes a tot lot, picnic and tables for the on-site residents.

According to the City of Montclair General Plan: Local Parks and Recreational Areas Montclair, the City has established 48.7 acres for park and recreational use in the City. There are 12 parks, one of which is currently undeveloped and is located within the unincorporated area. Several other parks are leased from the Ontario-Montclair School District or the Chino Basin Water Conservation District for use by the City. The nearest city park, Kingsley Park, is approximately 0.6 miles north of the Proposed Project. Implementation of policies listed in the Countywide Goals and Policies of the Open Space Element in the County's General Plan would ensure impacts to neighborhood and regional parks are less than significant. The collection of development impact fees and inclusion of

open space lots proposed within the development would ensure impacts to parks are less than significant and no mitigation measures are required.

- b) **Less than Significant Impact.** The Proposed Project is the development of a 4.7-acre lot into 40 condominiums and two single-family homes with a 0.3-acre area designated common open with picnic tables and a tot lot. The 0.3-acre area will aid with Countywide Goals and Policies of the Open Space Element of 2.5 acres per 1,000 population. Implementation of policies listed in the Countywide Goals and Policies of the Open Space Element in the County's General Plan would ensure impacts to parks are less than significant and no mitigation measures are required. The Proposed Project is not anticipated to require construction or expansion of recreational facilities. Therefore, no adverse impacts are identified or anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>XVII. TRANSPORTATION – Would the project:</b>				
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION:*** Urban Crossroads, June 25, 2019. Tract No. 20267 Vehicle Miles Travelled (VMT) Assessment.

In June 2019, a Vehicles Miles Travelled (VMT) Assessment was prepared by Urban Crossroads in accordance with the County of San Bernardino Traffic Impact Study Guidelines (available at the County offices for review). The findings of the report are summarized herein.

- a) **No Impact.** The study area is currently served by Omnitrans, which primarily serves the unincorporated portions of County of San Bernardino and 15 surrounding cities. Omnitrans offers multiple services such as Local Fixed Route Buses, Freeway Express Routes, OmniGo, sbX Rapid Transit, and Access ADA Service.

Omnitrans provides services to/from 12 Transit Centers throughout San Bernardino Valley. The Transit Centers interconnect to other Transit Centers, which allow for movement to major destinations such as the Ontario International Airport, medical centers, educational facilities, shopping malls, business parks, and community centers.

The VMT Assessment states that existing transit routes and the existing transit stops within a ½ mile of the Project Site. Currently, the study area is served by Omnitrans Routes 85 along

Central Avenue. Omnitrans has stops located on Central Avenue, less than ½-mile from the site. The transit frequency at stops is about 30 minutes during the morning and afternoon peak commute periods.

The VMT assessment states that, the 2018 Technical Advisory indicates that residential and office projects that locate in areas with low VMT, and that incorporates similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT. The San Bernardino County Policy Plan Traffic Impact Analysis (March 27, 2019, prepared by Fehr & Peers) identifies that the Valley subregion exhibits the lowest average VMT for unincorporated areas. The residential VMT/Capita for unincorporated Valley subregion is 14.1 compared to 20.5 for the unincorporated San Bernardino County. The Proposed Project's VMT/Capita is anticipated to be approximately 31% lower than the average residential VMT/Capita for the unincorporated San Bernardino County. The Project's VMT/Capita is presumed to be less than significant due to the Project's location in a low- VMT generating area.

The Proposed Project is not anticipated to conflict with an applicable plan, ordinance, or policy establishing measure of effectiveness for the performance of the circulation system. No impacts are identified or are anticipated, and no mitigation measures are required.

- b) **No Impact.** The San Bernardino County Policy Plan Traffic Impact Analysis (March 27, 2019, prepared by Fehr & Peers) identifies that the Valley subregion exhibits the lowest average VMT for unincorporated areas. The Proposed Project is located in the unincorporated Valley subregion of the San Bernardino County and as such, VMT/Capita for the Project is expected to be below the Countywide average. The 2018 Technical Advisory indicates that residential and office projects that locate in areas with low VMT, and that incorporates similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT. The residential VMT/Capita for unincorporated Valley subregion is 14.1 compared to 20.5 for the unincorporated San Bernardino County. The Proposed Project is not anticipated to conflict or be inconsistent with CEQA Guidelines section 15064.3.(b)(1). No impacts are identified or are anticipated, and no mitigation measures are required.
- c) **No Impact.** The Project Site is located on the south side of Mission Boulevard between Vernon and Benson Avenues. Mission Boulevard and Bel Air Avenue will serve as access roads for the Proposed Project (refer to Figure 3, Site Plan). Proposed off-site improvements include extending Bel Air Avenue to create a cul-de-sac and a southerly site access (driveway), as well as installation of curb, gutter, and sidewalk improvements along the Project Site's southern frontage. The Proposed Project is not expected to substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). No impacts are identified or are anticipated, and no mitigation measures are required.
- d) **Less than Significant Impact.** Mission Boulevard and Bel Air Avenue will serve as access roads for the Proposed Project (see Figure 3, Site Plan). The Proposed Project design features will be verified during the County's Site Plan review process. The Proposed Project is not anticipated to result in inadequate emergency access. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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**XVIII. TRIBAL CULTURAL RESOURCES**

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

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

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

**SUBSTANTIATION:** McKenna et al. May 28, 2019. Phase I Cultural Resources Investigation for Tentative Tract Map No. 20267; County of San Bernardino Tribe Consultation Letters

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

a) i) **Less than Significant Impact.** Senate Bill 18 (SB 18) was approved by Governor Schwarzenegger on September 29, 2004. SB 18 changed the California Government Code and requires local government agencies to contact and consult with California Native American Tribes prior to amendment or, or adoption of General Plans, Specific Plans, or designation of Open Space.

Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill require lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a proposed project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

The Proposed Project has low potential for historic archaeological resources and is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. However, the Aha Makav Cultural Society, Fort Mojave Indian Tribe (FMIT) responded on July 3, 2019 and concurs with Mitigation Measure CR-1 which is listed in Section V. With implementation of Mitigation Measure CR-1, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- ii) **Less than Significant with Mitigation.** In accordance with Assembly Bill 52 (AB 52) and Senate Bill 18 (SB18), San Bernardino County contacted the Aha Makav Cultural Society - Colorado River Indian Tribes, San Gabrieleño Band of Mission Indians, San Manuel Band of Mission Indians, , Gabrieleno Band of Mission Indians, Soboba Band of Luiseno Indians and Morongo Band of Mission Indians, in June 2019 and inquired into the presence/absence of any known sacred or religious Native American sites in the general area of the Project Site. Letters were sent to the identified representatives, requesting comment or raising issues pertaining to the area. The Aha Makav Cultural Society, Fort Mojave Indian Tribe (FMIT) responded on July 3, 2019 with “No Adverse Effects” indicating the Proposed Project will not adversely affect properties of cultural or sacred significance to the FMIT Tribe. The Gabrieleño Band of Mission Indians-Kizh Nation responded in August 2019, with the following Mitigation Measures that the County agrees will be implemented:

**Mitigation Measure TR-1:**

*The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC’s Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day’s activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.*

**Mitigation Measure TR-2:**

*Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource”, time allotment and funding sufficient to allow for implementation*

of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

### **Mitigation Measure TR-3:**

*Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.*

*Upon discovery, the tribal and/or archaeological monitor/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner.*

*Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).*

*If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.*

*Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered*

with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material.

**Mitigation Measure TR-4:**

If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

Based on completion of consultation under AB 52 with interested tribes, final recommendations will be incorporated into the Project’s Mitigation Monitoring and Reporting Program and Conditions of Approval. Implementation of Mitigation Measures TR-1 through TR-4 would ensure impacts are reduced to a less than significant level.

<b>Issues</b>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>XVIX. UTILITIES AND SERVICE SYSTEMS - Would the project:</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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?				
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** Monte Vista Waster District (MVWD) 2015 Urban Water Management Plan; City of Montclair General Plan 1999; City of Montclair, Sewer Master Plan 2017; California Department of Resources Recycling and Recovery (CalRecycle); Solid Waste Section IV: Circulation and Infrastructure Element, San Bernardino County General Plan 2007

**a) Less than Significant Impact.**

The Monte Vista Water District (MVWD) is the public water utility that would provide water service to the Project Site as shown on MVWD Map. Currently, there are two existing water lines in the vicinity; one 10-inch water line in Mission Boulevard along the Project Site's northern boundary, and one 6-inch water line in Bel Air Avenue along the Project Site's southern boundary. The Proposed Project would be connected to one or both of the existing water lines. The Project Proponent will pay all connection and meter fees to MVWD and adhere to MVWD's requirements for ensuring that the appropriate connections are made to the existing main.

According to the City of Montclair: Sewer Master Plan 2017, the majority of wastewater flows within the City and southerly unincorporated areas in the City's sphere of influence. Wastewater flows are conveyed to a 21-inch trunk sewer along Roswell Avenue near the southwest corner of the City before being discharged to the regional Inland Empire Utilities Agency (IEUA) interceptor system. The remaining City wastewater is discharged to the regional IEUA interceptor within Phillips Boulevard east of Ramona Avenue. The City of Montclair owns, operates, and maintains a sanitary sewer collection system including approximately 87 miles of sewer lines, among which, 80 miles of City sewers are within the City limits and the remaining seven miles of City sewer lines are located in the southerly unincorporated areas of the City. The City of Montclair Public Works Sewer Maintenance Division would provide sewer service to the Project Site via the existing eight-inch sewer line located in Bel Air Avenue along the southern portion of the Project Site as shown on Figure 3. The Proposed Project will be connected to the existing sewage line.

Southern California Edison (SCE) provides electrical service to the project area. The source of electricity is from existing powerlines. The Proposed Project will receive electrical power by connecting to Southern California Edison's existing power lines. Southern California Gas Company provides natural gas service to the vicinity and the Proposed Project Site. Therefore, the Proposed Project will receive natural gas from the Southern California Gas Company by connecting to the existing line. Verizon and Time Warner Cable provide telecommunication services to the vicinity of the area. Telecommunication services to the area will be via above ground connections from existing telephone lines and therefore the Proposed Project will connect to existing telecommunication infrastructure.

Residential development of the Proposed Site has been included in the utility and service providers' plans. The Proposed Project is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** The Monte Vista District (MVWD) is the public water utility that would provide water service to the Project Site as shown on MVWD Map. As stated in the 2015 UWMP, the region utilizes drinking water produced from groundwater and water purchased from WFA, CDA, and the San Antonio Water Company and has purchased recycled water from IEUA. The UWMP states that the region will increase its total water supply from 16,833 AF of water delivered in 2015 to 51,828AFY in 2040. Additionally, the UWMP provides a supply reliability analysis which includes future supply and demand comparisons for the service area. As shown in UWMP Table 5-5, Multiple Dry Years Supply and Demand Comparison, the projected 2040 multiple dry year water supply is 51,586AF while the projected 2040 multiple dry year water demand is approximately 36,364AF. As provided by Table 4-1 Existing Land Use Unit Demands of the Inland Empire Utilities Agency, Land Use Based Demand Model Development: Final Technical Memorandum, the proposed 40 condominiums and two single family units are anticipated to result in a total water demand of 12.46 per year on average. This would amount to approximately 0.034 percent of the anticipated multiple dry year water supply in 2040. Therefore, the District can expect to meet future demands through 2040 for all climatologic classifications. Furthermore, the Proposed Project is a conditionally permitted use within the General Plan and therefore associated water demands have already anticipated by the Monte Vista District and evaluated by the 2015 UWMP. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- c) **Less than Significant Impact.** According to the City of Montclair's Sewer Master Plan 2017, the Project Site is within the sewer service area of the City of Montclair. The City, through its Public Works Department, provides sewer service to residents and businesses within the City limits as well as the southerly unincorporated areas in the City's sphere of influence. The City also receives some flow from the City of Upland. The City owns, operates, and maintains a sanitary sewer collection system including approximately 87 miles of sewers. Among which, 80 miles of City sewers are within the City limits and the remaining seven miles of City sewers are located in the southerly unincorporated areas of the City. The majority of wastewater flows within the City are conveyed to a 21-inch trunk sewer along Roswell Avenue in the southwest corner of the City before being discharged to the regional Inland Empire Utilities Agency (IEUA) interceptor system. The remaining City wastewater flow is discharged to the regional IEUA interceptor on Phillips Boulevard east of Ramona Avenue.

The City of Montclair Public Works Sewer Maintenance Division would provide sewer maintenance to the Project Site via the existing eight-inch sewer line located in Bel Air Avenue along the southern portion of the Project Site as shown on the TTM 20267.

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

- d) **Less than Significant Impact.** Burrtec provides solid waste services for the City of Montclair and surrounding areas. The nearest landfill is the Mid-Valley Sanitary Landfill, located in Rialto. According to CalRecycle, the Mid-Valley Landfill has an estimated remaining capacity of 67,520,000 cubic yards with an approximate cease operation date of April 2033. The nearest Material Recovery Facilities (MRF) is West Valley Transfer Station in Fontana, which sorts and processes recyclable materials. As

provided by California Department of Resources Recycling and Recovery (CalRecycle), the proposed 40 condominiums and two Single-Family residential units are anticipated to produce approximately 142 pounds of solid waste per day. The Proposed Project's contribution of 142 pounds of solid waste per day would not substantially alter existing or future solid waste generation patterns or disposal services considering the maximum permitted throughput at the Mid-Valley Landfill and the availability of additional landfills in the region. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

The Proposed Project would also adhere to regional and state solid waste policies. The Proposed Project is subject to Assembly Bill 1327, Chapter 18, Solid Waste Reuse and Recycling Access Act of 1991 (Act). The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. Implementation of the waste reduction and recycling programs would reduce the amount of solid waste generated by the Proposed Project and diverted to landfills. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- e) **Less than Significant Impact.** The Proposed Project would be consistent with the Solid Waste Section IV: Circulation and Infrastructure Element of the County General Plan waste policies and goals. The Proposed Project would comply with all federal, state, and local statutes and regulations related to solid waste, including the Solid Waste Reuse and Recycling Access Act of 1991. The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. The Proposed Project does not propose any activities that would conflict with the applicable programmatic requirements. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>XX. WILDFIRE –</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially Impair and adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants, to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

landslides, as a result of runoff, post-fire slope instability or drainage changes?

**SUBSTANTIATION:** San Bernardino County, Hazards Overlay Map; LGC Geo-Environmental, Inc. February 20, 2019. Preliminary Infiltration Investigation Report; FEMA Flood Zone; Encompass Associates, Inc. February 28, 2019. Preliminary Water Quality Management Plan

- a) **No Impact.** The Project Site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County of San Bernardino. The Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan; therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- b) **No Impact.** With no major slopes. Elevations on-site range from approximately 939 feet above mean sea level (msl) in the northern portion of the Project Site to approximately 931 feet msl in the southern portion of the Project Site. Additionally, the Project Site is located within a predominantly developed region with no wildlands located on or adjacent to the Project Site. As shown in the San Bernardino County Land Use Plan: General Plan Hazard Overlays Map, the Project Site is not identified in an area associated with risk of wildland fire. Therefore, the Proposed Project is not anticipated to exacerbate wildfire risks, thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- c) **Less than Significant Impact.** The Project Site is located on the south side of Mission Boulevard between Vernon and Benson Avenues. Proposed off-site improvements include extending Bel Air Avenue to create a cul-de-sac and southerly site access (driveway), as well as installation of curb, gutter, and sidewalk improvements along the Project Site southern frontage. As stated in Section XIX(a), the Proposed Project will connect to existing utilities and service system infrastructure. Therefore, the Proposed Project is not anticipated to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary ongoing impacts to the environment. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** According to LGC's Infiltration Report the topography of the Proposed Project site is relatively level. Elevations range from approximately 939 feet above mean sea level (msl) in the northern portion of the Proposed Project Site to approximately 931 feet msl in the southern portion of the Proposed Project Site. As shown in the San Bernardino County Land Use Plan: General Plan Hazard Overlays Map, the Project Site is not identified in an area associated with risk of wildland fire. Additionally, the Project Site is not located within a 100-year FEMA Flood Zone Area and there are no dams, reservoirs, or large water bodies near the Project Site, as shown in the FEMA Flood Map. Furthermore, as stated in Section IX (Hydrology & Water Quality), The Preliminary WQMP calculates the required design capture volume (DCV) for stormwater at the Project Site is approximately 12,214 cubic feet. The WQMP states that above ground retention volume is anticipated to be approximately 6,472 cubic feet and the

underground retention volume is anticipated to be approximately 5,831 cubic feet. The infiltration drainage basins are anticipated to capture 100 percent of the runoff. Therefore, the Proposed Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE:</b>				
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION:</b> Jericho Systems, Inc. May 28, 2019. Biological Resources Assessment and Jurisdictional Waters Delineation; McKenna et al. May 7, 2019. Phase I Cultural Resources Investigation for the Tentative Track Map No. 20267				

a) **Less than Significant with mitigation incorporated.** In June 2019, Jericho prepared a Biological Resources Assessment (BRA) and Jurisdictional Delineation (JD) for the Proposed Project. Jericho concludes that vegetation on-site has the potential to support nesting birds and migratory birds protected under the MBTA. The Project Site also provides potential foraging habitat for raptors. As such, pre-construction surveys are warranted and recommended to reduce the potential impacts to nesting birds, should project implementation occur during the bird nesting season. Therefore, possible significant adverse impacts have been identified or are anticipated and Mitigation Measure BIO-1 is required as a condition of project approval, in accordance with the recommendations provided by Jericho, to reduce these impacts to a level below significant. The Proposed Project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, and reduce the number or restrict the range of a rare or endangered plant or animal with implementation of Mitigation Measure BIO-1. No additional mitigation is warranted.

In May 2019, McKenna et al. prepared an Historical/Archaeological Resources Survey Report for the Proposed Project. Based on the findings, McKenna et al. concludes that no “historical resources” will be impacted by the Proposed Project. However, the possibility of discovering significant examples of the major periods of California history or prehistory remains. Therefore, possible significant adverse impacts have been identified or anticipated and Mitigation Measure CR-1 through CR-2, listed in Section V, and Mitigation Measure TR-1 through TR-5, listed in Section XVIII are required as a condition of project approval to reduce these impacts to a level below significant; no additional mitigation is warranted.

b) **Less than Significant Impact.** Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

(a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Impacts associated with the Proposed Project would not be considered individually or cumulatively adverse or considerable. Impacts identified in this Initial Study can be reduced to a less than significant impact. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

c) **Less than Significant Impact.** The incorporation of design measures, County of San Bernardino policies, standards, and guidelines and proposed mitigation measures as identified within this Initial Study would ensure that the Proposed Project would have no substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis.

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*Mission Boulevard Initial Study*  
APN: 1011-351-02  
August 2019

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Jericho Systems, Inc. May 28, 2019. Biological Resources Assessment and Jurisdictional Waters Delineation.  
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LGC Geo-Environmental, Inc. December 28, 2018. Preliminary Soil Investigation Report. Prepared for Patrick  
Diaz.

LGC Geo-Environmental, Inc. February 20, 2019. Preliminary Infiltration Investigation Report. Prepared for  
Patrick Diaz.

McKenna et al. May 28, 2019. Phase I Cultural Resources Investigation for Tentative Tract Map No. 20267.  
Prepared for Lilburn Corporation.

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Corporation.

Urban Crossroads, June 25, 2019. Tract No. 20267 Vehicle Miles Travelled (VMT) Assessment. Prepared for  
Lilburn Corporation.

# **EXHIBIT F**

## **Comment Letter**

**From:** [Michael Diaz](#)  
**To:** [Valdez, Steven](#); [Patrick Diaz](#)  
**Cc:** [Christine Caldwell](#); [Joseph Rosales](#)  
**Subject:** RE: IS/MND for Crestwood Homes  
**Date:** Tuesday, August 27, 2019 2:56:19 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Steven

I have read the IS and have the following questions/requests to clarify portions of the document:

- Project Description and Land Use Section – discuss more precisely what the setback variance is – e.g., 25’ to 15 and why it is necessary? We are not necessarily opposed to the variance but we don’t see any discussion on the request.
- If RS 20K minimum is the zoning for the two SFR lots at the south end of the site, then why are the lots 13K and 15K apiece? Is there a variance for lot size? Other portions of the IS indicate that the two RS lots have a minimum of 20K (i.e., p. 15). The smaller sized parcels would be inconsistent with the City’s RS pre-zoning for the area and requirement for a minimum lot size of 20K per lot.

We read the discussion in the Land Use comments but don’t fully understand how the single family lots with RS zoning (20K) get an exemption from the requirements of the RM zone requirements. In our view, we don’t see the project as one multi-family project when the applicant is requesting the approval of two separate zoning districts with different and independent sets of development criteria and standards. Please explain.

- Rewrite response to Section VII Geology and Soils (e) to correctly indicate that the City of Montclair owns sewer lines in the area not MVWD. MVWD only provides water service. The City of Montclair issues the will serve letter for sewer, and IEUA handles sewer treatment (and charges

fees). Moreover, the discussion should include the requirement of the developer to obtain the approval of an Irrevocable Annexation Agreement with the City and LAFCO to allow a connection to the City's sewer line in Howard Avenue.

- Revise Utilities and Service Systems (XVIV) (a) and (c) to include discussion on sewer service being provided by the City via the approval of an out of agency Irrevocable Annexation Agreement with the City as discussed above.

Correction to Pg. 52 – Substantiation – Monte Vista (~~waster~~) Water District ;

Correction to Pg. 53(b) - The Monte Vista Water District

- Noise XIII (c) - Confirm with Ont-ALUCP that sound attenuation and overflight notifications to prospective homebuyers are not required. Our experience has been that these items have been required and built into the project.

If you have any questions, please let me know.



**Michael P Diaz**  
City Planner/Planning Manager  
City of Montclair  
(909) 625-9432

[mdiaz@cityofmontclair.org](mailto:mdiaz@cityofmontclair.org)

City Hall hours: Monday – Thursday, 7:00 a.m. – 6:00 p.m.



---

**From:** Valdez, Steven <Steven.Valdez@lus.sbcounty.gov>  
**Sent:** Monday, August 26, 2019 3:10 PM  
**To:** Michael Diaz <mdiaz@cityofmontclair.org>  
**Subject:** IS/MND for Crestwood Homes

Good Afternoon Michael,

Attached is the IS/MND for Crestwood that I sent to you a few weeks ago. The Final version does not vary from the draft sent to you previously.

Please review and let me know if you have comments.

Thanks,

**Steven Valdez**  
Senior Planner  
**Land Use Services Department**  
Phone: 909-387-4421  
Fax: 909-387-3223  
385 N. Arrowhead Ave  
San Bernardino, CA, 92415-0187



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# **EXHIBIT G**

## **Response Letter**

**From:** [Valdez, Steven](#)  
**To:** "Michael Diaz"; [Patrick Diaz](#)  
**Cc:** [Christine Caldwell](#); [Joseph Rosales](#)  
**Subject:** RE: IS/MND for Crestwood Homes  
**Date:** Tuesday, August 27, 2019 4:28:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

Michael,

Thanks for reviewing the IS/MND and providing comments. The answers to your questions are provided below.

Please let me know if you have additional questions.

Thanks again for providing comments.

**Steven Valdez**

Senior Planner  
**Land Use Services Department**  
Phone: 909-387-4421  
Fax: 909-387-3223  
385 N. Arrowhead Ave  
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**From:** Michael Diaz <[mdiaz@cityofmontclair.org](mailto:mdiaz@cityofmontclair.org)>  
**Sent:** Tuesday, August 27, 2019 2:56 PM  
**To:** Valdez, Steven <[Steven.Valdez@lus.sbcounty.gov](mailto:Steven.Valdez@lus.sbcounty.gov)>; Patrick Diaz <[pdiaz@crestwoodcommunities.com](mailto:pdiaz@crestwoodcommunities.com)>  
**Cc:** Christine Caldwell <[ccaldwell@cityofmontclair.org](mailto:ccaldwell@cityofmontclair.org)>; Joseph Rosales <[jrosales@cityofmontclair.org](mailto:jrosales@cityofmontclair.org)>  
**Subject:** RE: IS/MND for Crestwood Homes

Steven

I have read the IS and have the following questions/requests to clarify portions of the document:

- Project Description and Land Use Section – discuss more precisely what

the setback variance is – e.g., 25’ to 15 and why it is necessary? We are not necessarily opposed to the variance but we don’t see any discussion on the request. The major variance request is discussed on Pages 1, and 38.

***The Variance was necessary to allow for adequate on-site turning movements and aisle widths. Furthermore, the reduced setbacks provided a more pedestrian friendly environment, reduced hiding spaces in compliance with Crime Prevention Through Environmental Design (CPTED), and was consistent with existing development on Mission Boulevard. We will elaborate on the Major Variance in the Land Use Section of the MND.***

- If RS 20K minimum is the zoning for the two SFR lots at the south end of the site, then why are the lots 13K and 15K apiece? Is there a variance for lot size? Other portions of the IS indicate that the two RS lots have a minimum of 20K (i.e., p. 15). The smaller sized parcels would be inconsistent with the City’s RS pre-zoning for the area and requirement for a minimum lot size of 20K per lot.

We read the discussion in the Land Use comments but don’t fully understand how the single family lots with RS zoning (20K) get an exemption from the requirements of the RM zone requirements. In our view, we don’t see the project as one multi-family project when the applicant is requesting the approval of two separate zoning districts with different and independent sets of development criteria and standards. Please explain.

***The two single family homes proposed are included as part of the proposed development. The homes were included to improve the buffer between the existing homes on Bel Air Avenue and to allow for the completion of the existing street (Bel Air Avenue). Since the homes are part of the overall development (tract map) and under the CUP, the homes are exempt from the minimum lot size requirements in the RS-20M Zoning District. Furthermore, the gross lot area for the***

***two lots, includes areas within the perimeter of the subject property. Therefore, the gross lot areas is measured from the center line of the street (cul-de-sac) and not from the property line in this case. Although, the minimum lots sizes are still less than 20,000 square feet, when using the gross lot areas, the lot size for both parcels is greater than 19,000 square feet in size. The codes sections that apply are provided below.***

***Relevant Code Sections:***

***Subdivision in compliance with Conditional Use Permit. The **subdivision** of multi-family dwellings and mobile home parks in compliance with the conditions of an approved Conditional Use Permit shall not be held to the minimum parcel area requirements of the applicable land use zoning district.***

***Urban Areas. The area of parcels within the following urban land use zoning districts shall be that area included within the perimeter of the legal boundaries of the subject property***

***As for the two separate zones created on the project: The two homes were required to remain in the RS-20M to eliminate any non-conformities that would exist in the RM zone.***

- Rewrite response to Section VII Geology and Soils (e) to correctly indicate that the City of Montclair owns sewer lines in the area not MVWD. MVWD only provides water service. The City of Montclair issues the will serve letter for sewer, and IEUA handles sewer treatment (and charges fees). Moreover, the discussion should include the requirement of the developer to obtain the approval of an Irrevocable Annexation Agreement with the City and LAFCO to allow a connection to the City's sewer line in Howard Avenue.

***This MND will be modified and corrected as stated above.***

- Revise Utilities and Service Systems (XIV) (a) and (c) to include discussion on sewer service being provided by the City via the approval of an out of agency Irrevocable Annexation Agreement with the City as discussed above.

Correction to Pg. 52 – Substantiation – Monte Vista (waster) Water District ;

Correction to Pg. 53(b) - The Monte Vista Water District

***These will be corrected as well.***

- Noise XIII (c) - Confirm with Ont-ALUCP that sound attenuation and overflight notifications to prospective homebuyers are not required. Our experience has been that these items have been required and built into the project.

***An Avigation easement is required on all parcels and will be added as a Conditions of Approval. We will confirm with the Ont-ALUCP if notification is required for prospective homebuyers.***

If you have any questions, please let me know.



Michael P Diaz  
City Planner/Planning Manager  
City of Montclair  
(909) 625-9432

[mdiaz@cityofmontclair.org](mailto:mdiaz@cityofmontclair.org)

City Hall hours: Monday – Thursday, 7:00 a.m. – 6:00 p.m.



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**From:** Valdez, Steven <[Steven.Valdez@lus.sbcounty.gov](mailto:Steven.Valdez@lus.sbcounty.gov)>

**Sent:** Monday, August 26, 2019 3:10 PM

**To:** Michael Diaz <[mdiaz@cityofmontclair.org](mailto:mdiaz@cityofmontclair.org)>

**Subject:** IS/MND for Crestwood Homes

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Please review and let me know if you have comments.

Thanks,

**Steven Valdez**

Senior Planner

**Land Use Services Department**

Phone: 909-387-4421

Fax: 909-387-3223

385 N. Arrowhead Ave

San Bernardino, CA, 92415-0187



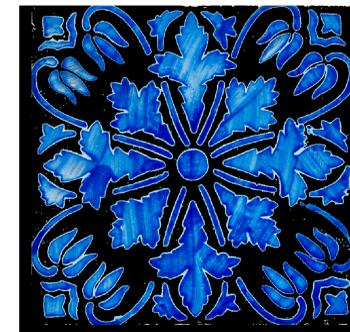
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# **EXHIBIT H**

## **Project Plans**



3rd Submittal - September 11, 2019

# Tentative Tract Map Application

P2019-00161 / GPA / CUP / TM

## Tract 20267

APN: 1011-351-02

5553 W. Mission Blvd., Montclair/Ontario, CA

Applicant:



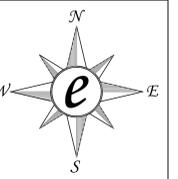
SEPTEMBER 2018  
APN 1011-351-02-0-000

# TENTATIVE TRACT MAP TENTATIVE TRACT NO.20267

40 UNITS FOR RESIDENTIAL CONDOMINIUM AND 2 UNITS FOR SINGLE-FAMILY PURPOSES  
IN THE COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA  
BEING A SURVEY OF LOT 2, BLOCK 19 AND THE EAST 10' OF LOT 2, BLOCK 19 OF MONTE VISTA TRACT NO. 2,  
RECORDED IN BOOK 16, PAGES 32 & 33 OF MAPS IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN  
BERNARDINO, STATE OF CALIFORNIA.

3 LOTS  
4.70 AC(GROSS)  
4.65 AC(NET)

OFFICIAL USE ONLY



GRAPHIC SCALE  
0 15 30  
( IN FEET )  
1 INCH = 30 FT.

ENCOMPASS ASSOCIATES, INC.



DEVELOPER  
**CRESTWOOD CORPORATION**  
510 W. CITRUS EDGE ST.  
GLENORA CA 91740  
626.914.1943/FAX 626.335.9320

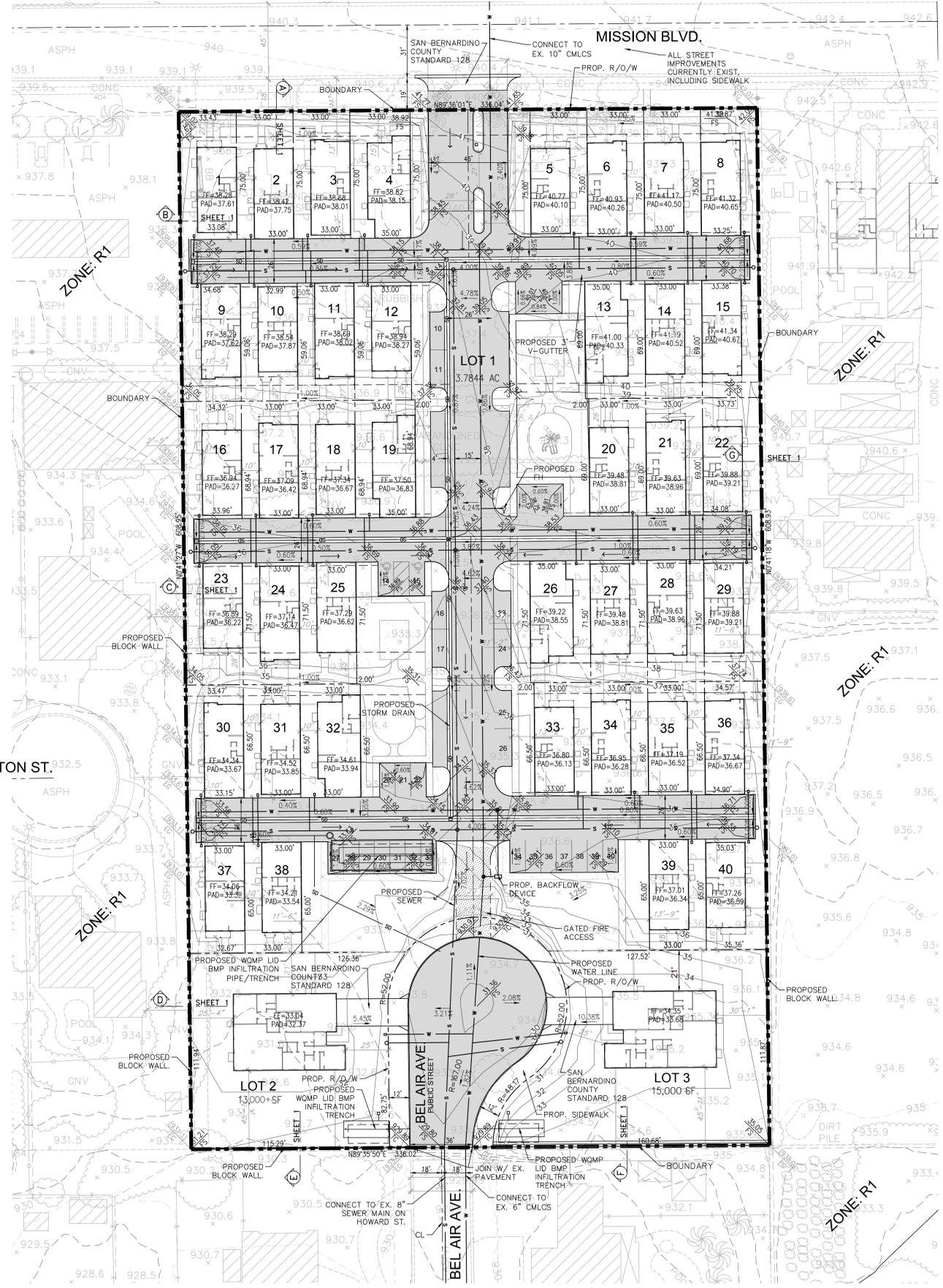
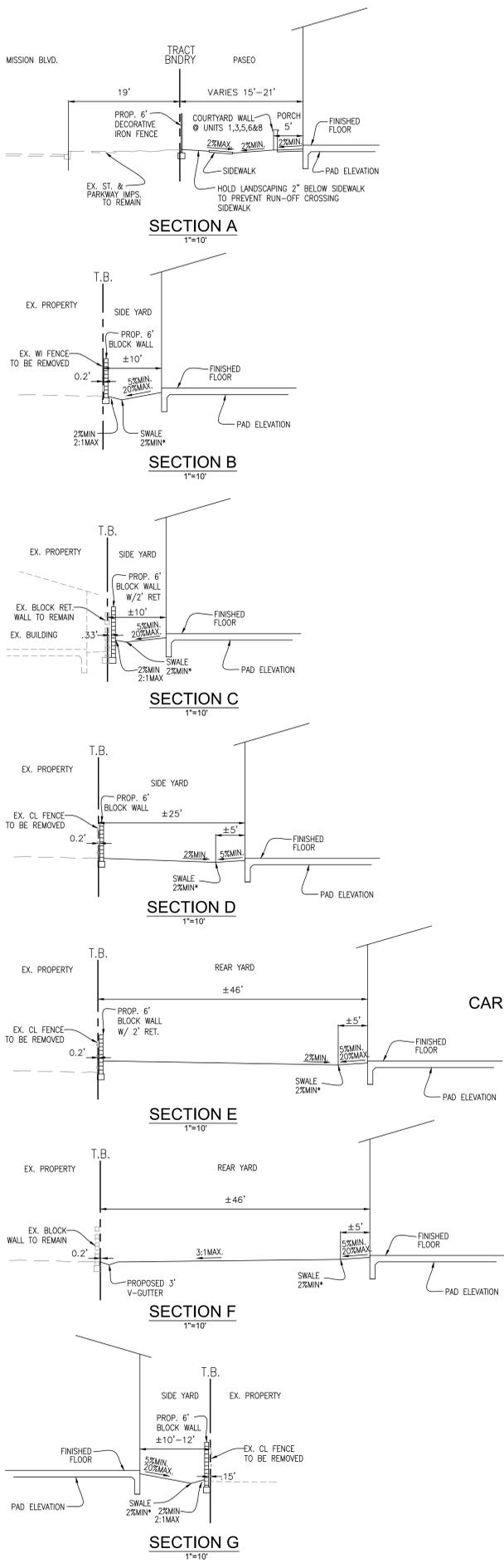
TENTATIVE TRACT 20267  
TENTATIVE TRACT MAP

VERSION HISTORY

3/19 INITIAL SUBMITTAL

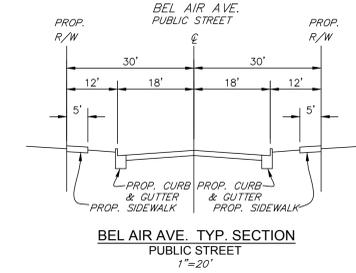
SHEET

1



VICINITY MAP  
N.T.S.

- NOTES
1. FIELD TOPOGRAPHY AND BOUNDARY SURVEY CONDUCTED BY KELSE AND ASSOCIATES, INC. BOUNDARY INFORMATION IS BASED ON FOUND MONUMENTS AND PER RECORD DOCUMENTS.
  2. A PORTION OF THIS MAP IS FOR RESIDENTIAL CONDOMINIUM PURPOSES. 42 UNITS ARE PROPOSED. UNIT OWNERSHIP AND A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED FOLLOWING STATE DEPARTMENT OF REAL ESTATE CODE.
  3. CURRENT ZONING: NORTH HALF: CG SOUTH HALF: RS-20M (20,000)
  4. PROPOSED ZONING: RM AND RS RESIDENTIAL
  5. SUBDIVIDER RESERVES THE RIGHT TO RECORD MULTIPLE FINAL MAPS



BEL AIR AVE. TYP. SECTION  
PUBLIC STREET  
1"=20'

LEGEND

TB	TRACT BOUNDARY
PL	PROPERTY LINE
R/W	RIGHT OF WAY
CL	CENTERLINE
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
INW	PIPE INVERT
FG	FINISH GRADE
ES	EXISTING SURFACE
EG	EXISTING GROUND
PAD	PAD ELEVATION
FF	FINISH FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
HP	HIGH POINT
TRW	TOP OF RETAINING WALL
TF	TOP OF FOOTING
97.61	INDICATES PROPOSED ELEVATION
(97.61)	INDICATES EXISTING ELEVATION
SD	PROPOSED STORM DRAIN
SD	EXISTING STORM DRAIN
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
F	PROPOSED FIRE LINE
F	EXISTING FIRE LINE
S	PROPOSED SEWER LINE
S	EXISTING SEWER LINE
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	RIGHT-OF-WAY
---	CENTERLINE
---	RETAINING WALL
---	INDICATES EXTRA DEPTH FOOTING
---	ADA PATH OF TRAVEL
---	PHASE LIMITS
---	CONCRETE
---	AC PAVEMENT

UTILITY PROVIDER LIST

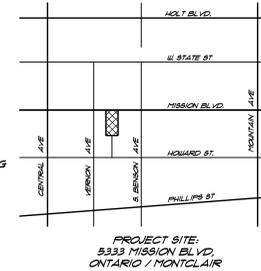
ELECTRICAL POWER	SOUTHERN CALIFORNIA EDISON 1341 EAST FRANCIS STREET ONTARIO, CA 91761	909.930.8591
TELEPHONE SERVICE	VERIZON 1400 EAST PHILLIPS BOULEVARD BLDG 1A POMONA, CA 91766-5432	909.469.6334
NATURAL GAS	SOUTHERN CALIFORNIA GAS CO. 13925 12TH STREET CHINO, CA 91710	909.613.1537
CABLE MEDIA SERVICES	TIME WARNER CABLE 3430 E. MIRALOMA AVE. ANAHEIM, CA 92806	1.888.892.2253
WATER SERVICE	MONTE VISTA WATER DISTRICT 10575 CENTRAL AVE. PO BOX 71 MONTCLAIR, CA 91763	909.624.0035
SEWER SERVICE	CITY OF MONTCLAIR 5111 BENITO STREET PO BOX 2308 MONTCLAIR, CA 91763 ENVIRONMENTAL MANAGER 909.625.9446	909.625.9471

LEGAL DESCRIPTION  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED SAN BERNARDINO IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS. LOT 2 AND THE EAST 10 FEET OF LOT 1, IN BLOCK 19 OF MONTE VISTA TRACT NO. 2, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT IN BOOK 16 OF MAPS, PAGE 33 RECORDS OF SAID COUNTY. EXCEPT THE NORTH 15 FEET THEREOF.

SITE INFORMATION

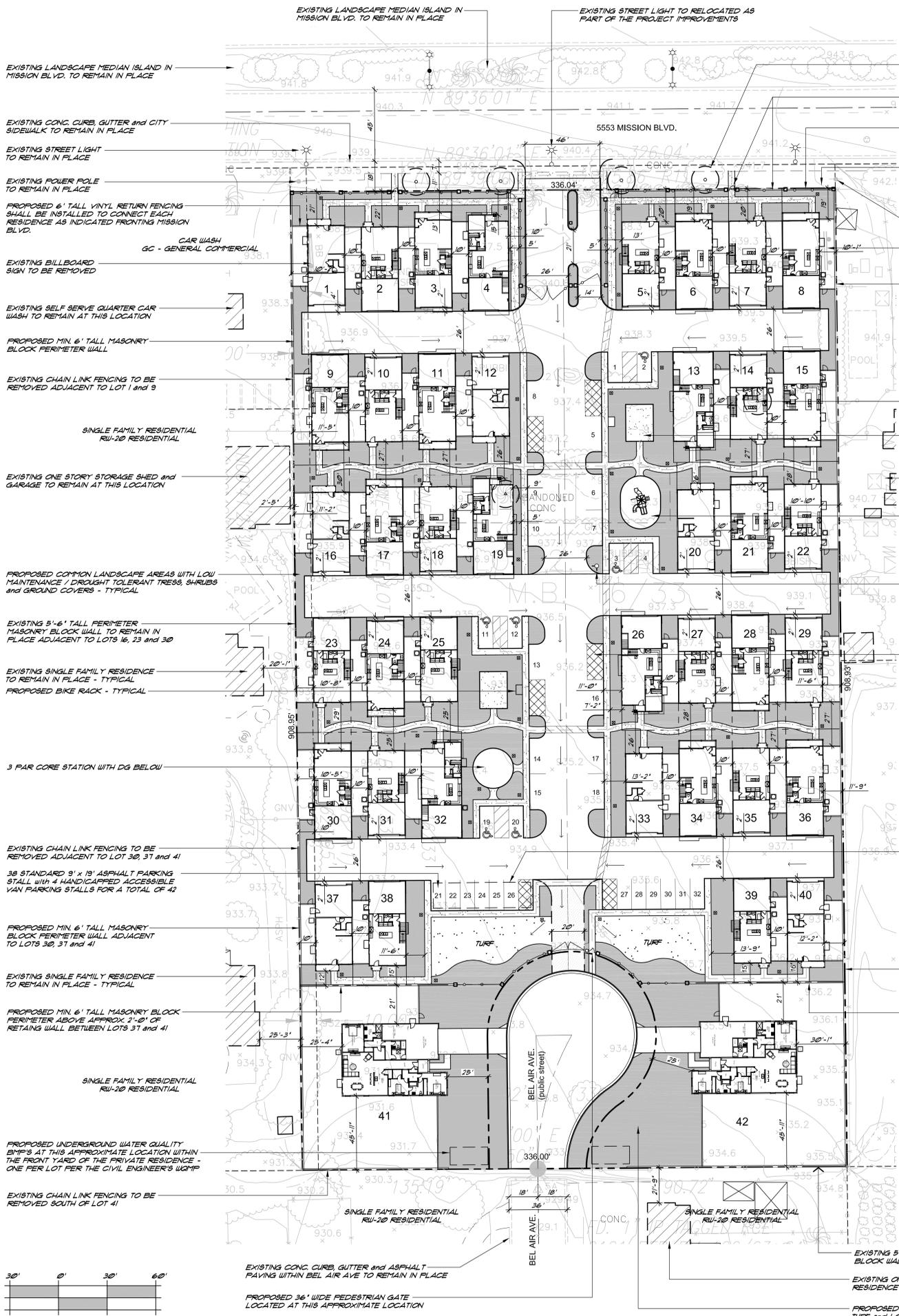
APN	1011-351-02-0-000
AREA	204,619 SF / 4.70 AC
IMPERVIOUS AREA	41,280 SF (XX%)
OWNER/DEVELOPER:	CRESTWOOD CORPORATION 510 WEST CITRUS EDGE STREET GLENORA, CA 91740 TERRY KENT 626.914.1943
CIVIL ENGINEER/ MAP PREPARED BY:	ENCOMPASS ASSOCIATES, INC. 5699 COUSINS PLACE RANCHO CUCAMONGA, CA 91737 AARON SKEERS 909.684.0093
LAND SURVEYOR	KELSE & ASSOCIATES, INC. 1835 FIRST ST. NORCO CA 92860 ROBERT KELSE 951-736-2164
SOILS ENGINEER:	LGC GEO-ENVIRONMENTAL, INC. 2750 COMMERCE CENTER DR. #128 TEMECULA, CA 92590 ROBERT L. GREGOIRE II 951.297.2450

VICINITY MAP



UTILITIES:

- ELECTRIC: SCE Redlands-Kansas Service Center
GAS: SO CAL GAS CO
TELEPHONE: FRONTIER COMMUNICATIONS, INC.
CABLE: SPECTRUM (TIME WARNER)
WATER SERVICE: MONTE VISTA WATER DISTRICT
SEWER SERVICE: CITY OF MONTCLAIR
SOLID WASTE: BURRTEC WASTE INDUSTRIES, INC.



- (1) EXISTING CARROT WOOD TREES TO REMAIN - PROTECT IN PLACE ALONG MISSION BLVD.
PROPOSED 5'-10" TALL TUBULAR STEEL FENCING WITH MASONRY PLASTER SHALL BE LOCATED ON THE FRONT PROPERTY LINE AS INDICATED.
EXISTING CHAIN LINK FENCING TO BE REMOVED ALONG THE ENTIRE NORTH PROPERTY LINE FRONTING MISSION BLVD.
EXISTING PARKWAY LANDSCAPE AREA TO BE IMPROVED AND INCORPORATED IN THE PROPOSED ON-SITE HOA AND LANDSCAPE MAINTENANCE OF THE PROJECT.
EXISTING POWER POLE TO REMAIN IN PLACE
EXISTING BILLBOARD SIGN TO BE REMOVED
PROPOSED 6'-8" MASONRY BLOCK PERIMETER WALL TO BE INSTALLED ALONG THE ENTIRE EAST PROPERTY LINE
MOBILE HOME PARK GC - GENERAL COMMERCIAL

- (2) EXISTING WASHINGTONIA ROBUSTA PALM TREES 12" DIA. X 60' TO BE REMOVED
PROPOSED OVERHEAD WOOD TRELLIS WITH PICNIC TABLES AND CONC. SLAB BELOW
EXISTING MOBILE HOME PART TO REMAIN IN PLACE ADJACENT TO LOTS 8, 16, 22 AND 23
PROPOSED TOT LOT
PROPOSED FIRE HYDRANT
SOLID WASTE CONTAINER PICK UP AREA - TYPICAL EACH SPACE SHALL BE DESIGNATED FOR TRASH CONTAINERS ONLY WITH 4" INCH CONCRETE CURB SEPARATING THE CONTAINER AREA FROM THE ADJACENT PARKING SPACE AND PAINTED ACCORDINGLY FOR TRASH CONTAINER ONLY

- PROPOSED UNDERGROUND WATER QUALITY BMP'S AT THIS APPROXIMATE LOCATION PER THE CIVIL ENGINEER'S WQMP
VACANT LAND CITY OF ONTARIO RESIDENTIAL RURAL
PROPOSED MIN. 6" TALL MASONRY BLOCK PERIMETER WALL
PROPOSED MIN. 6" TALL MASONRY BLOCK PERIMETER ABOVE APPROX. 2'-0" OF RETAINING WALL BETWEEN LOTS 37 AND 41
PROPOSED UNDERGROUND WATER QUALITY BMP'S AT THIS APPROXIMATE LOCATION WITHIN THE FRONT YARD OF THE PRIVATE RESIDENCE - ONE PER LOT PER THE CIVIL ENGINEER'S WQMP
EXISTING CHAIN LINK FENCING TO BE REMOVED SOUTH OF LOT 41
PROPOSED FRONT YARD LANDSCAPING WITH MINIMAL TURF AND LOW MAINTENANCE / DROUGHT TOLERANT TREES, SHRUBS AND GROUND COVERS - TYPICAL

ZONING INFO table with columns: ITEM, ON-SITE, NORTH, SOUTH, EAST, WEST. Rows include ZONING, GP DESIGNATION, EXISTING USE, and PROPOSED.

3 PARKING SPACE REQUIREMENTS table and LOT COVERAGE INFORMATION table. Includes rows for TYPE, COVERED GARAGES, GUEST, HANDICAPPED, PROJECT SIZE, and various coverage percentages.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SAN BERNARDINO IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 2 AND THE EAST 10 FEET OF LOT 1, IN BLOCK 19 OF MONTE VISTA TRACT NO. 2, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT BOOK 16 OF MAP, PAGE 33 RECORDS OF SAID COUNTY, EXCEPT THE NORTH 15 FEET THEREOF. APN(S): 1011-351-02-0000

NO EASEMENTS EXIST ON-SITE
NO SIGNS PROPOSED FOR THE PROJECT
NO PROTECTED TREES/PLANTS ON-SITE

PROJECT INFO

- a) APN: 1011-351-02
b) GENERAL PLAN AMENDMENT, CONDITIONAL USE PERMIT AND TENTATIVE TRACT MAP APPLICATIONS, PROPOSED USE IS DETACHED SINGLE FAMILY RESIDENTIAL 42 SFR WITH A TOTAL SQUARE FOOTAGE OF 82,286 SF COMBINED.
c) APPLICANT: PATRICK J. DIAZ WITH CRESTWOOD COMMUNITIES
d) PREPARER: PATRICK J. DIAZ WITH CRESTWOOD COMMUNITIES



SCALE: 1" = 30'



REVISION table with columns: NO., DATE, DESCRIPTION.

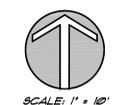
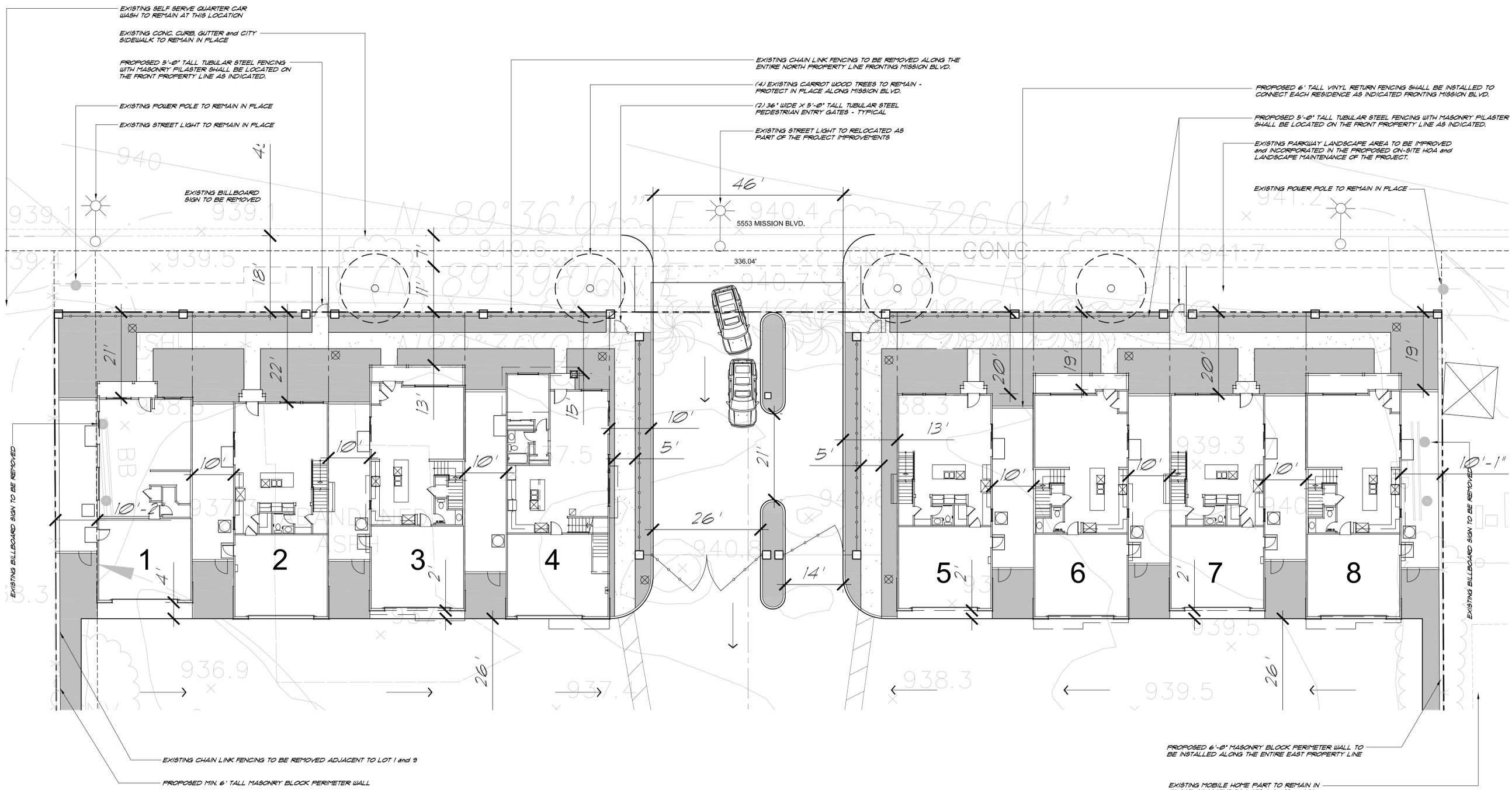
COMMENTS: PER PLANNING REVIEW COMMENTS 04.04.19, PER PLANNING REVIEW COMMENTS 07.03.19

ENCLOSURE OF RECORD: Enccompass Associates, Inc. Civil Engineering

PROPERTY DOCUMENTS OF RECORD: CRESTWOOD COMMUNITIES

THESE PLAN DRAWINGS ARE PROPRIETARY DOCUMENTS OF CRESTWOOD COMMUNITIES

PROJECT TITLE: Tract 20267 - 5553 Mission Blvd.
DATE: 02/19/2019
SHEET: 1
SITE PLAN



REVISION	DATE	COMMENTS
Δ	06/02/19	PER PLANNING REVIEW COMMENTS 04.04.19
Δ	08/11/19	PER PLANNING REVIEW COMMENTS 07.03.19

OWNER  
**C & C INVESTMENTS 2001, LLC**  
908 REGAL CANYON DR  
WALNUT CA 91789

DEVELOPER OF RECORD  
**Encompass Associates, Inc.**  
Civil Engineering  
5699 Cousins Place  
Rancho Cucamonga, CA 91737  
909-684-0093

DEVELOPER OF RECORD  
**CRESTWOOD COMMUNITIES**  
510 W. CITRUS EDGE STREET  
GLEN DORA, CA 91740  
626-914-1943

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PROJECT TITLE: **Tract 20267 - 5553 Mission Blvd.**

DATE: 02/19/2019

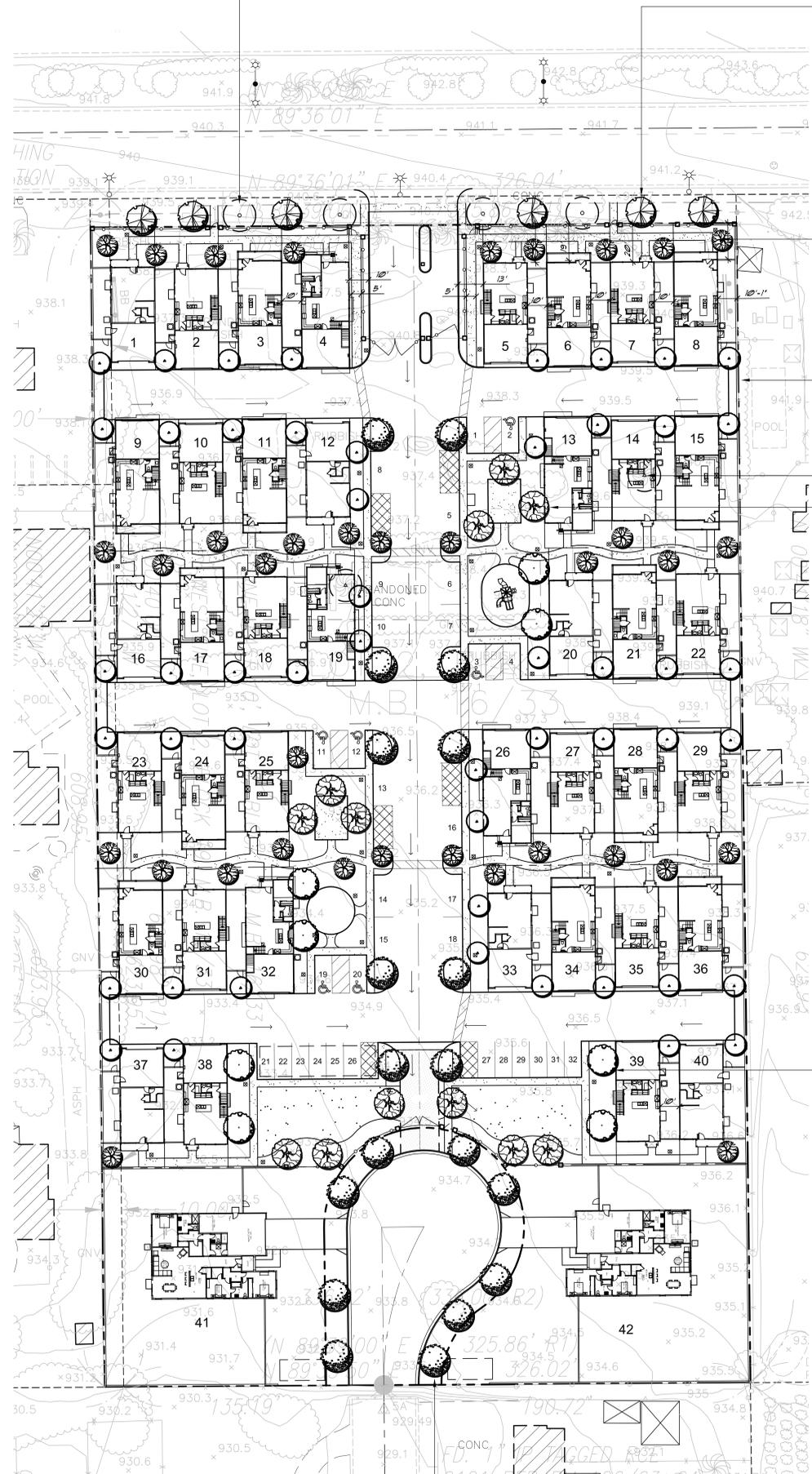
SCALE: 1" = 10'

REGISTERED LANDSCAPE ARCHITECT  
PATRICK J. DIAZ  
LA 3880  
Exp. 3/31/20

**SITE PLAN - ENLARGEMENT**

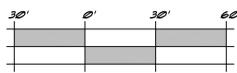
(1) EXISTING CARROT WOOD TREES TO REMAIN - PROTECT IN PLACE ALONG MISSION BLVD.

COUNTY DESIGNATED STREET TREE TO MATCH EXISTING (I.E. CARROTWOOD TREE)



**PLANTING PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>TREES:</b>			
A. AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	STANDARD
B. CERCIS C. FOREST PANSY	DWARF EASTERN REDBUD	15 GALLON	STANDARD
C. CUPANOPSIS ANACARDIODES	CARROT WOOD TREE	15 GALLON	STANDARD
D. KOELREUTERIA FANICULATA	GOLDENRAIN TREE	15 GALLON	STANDARD
E. LAURUS NOBILIS	GRAPE MYRTLE	15 GALLON	MULTI-TRUNK
F. PLATANUS RACEMOSA	WESTERN SYCAMORE	24" BOX	MULTI-TRUNK
<b>SHRUBS:</b>			
1. ALYSSUM HUEGELII	BLUE HIBISCUS	5 GAL	
2. ANIGONANTHUS FLAVIDUS	KANGAROO PAW	5 GAL	
3. BOUGAINVILLEA SPECIES	BOUGAINVILLEA	5 GAL	
4. CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	
5. CEANOTHUS S. H. 'YANKEE POINT'	CALIFORNIA LILAC	5 GAL	
6. CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL	
7. CUPHEA HYSSOPIFOLIA	MEXICAN HEATHER	5 GAL	
8. DIETES BICOLOR	FORNIGHT LILY	5 GAL	
9. DODONAEA VIBICOSA 'PURPUREA'	HORSERADISH BUSH	5 GAL	
10. HETEROCALLIS SPECIES	DAYLILY	5 GAL	RED, YELLOW & ORANGE
11. LANTANA 'LEMON SWIRL'	YELLOW TRAILING LANTANA	5 GAL	
12. LANTANA 'M. ALBA'	WHITE TRAILING LANTANA	5 GAL	
13. MUELENBERGIA C. 'REGAL MIST'	REGAL MIST DEERE GRASS	5 GAL	
14. NANDINA D. 'COMPACTA'	HEAVENLY BAMBOO	5 GAL	
15. OSMANTHUS FRAGRANS	SWEET OLIVE	5 GAL	
16. PHOTINIA FRASERII	PHOTINIA	5 GAL	
17. PRUNUS CAROLINIANA	CAROLINA CHERRY	5 GAL	
18. ROSA SPECIES	ICEBERG SHRUB ROSE	5 GAL	WHITE FLOWER
19. SALVIA GREGGII 'ALBA'	AUTUMN SAGE 'WHITE'	5 GAL	WHITE FLOWER
20. TULBAGHIA V. 'VARIEGATA'	VARIEGATED SOCIETY GARLIC	5 GAL	
<b>VINES:</b>			
V-1 FICUS FUMILA	CREeping FIG	5 GAL	



SCALE: 1" = 30'



REVISION	DATE	COMMENTS
1	06.02.19	PER PLANNING REVIEW COMMENTS 04.04.19
2	06.11.19	PER PLANNING REVIEW COMMENTS 07.03.19

**C & C INVESTMENTS 2001, LLC**  
 906 REGAL CANYON DR  
 WALNUT CA 91789

**Encompass Associates, Inc.**  
 Civil Engineering  
 5699 Cousins Place  
 Rancho Cucamonga, CA 91737  
 909-684-0083

**CRESTWOOD COMMUNITIES**  
 510 W. CITRUS EDGE STREET  
 GLEN DORA, CA 91740  
 626-914-1943

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PROJECT: Tract 20267 - 5553 Mission Blvd.  
 DATE: 02/19/2019  
 SHEET: 4  
**PRELIMINARY LANDSCAPE SITE PLAN**

(1) EXISTING CARROT WOOD TREES TO REMAIN - PROTECT IN PLACE ALONG MISSION BLVD.

COUNTY DESIGNATED STREET TREE TO MATCH EXISTING (I.E. CARROTWOOD TREE)



MULTI-TRUNK FLOWERING ACCENT TREE  
CERCIS - EASTERN REDBUD

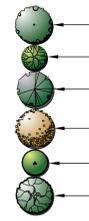
MULTI-TRUNK FLOWERING ACCENT TREE - (I.E. GRAPE MYRTLE OR EASTERN REDBUD)

(2) EXISTING WASHINGTONIA ROBUSTA PALM TREES 12" DIA. X 60' TO BE REMOVED

MULTI-TRUNK DECIDUOUS ACCENT TREE  
WESTERN SYCAMORE TREE

EVERGREEN SHADE TREE  
PEPPERMINT TREE

DECIDUOUS FLOWERING ACCENT TREE  
GOLDENRAIN TREE

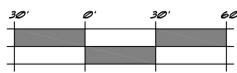


**PLANTING PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>TREES</b>			
A. AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	STANDARD
B. CERCIS C. FOREST PANSY	DWARF EASTERN REDBUD	18 GALLON	STANDARD
C. CUPANOPSIS ANACARDIODES	CARROT WOOD TREE	18 GALLON	STANDARD
D. KOELREUTERIA PANICULATA	GOLDENRAIN TREE	18 GALLON	STANDARD
E. LAGERSTROEMIA 'CATALPA'	GRAPE MYRTLE	18 GALLON	MULTI-TRUNK
F. FLATANUS RACEMOSA	WESTERN SYCAMORE	24" BOX	MULTI-TRUNK

BOTANICAL NAME	COMMON NAME	SIZES	REMARKS
<b>SHRUBS:</b>			
1. ALYSSUM HUEGELII	BLUE HIBISCUS	5 GAL	
2. ANGOZANTHUS FLAVIDUS	KANGAROO PAW	5 GAL	
3. BOUGAINVILLEA SPECIES	BOUGAINVILLEA	5 GAL	
4. CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	
5. CEANOTHUS S. H. 'YANKEE POINT'	CALIFORNIA LILAC	5 GAL	
6. CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL	
7. CUPHEA HYSSOPIFOLIA	MEXICAN HEATHER	5 GAL	
8. DIETES BICOLOR	HORINGHILL LILY	5 GAL	
9. DODONAEA VIBICOSA 'PURPUREA'	HORSERADISH BUSH	5 GAL	
10. HEMEROCALLIS SPECIES	DAYLILY	5 GAL	RED, YELLOW & ORANGE
11. LANTANA 'LEMON SWIRL'	YELLOW TRAILING LANTANA	5 GAL	
12. LANTANA 'M. ALBA'	WHITE TRAILING LANTANA	5 GAL	
13. MUELENBERGIA C. 'REGAL MIST'	REGAL MIST DEERE GRASS	5 GAL	
14. NANDINA D. 'COMPACTA'	HEAVENLY BAMBOO	5 GAL	
15. OSTANTHUS FRAGRANS	SWEET OLIVE	5 GAL	
16. PHOTINIA FRAGRANS	PHOTINIA	5 GAL	
17. PRUNUS CAROLINIANA	CAROLINA CHERRY	5 GAL	
18. ROSA SPECIES	ICEBERG SHRUB ROSE	5 GAL	WHITE FLOWER
19. SALVIA GREGGII 'ALBA'	AUTUMN SAGE 'WHITE'	5 GAL	WHITE FLOWER
20. TULBAGHIA V. 'VARIEGATA'	VARIEGATED SOCIETY GARLIC	5 GAL	

BOTANICAL NAME	COMMON NAME	SIZES	REMARKS
<b>VINES:</b>			
V-1. FIGUS FUMILA	CREeping FIG	5 GAL	



SCALE 1" = 30'



REVISION	DATE	COMMENTS
1	06/02/19	PER PLANNING REVIEW COMMENTS 04/04/19
2	08/11/19	PER PLANNING REVIEW COMMENTS 07/03/19

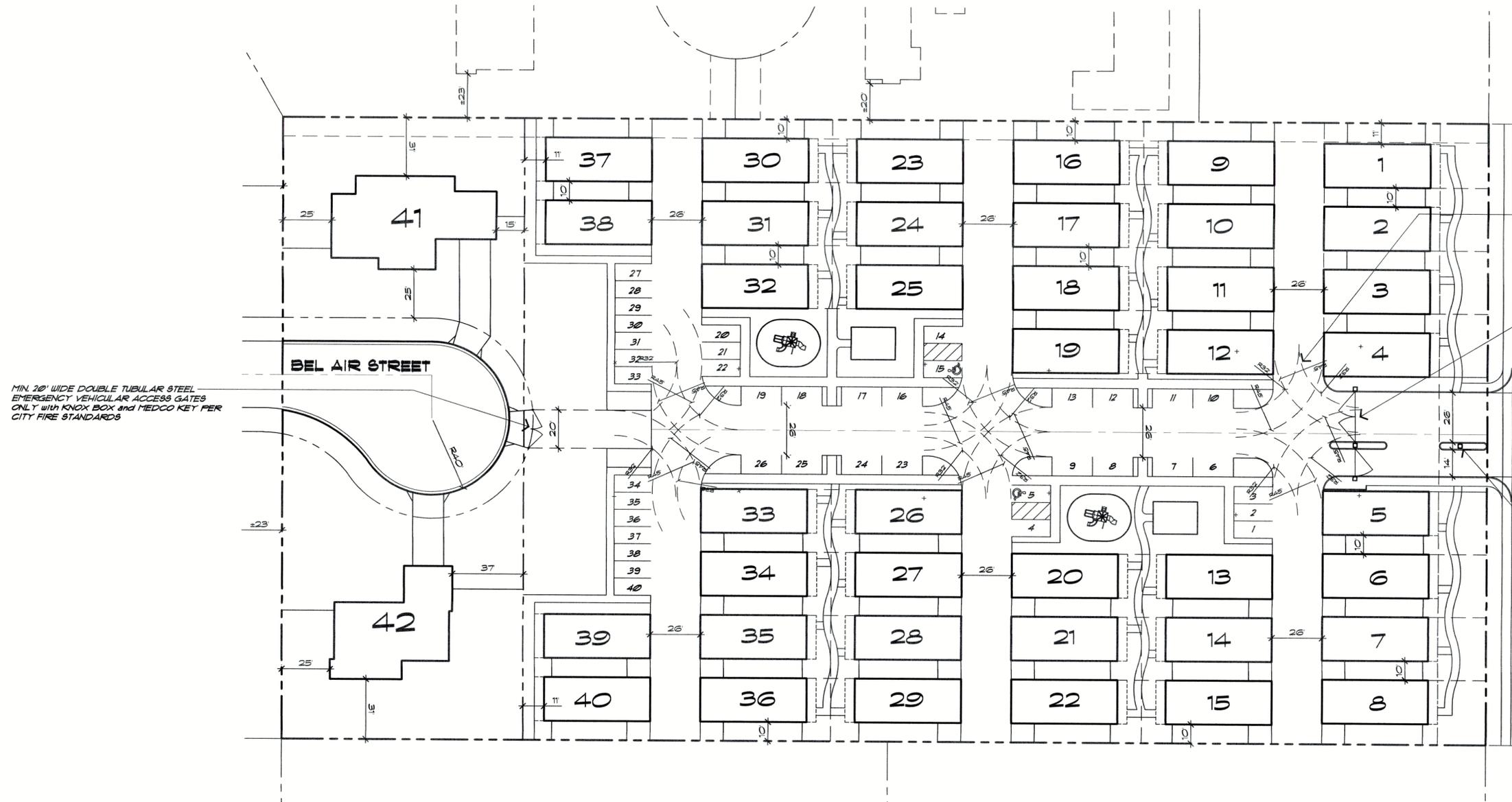
**C & C INVESTMENTS 2001, LLC**  
908 REGAL CANYON DR  
WALNUT CA 91789

**Encompass Associates, Inc.**  
Civil Engineering  
5699 Cousins Place  
Rancho Cucamonga, CA 91737  
909-684-0093

**CRESTWOOD COMMUNITIES**  
510 W. CITRUS EDGE STREET  
GLENDORA, CA 91740  
626-914-1943

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PROJECT: Tract 20267 - 5553 Mission Blvd.  
DATE: 02/19/2019  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: [Blank]  
SHEET: 4  
**PRELIMINARY LANDSCAPE SITE PLAN**



MIN 20' WIDE DOUBLE TUBULAR STEEL EMERGENCY VEHICULAR ACCESS GATES ONLY WITH KNOX BOX and MEDCO KEY PER CITY FIRE STANDARDS

CITY FIRE TURNING RADIUS STANDARDS, 45 FEET EXTERIOR and 32 FEET INTERIOR - TYP.

26' WIDE DOUBLE AUTOMATIC TUBULAR STEEL VEHICULAR ACCESS GATES WITH KNOX BOX and MEDCO KEY PER CITY FIRE STANDARDS

INTERCOM and ACCESS KEY PAD ASSEMBLY LOCATION WITH EMERGENCY VEHICLE ACCESS MEDCO KEY PER CITY FIRE STANDARDS

**APPROVED**

City of Montclair Fire Department

PERMIT NUMBER: N/A

Approval is given Subject to all City Ordinances and State laws regulating construction. Any omissions or errors on these plans and/or specifications does not release owner or authorized agent from full compliance with subject ordinance or laws. This plan must remain on the job site at all times or inspection cannot be made.

Reviewed By: S.S. Title: DFM  
Date: 2-6-19

**PROJECT NOTES:**

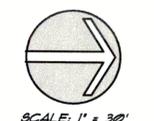
HOA WILL BE ESTABLISHED TO MAINTAIN THE ENTRY GATES and PERIMETER FENCING.

40 DETACHED CONDO UNITS

2 SINGLE FAMILY RESIDENCES ON QUARTER ACRE LOTS ON BEL AIR STREET

EMERGENCY VEHICLE ACCESS THROUGH THE CUL-DE-SAC ON BEL AIR AS THE SECONDARY ENTRY

THERE WILL BE INDIVIDUAL HOMEOWNER TRASH RECEPTACLES FOR ALL TRASH PICKUPS. NO TRASH ENCLOSURES HAVE BEEN PROPOSED FOR THE PROJECT.



REVISION	DATE	COMMENTS
1		

OWNER:  
**C & C INVESTMENTS**  
2001, LLC  
906 REGAL CANYON DR  
WALNUT CA, 91789

ENGINEER OF RECORD:  
**Encpass Associates, inc.**  
Civil Engineering  
5699 Cousins Place  
Rancho Cucamonga, CA 91737  
909-684-0093

DEVELOPER OF RECORD:  
**CRESTWOOD COMMUNITES**  
510 W. CITRUS EDGE STREET  
GLEN DORA, CA 91740  
626-914-1943

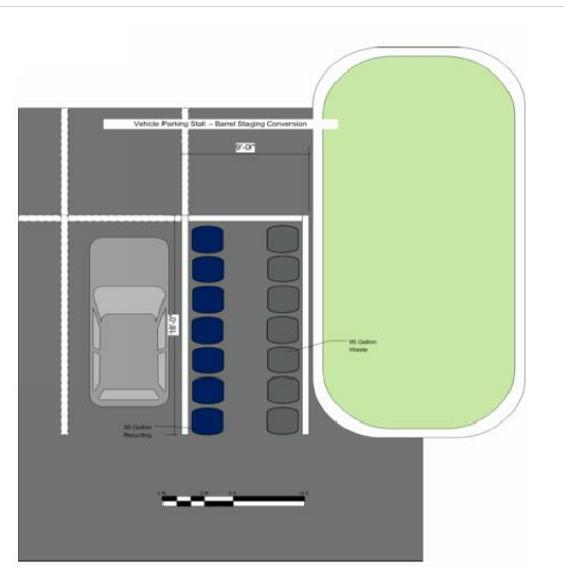
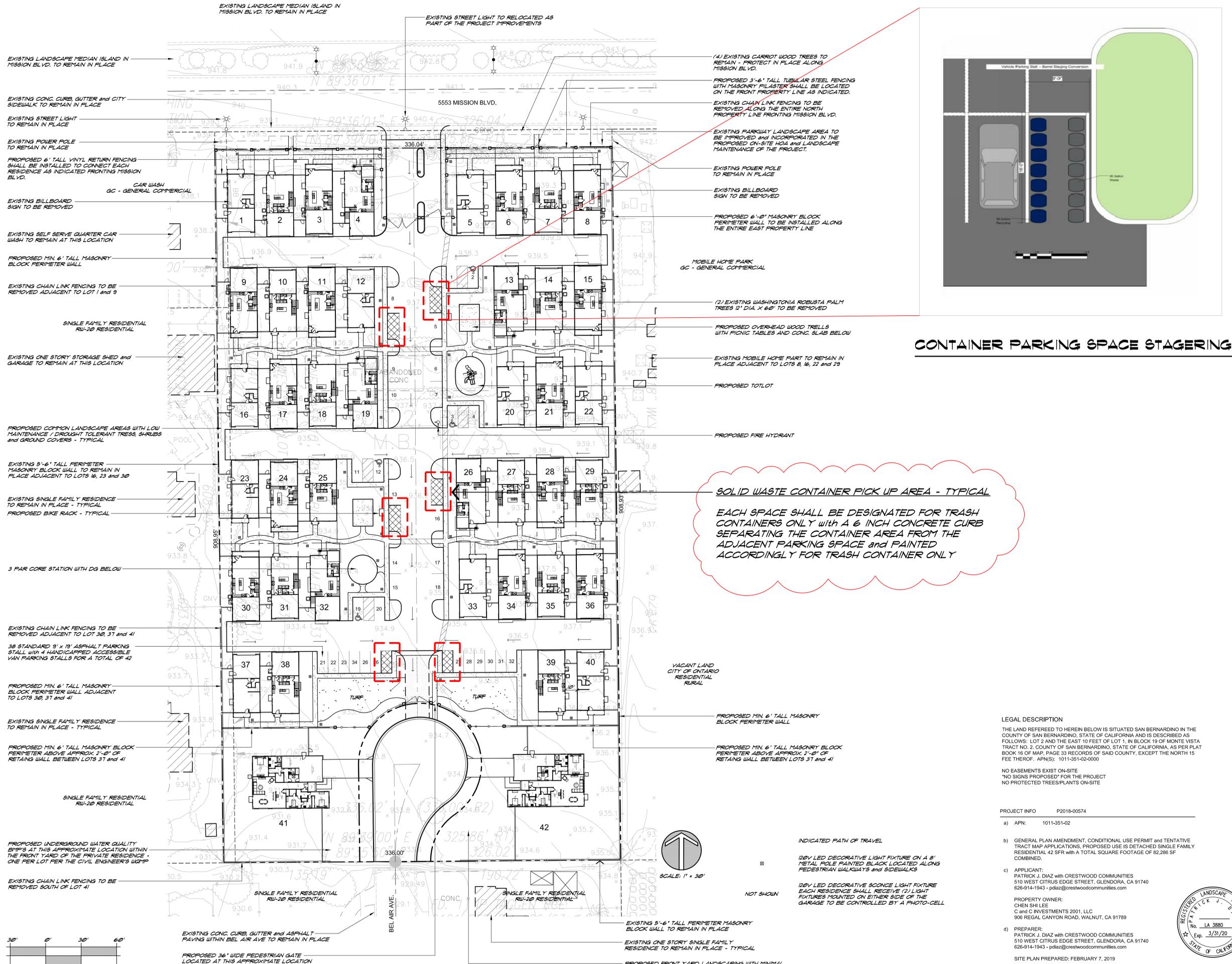
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PROJECT TITLE: **Tract 20267 - 5553 Mission Blvd.**

DATE: 01/24/2019

TITLE: **WALL PLAN**

**11**



**SOLID WASTE CONTAINER PICK UP AREA - TYPICAL**

EACH SPACE SHALL BE DESIGNATED FOR TRASH CONTAINERS ONLY with a 6 INCH CONCRETE CURB SEPARATING THE CONTAINER AREA FROM THE ADJACENT PARKING SPACE and PAINTED ACCORDINGLY FOR TRASH CONTAINER ONLY

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SAN BERNARDINO IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 2 AND THE EAST 10 FEET OF LOT 1, IN BLOCK 19 OF MONTE VISTA TRACT NO. 2, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT BOOK NO. 16 OF MAP, PAGE 33 RECORDS OF SAID COUNTY, EXCEPT THE NORTH 15 FEET THEREOF. APN(S): 1011-351-02-0000

NO EASEMENTS EXIST ON-SITE  
 "NO SIGNS PROPOSED" FOR THE PROJECT  
 NO PROTECTED TREES/PLANTS ON-SITE

**PROJECT INFO** P2018-00574

a) APN: 1011-351-02

b) GENERAL PLAN AMENDMENT, CONDITIONAL USE PERMIT and TENTATIVE TRACT MAP APPLICATIONS, PROPOSED USE IS DETACHED SINGLE FAMILY RESIDENTIAL 42 SFR WITH A TOTAL SQUARE FOOTAGE OF 82,286 SF COMBINED.

c) APPLICANT: PATRICK J. DIAZ with CRESTWOOD COMMUNITIES  
 510 WEST CITRUS EDGE STREET, GLENDDORA, CA 91740  
 626-914-1943 - pdiaz@crestwoodcommunities.com

PROPERTY OWNER: CHEN SHI LEE  
 C and G INVESTMENTS 2001, LLC  
 906 REGAL CANYON ROAD, WALNUT, CA 91789

d) PREPARER: PATRICK J. DIAZ with CRESTWOOD COMMUNITIES  
 510 WEST CITRUS EDGE STREET, GLENDDORA, CA 91740  
 626-914-1943 - pdiaz@crestwoodcommunities.com

SITE PLAN PREPARED: FEBRUARY 7, 2019



REVISION	DATE	COMMENTS
1	06.02.19	PER PLANNING REVIEW COMMENTS 04.04.19

**C & G INVESTMENTS 2001, LLC**  
 906 REGAL CANYON DR  
 WALNUT CA 91789

**Encompass Associates, Inc.**  
 Civil Engineering  
 5699 Cousins Place  
 Rancho Cucamonga, CA 91737  
 909-684-0083

**CRESTWOOD COMMUNITIES**  
 510 W. CITRUS EDGE STREET  
 GLENDDORA, CA 91740  
 626-914-1943

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PROJECT TITLE: **Tract 20267 - 5553 Mission Blvd.**

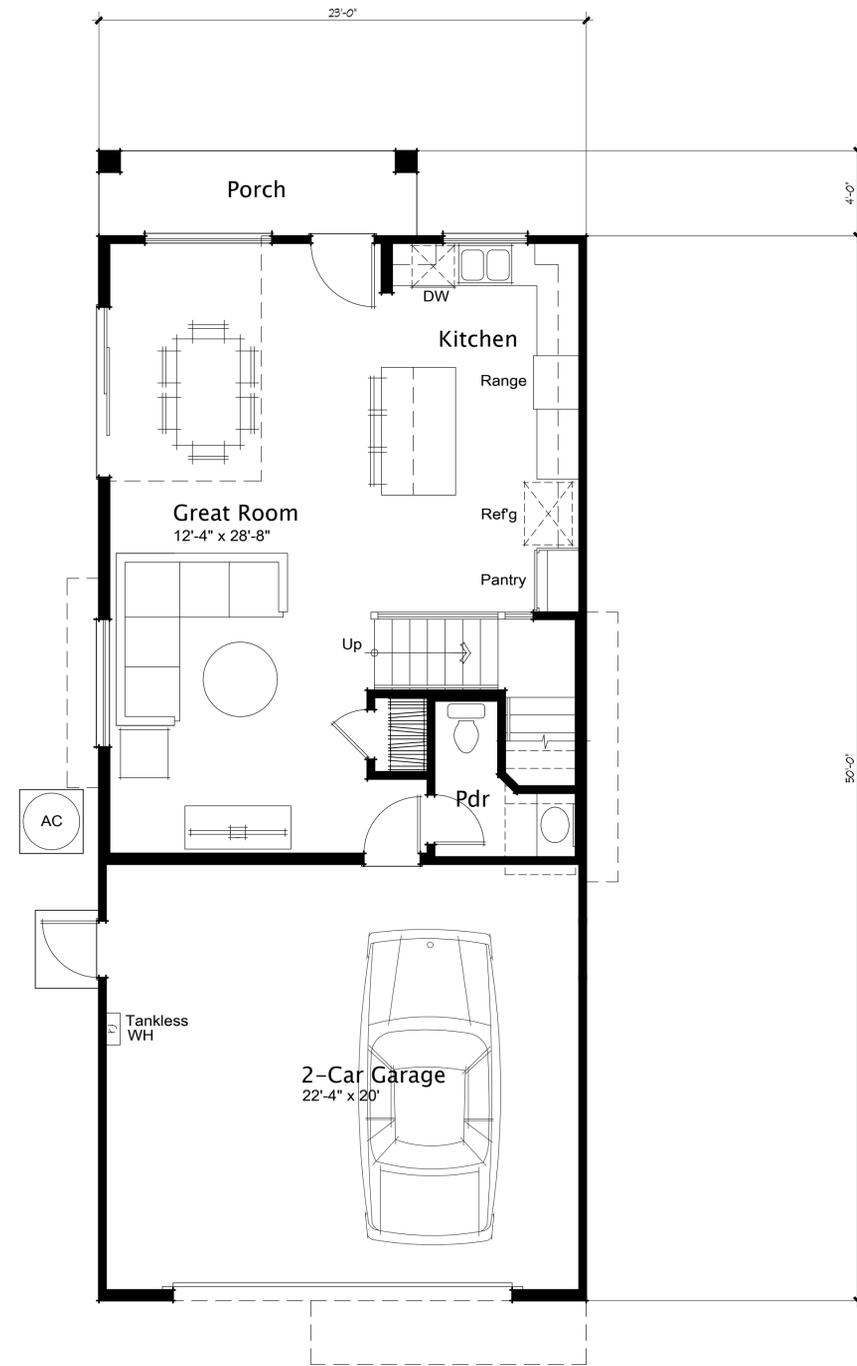
DATE: 02/19/2019

SCALE: 1" = 30'

**TRASH PICKUP SITE PLAN**

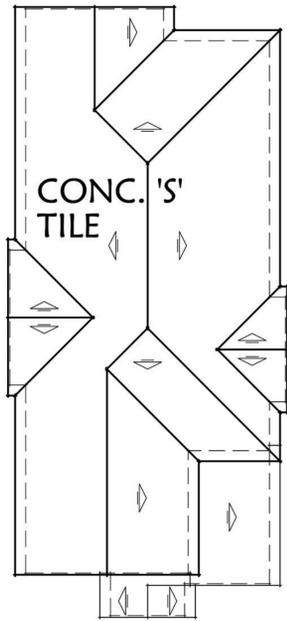


Second Floor Plan



First Floor Plan

Living Area:	
First Floor	679
Second Floor	1,038
Total Living Area =	1,717 sq. ft.
Garage	472



**ROOF PLAN**  
SCALE: 1/8"=1'-0"

**MATERIAL NOTES**

- Roof: Concrete 'S' Tile
- Roof Pitch: 5 : 12
- Rakes: Flush
- Eaves: 12"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Wrought Iron Accents
- High-Density Foam Shutters



LEFT ELEVATION 'A'

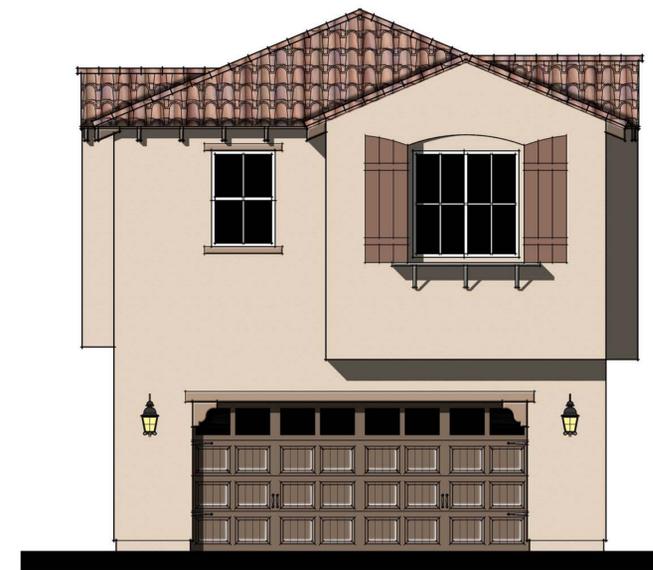


RIGHT ELEVATION 'A'

SPANISH



FRONT ELEVATION 'A'  
Scheme 1



REAR ELEVATION 'A'

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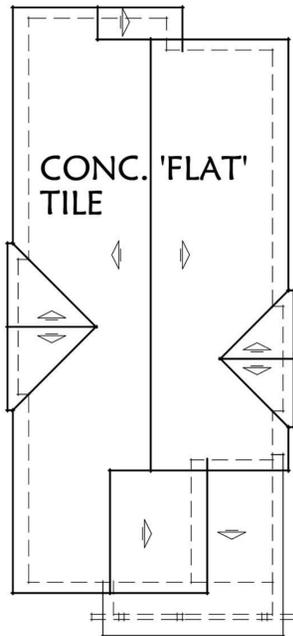


**CrestWood**  
COMMUNITIES  
Mission 42

Title  
Plan 1  
Elevation 'A'  
Spanish

Date  
May 1, 2019  
Project Number  
4423  
Scale  
1/4" = 1'-0"  
Revision  
8-30-2019  
9-4-2019

Sheet No.  
2



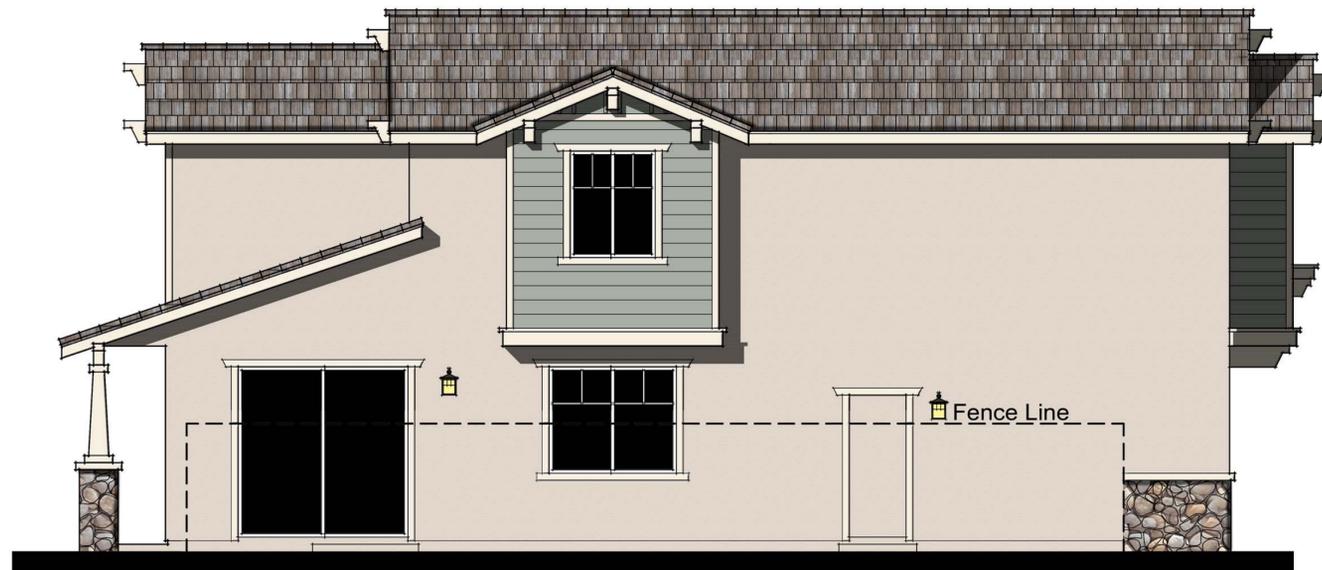
**ROOF PLAN**  
SCALE: 1/8"=1'-0"

**MATERIAL NOTES**

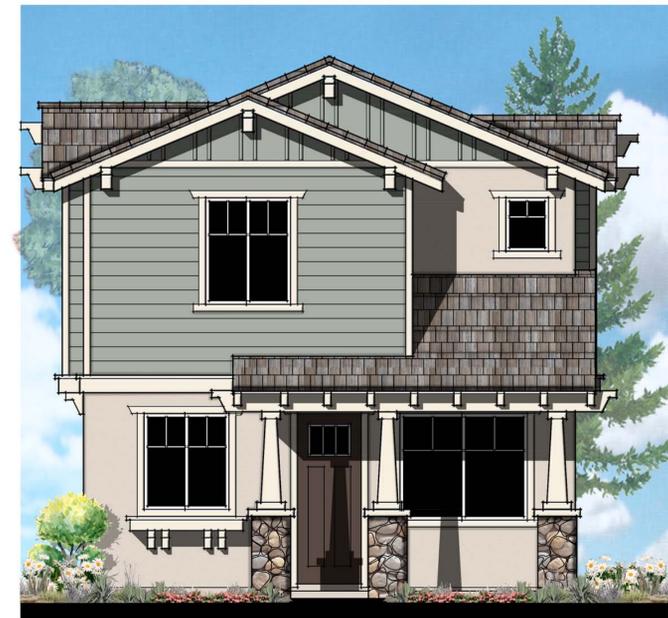
- Roof: Concrete 'Flat' Tile
- Roof Pitch: 5 : 12
- Rakes: 12"
- Eaves: 18"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Precast Stone Veneer w/ Precast Stone Cap. Grouted Finish Around Each Stone, Stone To Be Taken To Grade-Below Weepscreed
- Fiber-Cement Lap Siding Accents
- Wood Trim at Siding Locations
- Wood Tapered Columns
- Wood Porch Railing
- Board & Batt Siding @ Gable Ends



LEFT ELEVATION 'B'



RIGHT ELEVATION 'B'



FRONT ELEVATION 'B'  
Scheme 4



REAR ELEVATION 'B'

CRAFTSMAN

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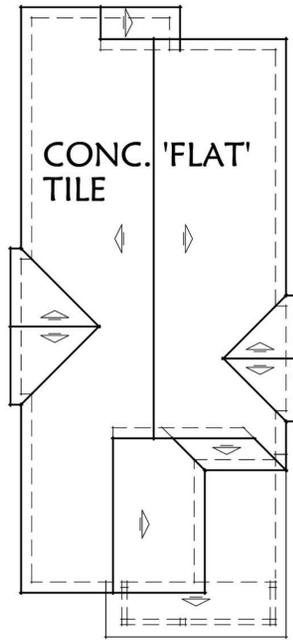


**CrestWood**  
COMMUNITIES  
Mission 42

Title  
Plan 1  
Elevation 'B'  
Craftsman

Date  
May 1, 2019  
Project Number  
4423  
Scale  
1/4" = 1'-0"  
Revision  
8-30-2019  
9-4-2019

Sheet No.  
**3**



**ROOF PLAN**  
SCALE: 1/8"=1'-0"

**MATERIAL NOTES**

- Roof: Concrete 'Flat' Tile
- Roof Pitch: 5 : 12
- Rakes: 12"
- Eaves: 12"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Thin Brick Veneer w/ Cap, Veneer To Be Taken To Grade-Below Weepscreed
- Fiber-Cement Lap Siding Accents
- Wood Trim at Siding Locations
- Wood Posts w/ Brackets
- Wood Porch Railing
- High-Density Foam Shutters



LEFT ELEVATION 'C'



RIGHT ELEVATION 'C'

COUNTRY



FRONT ELEVATION 'C'  
Scheme 7



REAR ELEVATION 'C'

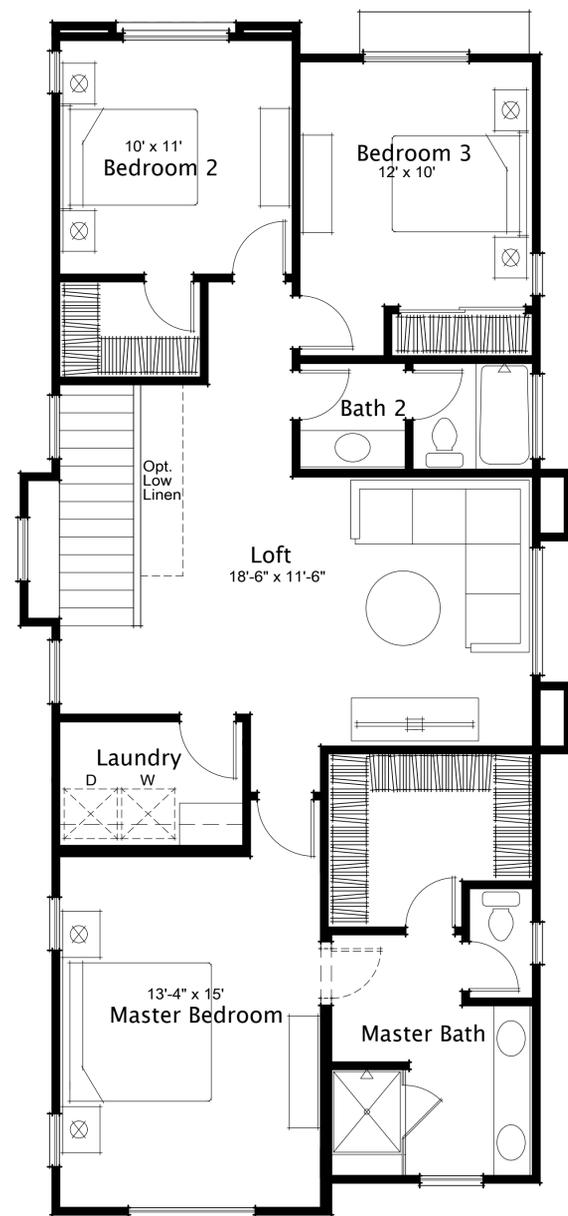
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**CrestWood**  
COMMUNITIES  
Mission 42

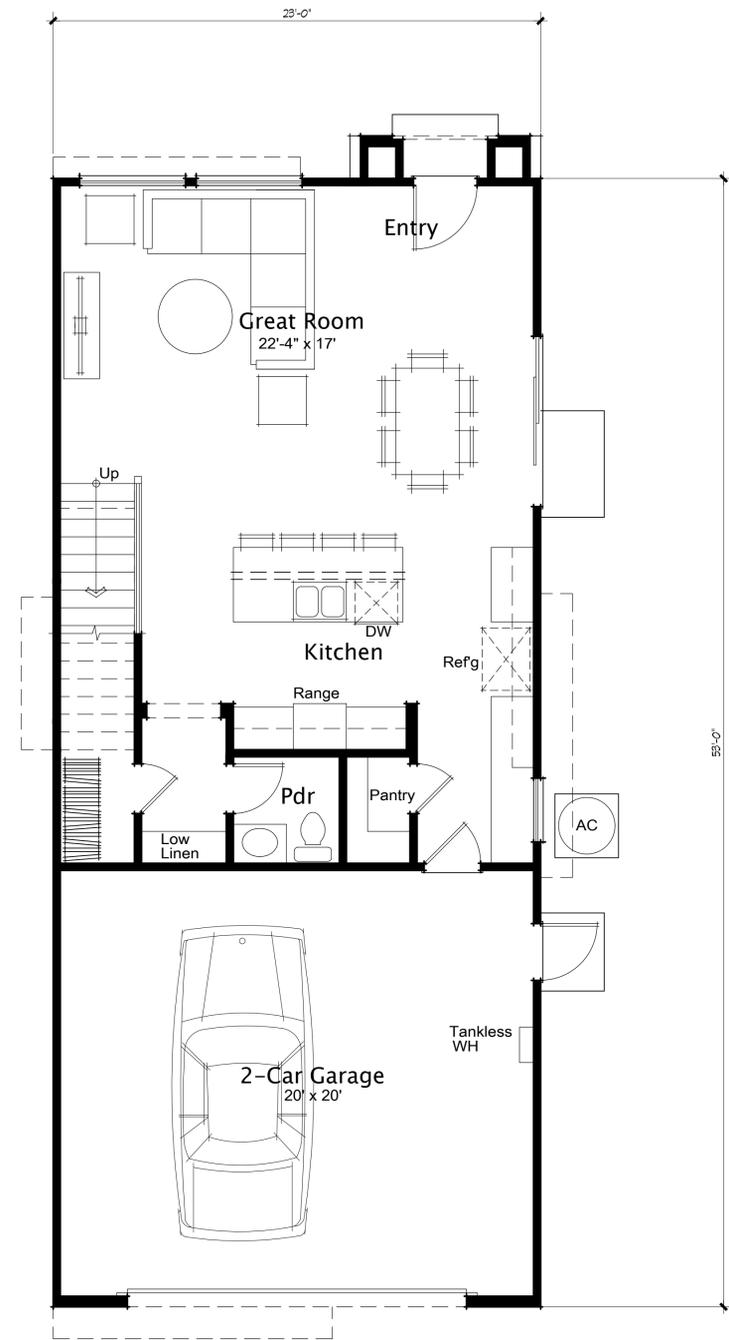
Title  
Plan 1  
Elevation 'C'  
Country

Date  
May 1, 2019  
Project Number  
4423  
Scale  
1/4" = 1'-0"  
Revision  
8-30-2019  
9-4-2019

Sheet No.  
**4**

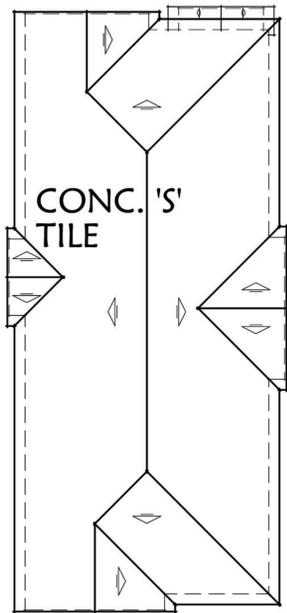


Second Floor Plan



First Floor Plan

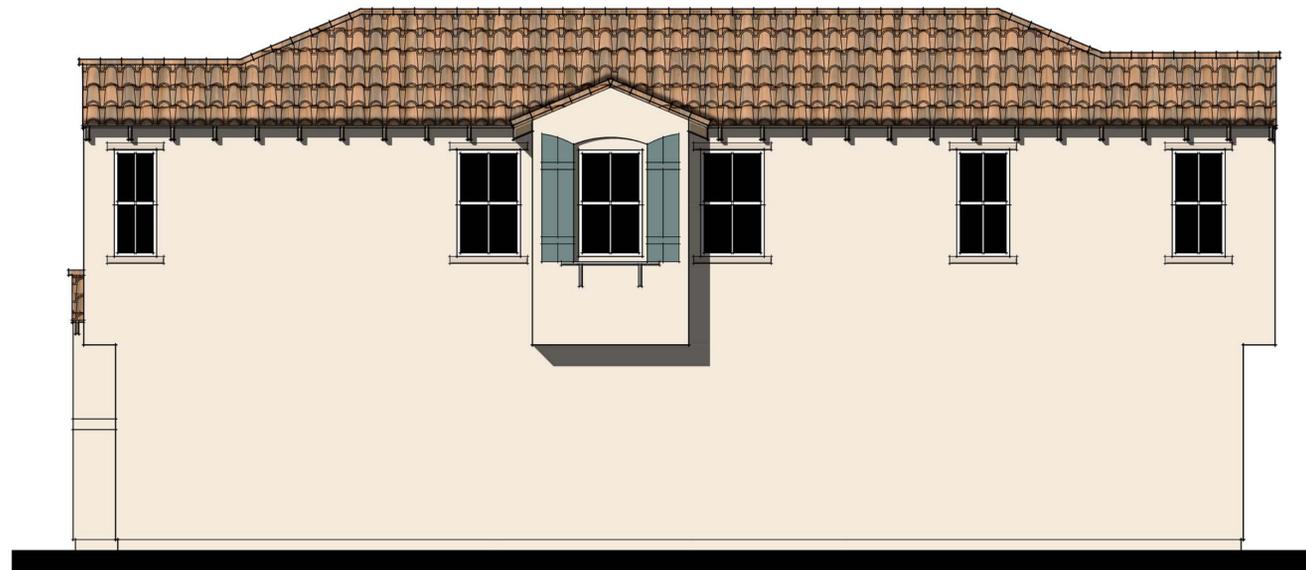
Living Area:	
First Floor	748
Second Floor	1,207
Total Living Area =	1,955 sq. ft.
Garage	472



CONC. 'S'  
TILE

ROOF PLAN

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'



REAR ELEVATION 'A'



LEFT ELEVATION 'A'

SPANISH



FRONT ELEVATION 'A'

Scheme 2

**MATERIAL NOTES**

- Roof: Concrete 'S' Tile
- Roof Pitch: 5 : 12
- Rakes: Flush
- Eaves: 12"
- Building Height: 25'-6"
- Metal Sectional Garage Doors  
w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at  
Doors & Windows On Stucco Walls
- Ceramic Tile Accents
- Wrought Iron Accents
- High-Density Foam Shutters

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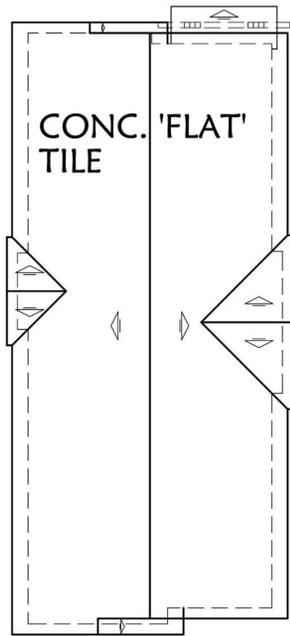


**CrestWood**  
COMMUNITIES  
Mission 42

Title  
Plan 2  
Elevation 'A'  
Spanish

Date  
May 1, 2019  
Project Number  
4423  
Scale  
1/4" = 1'-0"  
Revision  
8-30-2019  
9-4-2019

Sheet No.  
**6**



**ROOF PLAN**  
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'



REAR ELEVATION 'B'



LEFT ELEVATION 'B'



FRONT ELEVATION 'B'

Scheme 5

**MATERIAL NOTES**

- Roof: Concrete 'Flat' Tile
- Roof Pitch: 5 : 12
- Rakes: 12"
- Eaves: 18"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Precast Stone Veneer w/ Precast Stone Cap. Grouted Finish Around Each Stone, Stone To Be Taken To Grade-Below Weepscreed
- Fiber-Cement Lap Siding Accents
- Fiber-Cement Shingle Siding Accents
- Wood Trim at Siding Locations
- Board & Batt Siding @ Gable Ends

CRAFTSMAN

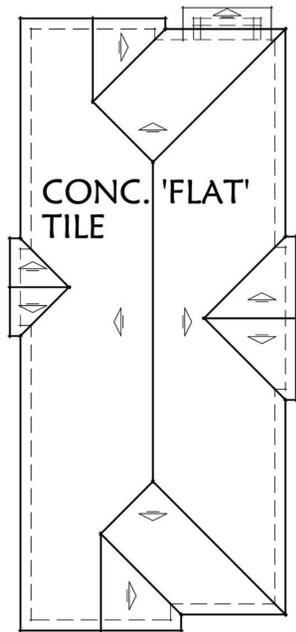
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**CrestWood**  
COMMUNITIES  
Mission 42

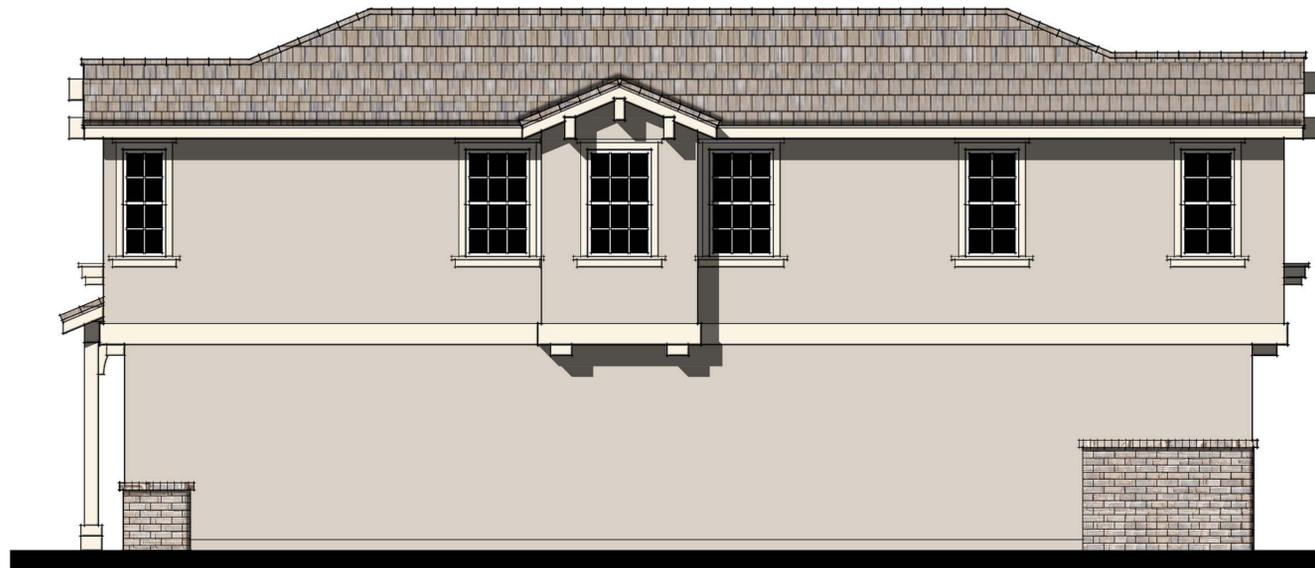
Title  
Plan 2  
Elevation 'B'  
Craftsman

Date  
May 1, 2019  
Project Number  
4423  
Scale  
1/4" = 1'-0"  
Revision  
8-30-2019

Sheet No.  
7



**ROOF PLAN**  
SCALE: 1/8"=1'-0"



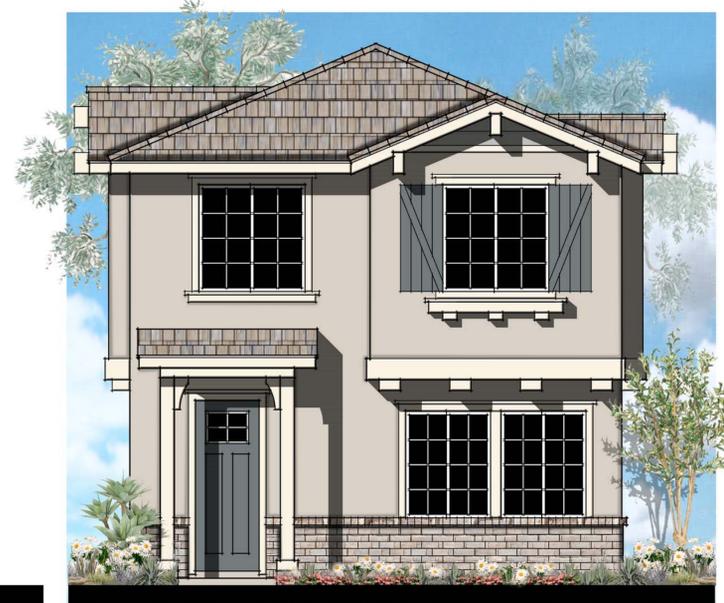
**RIGHT ELEVATION 'C'**



**REAR ELEVATION 'C'**



**LEFT ELEVATION 'C'**



**FRONT ELEVATION 'C'**  
Scheme 8

**MATERIAL NOTES**

- Roof: Concrete 'Flat' Tile
- Roof Pitch: 5 : 12
- Rakes: 12"
- Eaves: 18"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Precast Stone Veneer- (No River Rock) w/ Precast Stone Cap. Grouted Finish Around Each Stone, Stone To Be Taken To Grade-Below Weepscreed
- Fiber-Cement Lap Siding Accents
- Fiber-Cement Shingle Siding Accents
- Wood Trim at Siding Locations
- Board & Batt Siding @ Gable Ends

**COUNTRY**

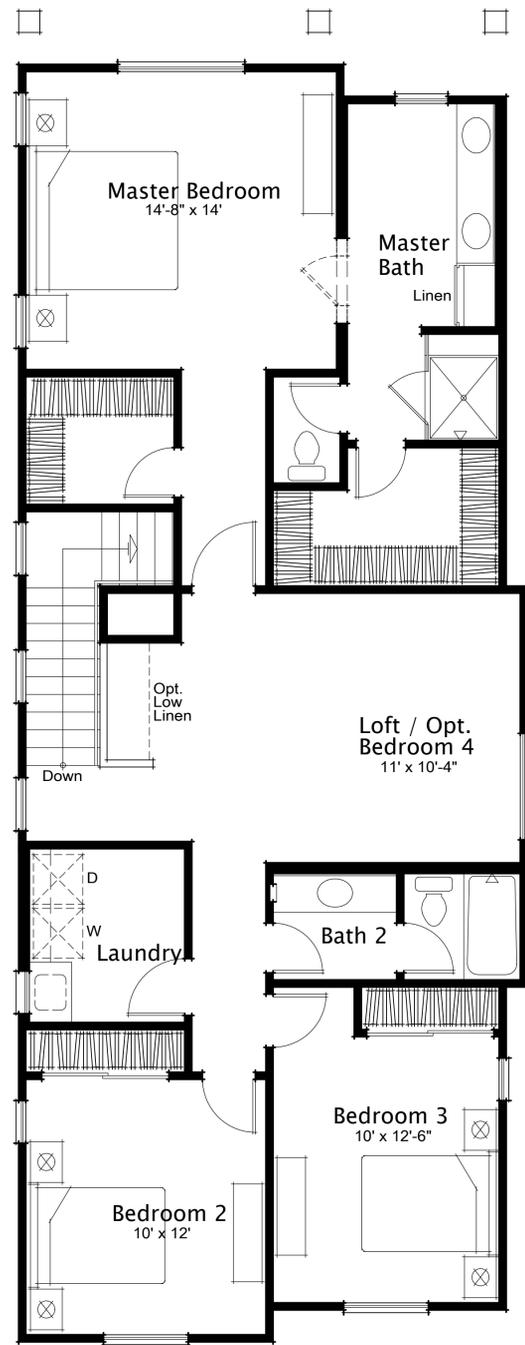
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**CrestWood**  
COMMUNITIES  
Mission 42

Title  
Plan 2  
Elevation 'C'  
Country

Date  
May 1, 2019  
Project Number  
4423  
Scale  
1/4" = 1'-0"  
Revision  
8-30-2019

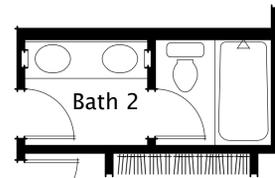
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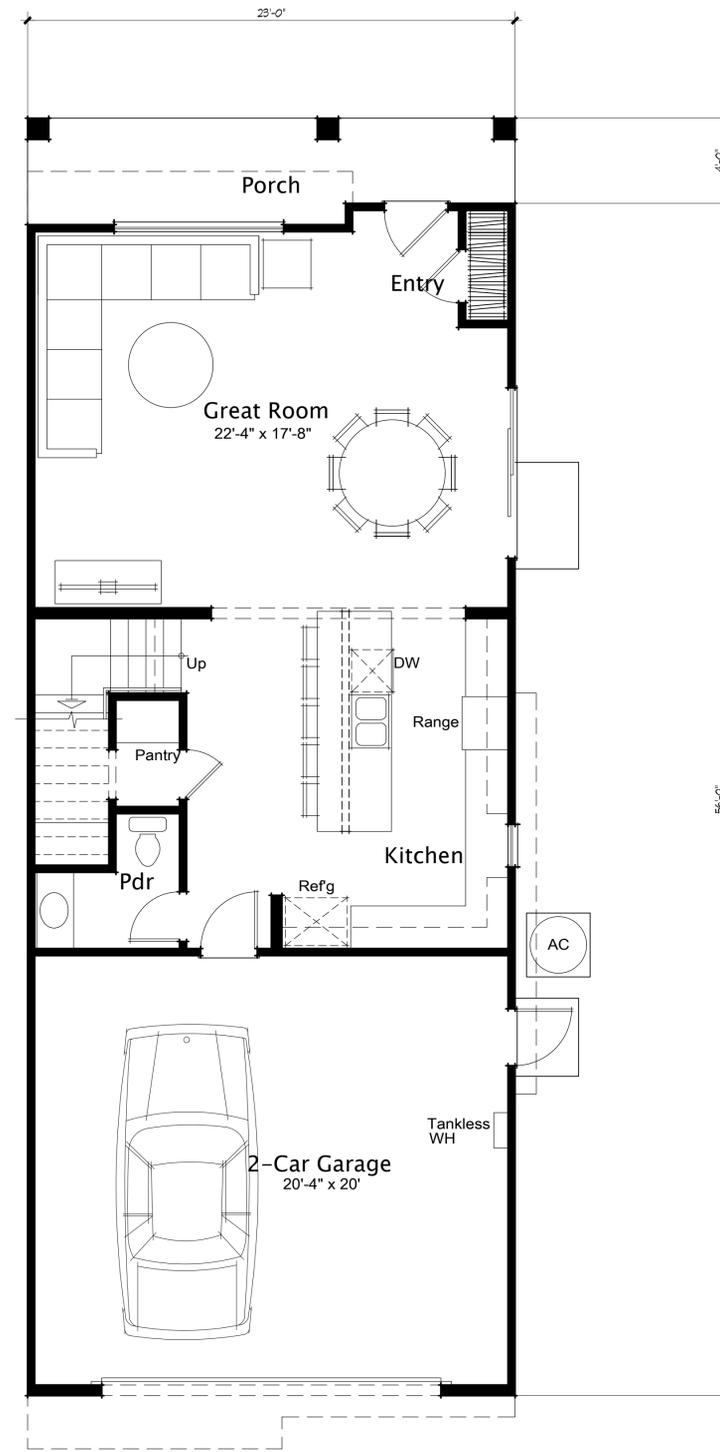
Second Floor Plan



Bedroom 4 Option

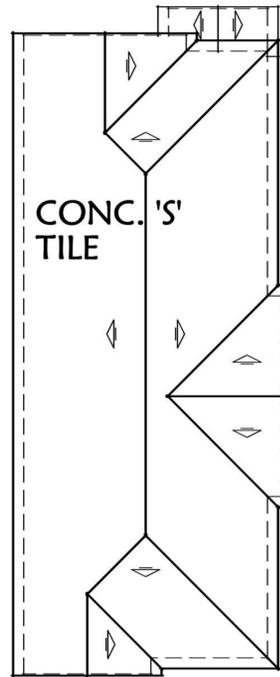


Bath 2 Sink Option

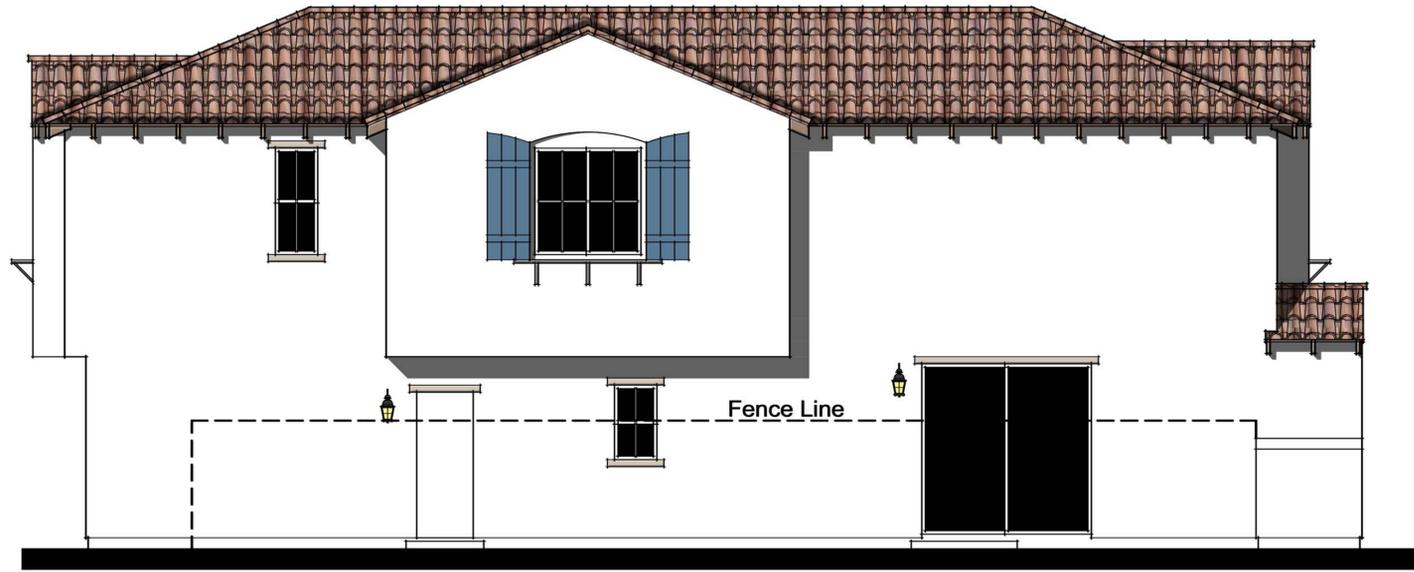


First Floor Plan

Living Area:	
First Floor	798
Second Floor	1,313
Total Living Area =	2,111 sq. ft.
Garage	475



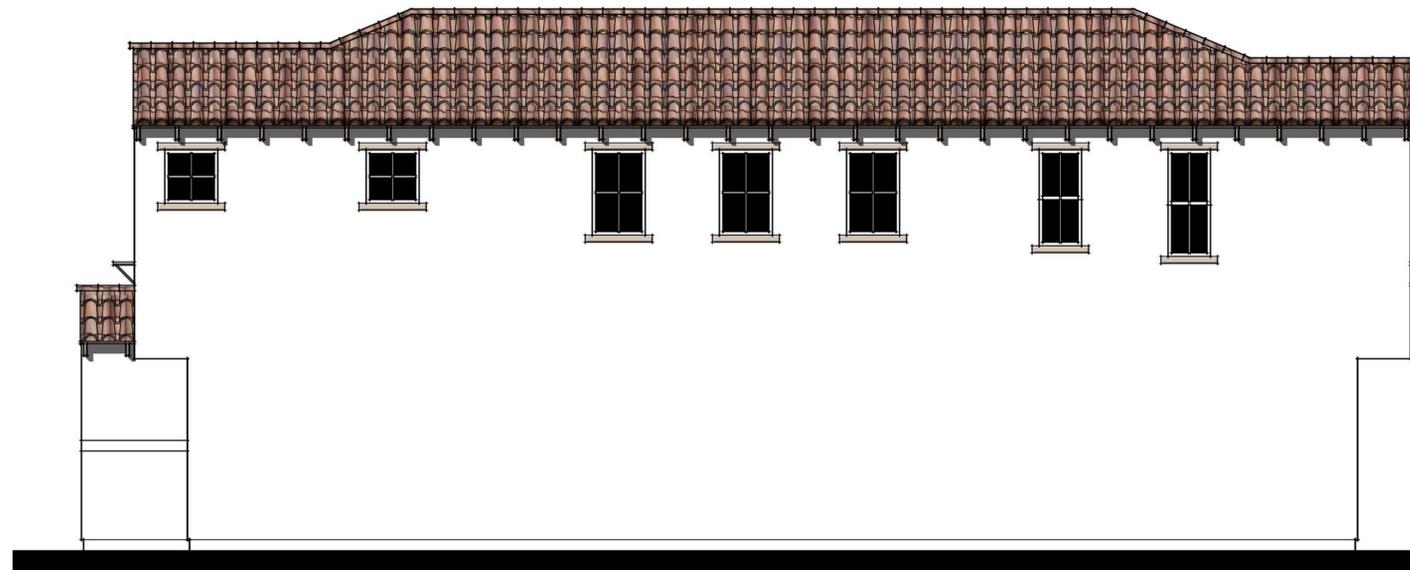
ROOF PLAN  
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'



FRONT ELEVATION 'A'  
Scheme 3



RIGHT ELEVATION 'A'



REAR ELEVATION 'A'

**MATERIAL NOTES**

- Roof: Concrete 'S' Tile
- Roof Pitch: 5 : 12
- Rakes: Flush
- Eaves: 12"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Ceramic Tile Accents
- Wrought Iron Accents
- High-Density Foam Shutters

SPANISH

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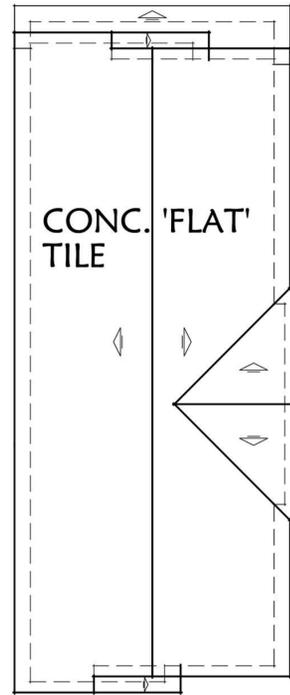


CrestWood  
COMMUNITIES  
Mission 42

Title  
Plan 3  
Elevation 'A'  
Spanish

Date  
May 1, 2019  
Project Number  
4423  
Scale  
1/4" = 1'-0"  
Revision  
8-30-2019  
9-4-2019

Sheet No.  
10



**ROOF PLAN**  
SCALE: 1/8"=1'-0"

**MATERIAL NOTES**

- Roof: Concrete 'Flat' Tile
- Roof Pitch: 5 : 12
- Rakes: 12"
- Eaves: 18"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Precast Stone Veneer w/ Precast Stone Cap. Grouted Finish Around Each Stone, Stone To Be Taken To Grade-Below Weepscreed
- Fiber-Cement Lap Siding Accents
- Wood Trim at Siding Locations
- Wood Tapered Columns
- Board & Batt Siding @ Gable Ends



LEFT ELEVATION 'B'



RIGHT ELEVATION 'B'

CRAFTSMAN



FRONT ELEVATION 'B'  
Scheme 6

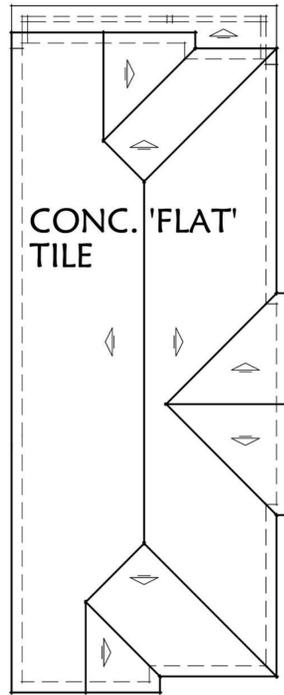


REAR ELEVATION 'B'

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**CrestWood**  
COMMUNITIES  
Mission 42

Title	Plan 3 Elevation 'B' Craftsman
Date	May 1, 2019
Project Number	4423
Scale	1/4" = 1'-0"
Revision	8-30-2019 9-4-2019
Sheet No.	11



**ROOF PLAN**  
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'



FRONT ELEVATION 'C'  
Scheme 9



RIGHT ELEVATION 'C'



REAR ELEVATION 'C'

**MATERIAL NOTES**

- Roof: Concrete 'Flat' Tile
- Roof Pitch: 5 : 12
- Rakes: 12"
- Eaves: 12"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Thin Brick Veneer w/ Cap, Veneer To Be Taken To Grade-Below Weepscreed
- Fiber-Cement Lap Siding Accents
- Wood Trim at Siding Locations
- Wood Posts w/ Brackets
- High-Density Foam Shutters

COUNTRY

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CrestWood  
COMMUNITIES

Mission 42

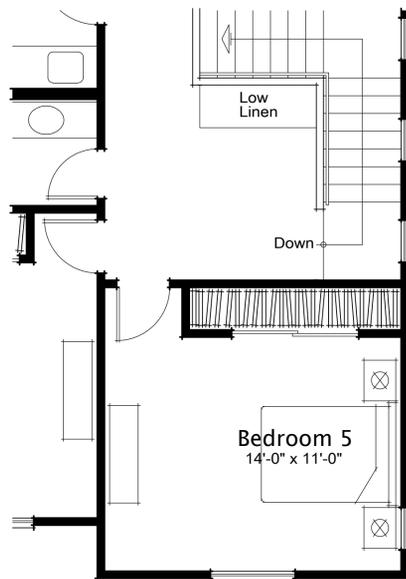
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Plan 3  
Elevation 'C'  
Country

Date  
May 1, 2019  
Project Number  
4423  
Scale  
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Revision  
8-30-2019  
9-4-2019

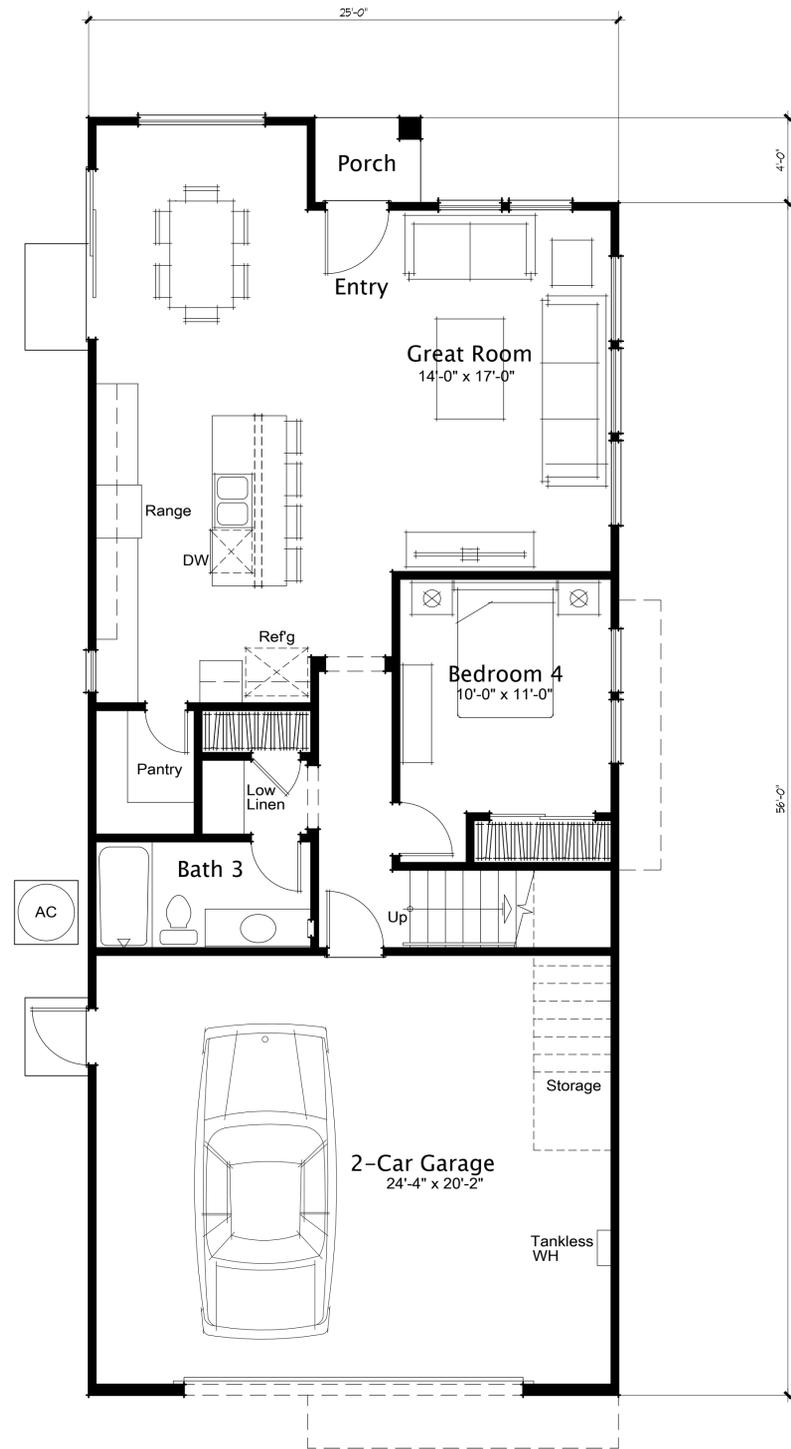
Sheet No.  
12



**Second Floor Plan**

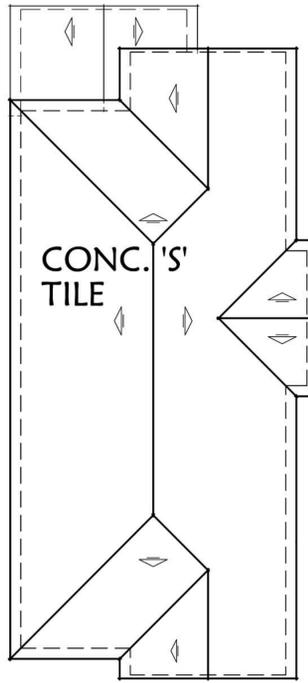


**Bedroom 5 Option**



**First Floor Plan**

Living Area:  
 First Floor 926  
 Second Floor 1,331  
 Total Living Area = 2,257 sq. ft.  
 Garage 513



**ROOF PLAN**  
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'



REAR ELEVATION 'A'



LEFT ELEVATION 'A'

SPANISH



FRONT ELEVATION 'A'  
Scheme 1

**MATERIAL NOTES**

- Roof: Concrete 'S' Tile
- Roof Pitch: 5 : 12
- Rakes: Flush
- Eaves: 12"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Ceramic Tile Accents
- Wrought Iron Accents
- High-Density Foam Shutters

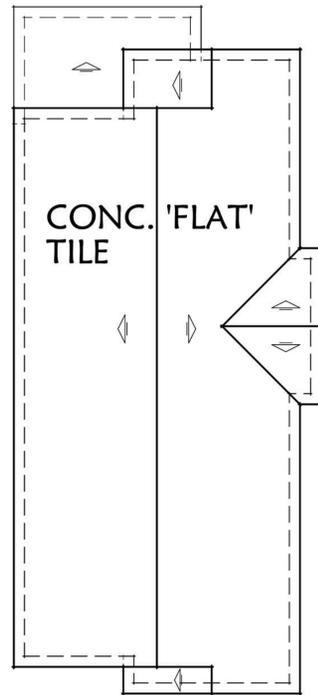
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**CrestWood**  
COMMUNITIES  
Mission 42

Title  
Plan 4  
Elevation 'A'  
Spanish

Date  
May 1, 2019  
Project Number  
4423  
Scale  
1/4" = 1'-0"  
Revision  
8-30-2019  
9-4-2019

Sheet No.  
**14**



**ROOF PLAN**  
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'



REAR ELEVATION 'B'



LEFT ELEVATION 'B'



FRONT ELEVATION 'B'  
Scheme 4

**MATERIAL NOTES**

- Roof: Concrete 'Flat' Tile
- Roof Pitch: 5 : 12
- Rakes: 12"
- Eaves: 18"
- Building Height: 25'-6"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Precast Stone Veneer w/ Precast Stone Cap. Grouted Finish Around Each Stone, Stone To Be Taken To Grade-Below Weepscreed
- Fiber-Cement Lap Siding Accents
- Wood Trim at Siding Locations
- Wood Tapered Columns
- Wood Porch Railing
- Board & Batt Siding @ Gable Ends

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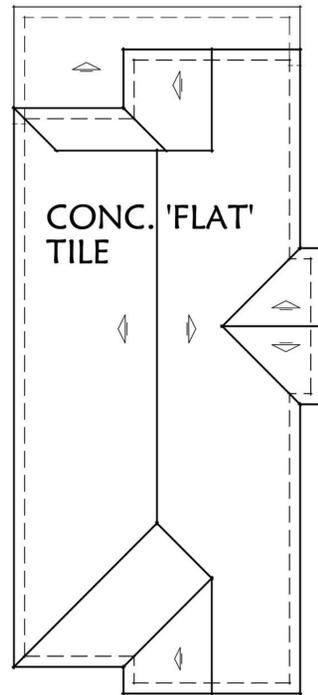


**CrestWood**  
COMMUNITIES  
Mission 42

Title  
Plan 4  
Elevation 'B'  
Cottage

Date  
May 1, 2019  
Project Number  
4423  
Scale  
1/4" = 1'-0"  
Revision  
8-30-2019  
9-4-2019

Sheet No.  
15



**ROOF PLAN**  
SCALE: 1/8"=1'-0"



**RIGHT ELEVATION 'C'**



**REAR ELEVATION 'C'**



**LEFT ELEVATION 'C'**



**FRONT ELEVATION 'C'**  
Scheme 7

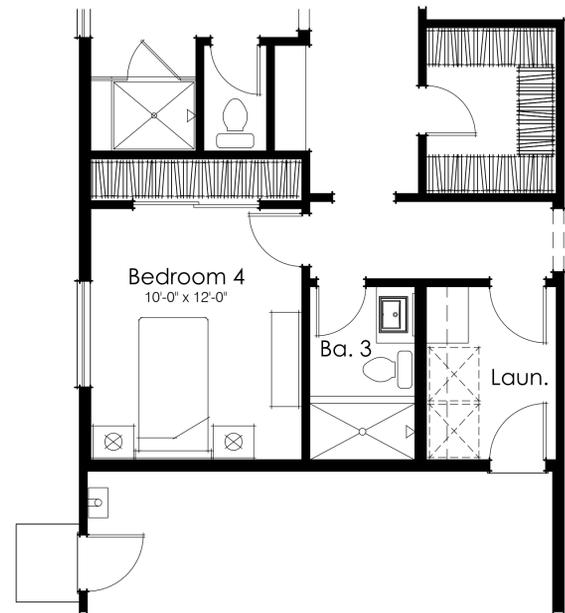
**MATERIAL NOTES**

- Roof: Concrete 'Flat' Tile
- Roof Pitch: 5 : 12
- Rakes: 12"
- Eaves: 12"
- Building Height: 25'-11"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Thin Brick Veneer w/ Cap, Veneer To Be Taken To Grade-Below Weepscreed
- Fiber-Cement Lap Siding Accents
- Wood Trim at Siding Locations
- Wood Posts w/ Brackets
- Wood Porch Railing
- High-Density Foam Shutters

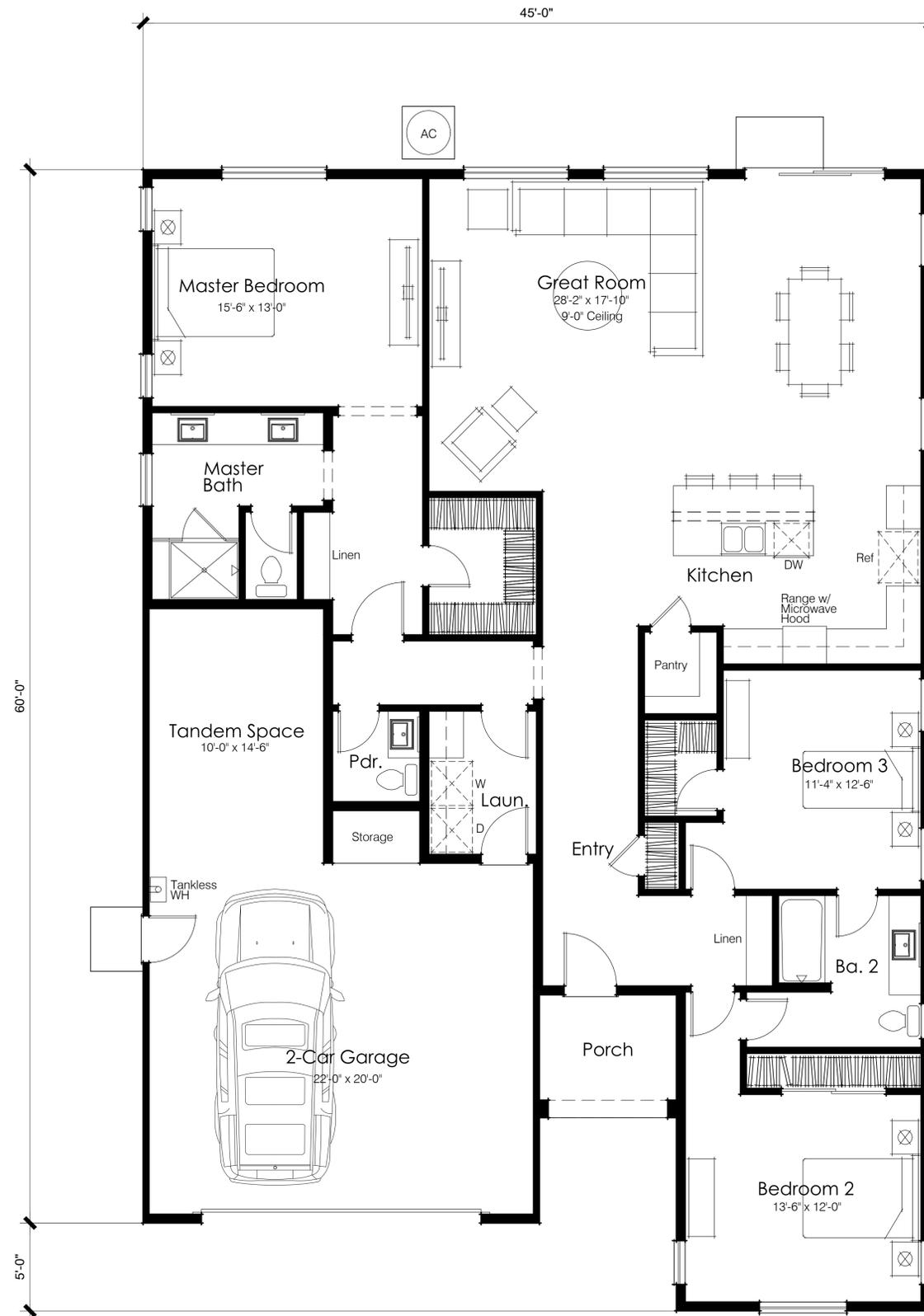
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**Crestwood**  
COMMUNITIES  
Mission 42

Title	Plan 4 Elevation 'C' Country
Date	May 1, 2019
Project Number	4423
Scale	1/4" = 1'-0"
Revision	8-30-2019 9-4-2019
Sheet No.	16



**Opt. Bed. 4**  
+163 sq. ft.



## First Floor Plan

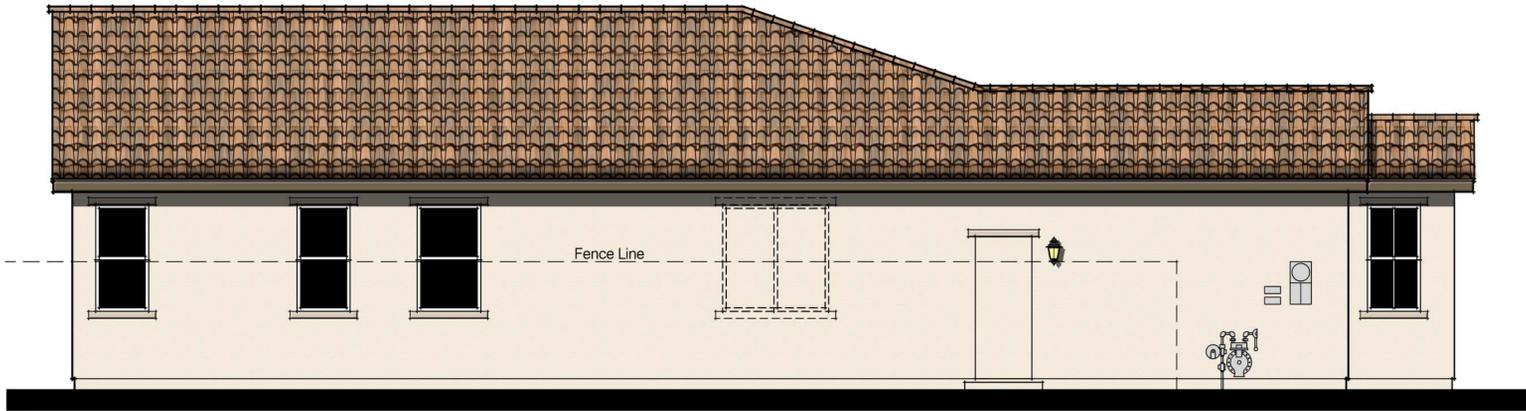
Floor Plan	2,042 sq. ft.
2-Car Garage	479 sq. ft.
Tandem Space	150 sq. ft.



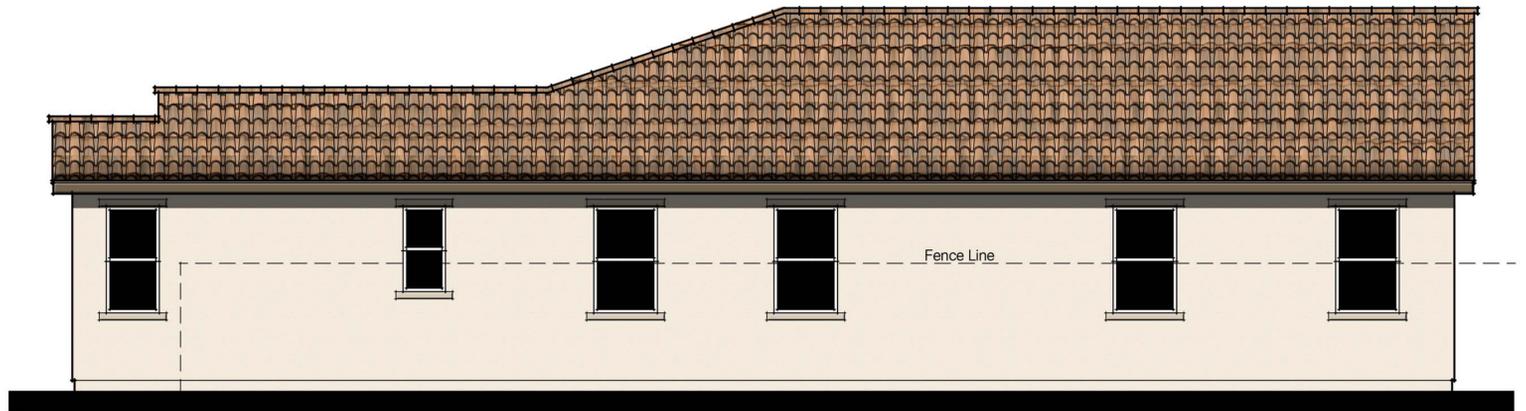
Title  
**Plan 5  
Conceptual  
Floor Plan**

Date  
4-30-2019  
Project Number  
4423  
Scale  
1/4" = 1'-0"  
Revision  
8-30-2019

Sheet No.  
**17**



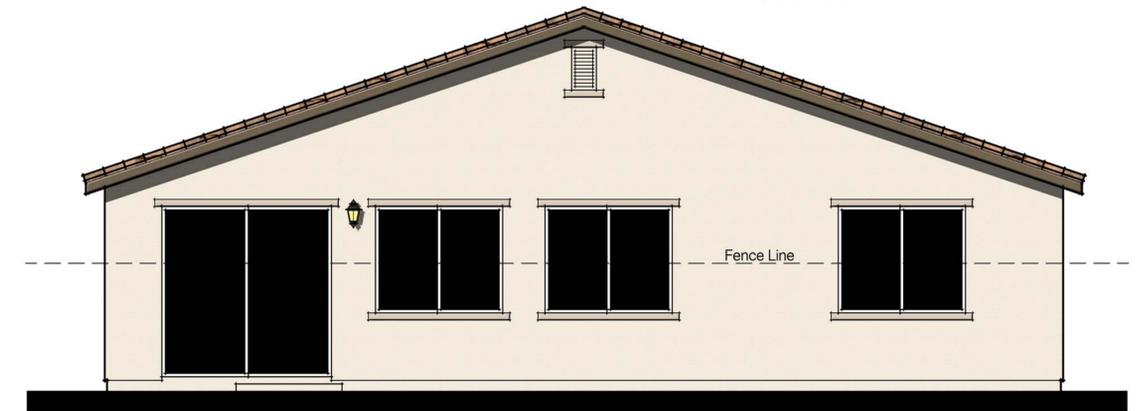
Left Elevation 'A'



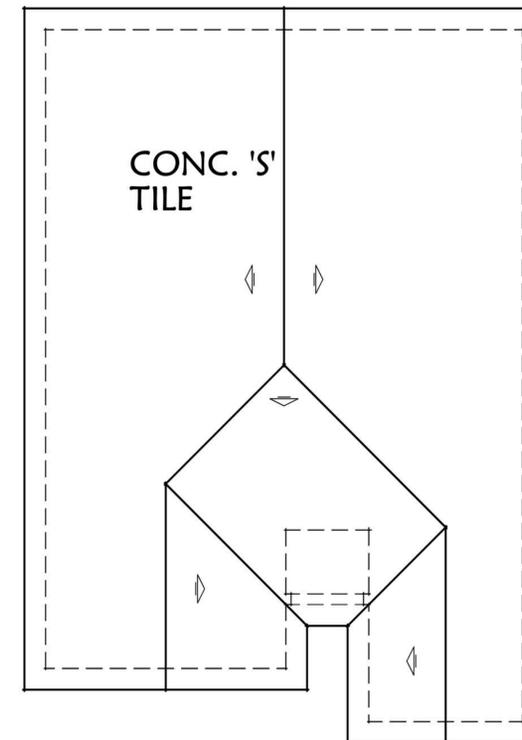
Right Elevation 'A'



Front Elevation 'A'  
Scheme 2



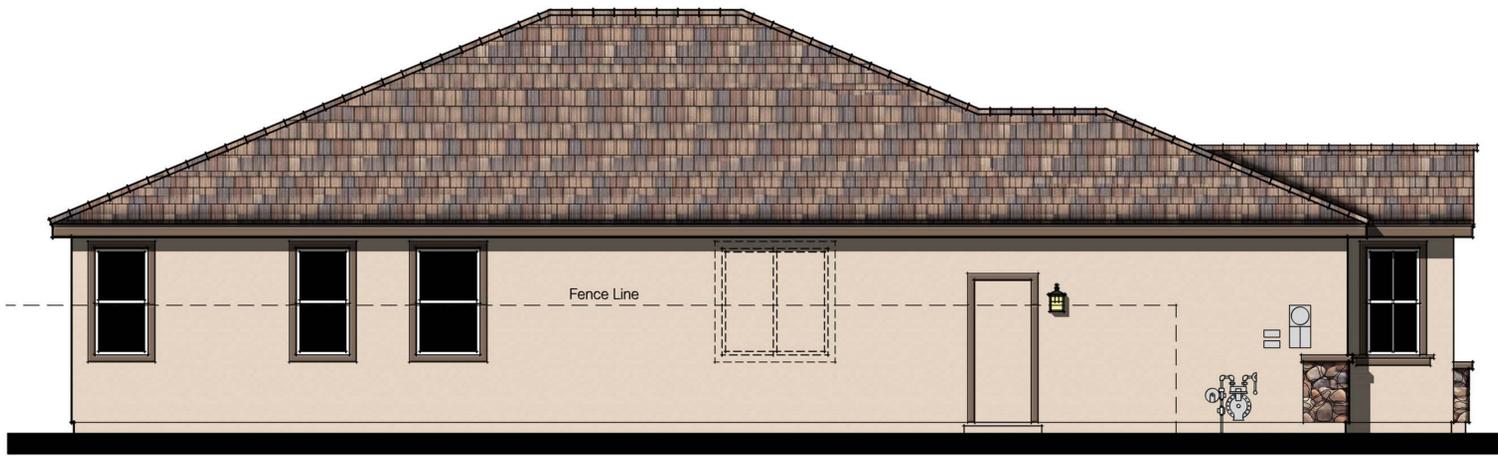
Rear Elevation 'A'



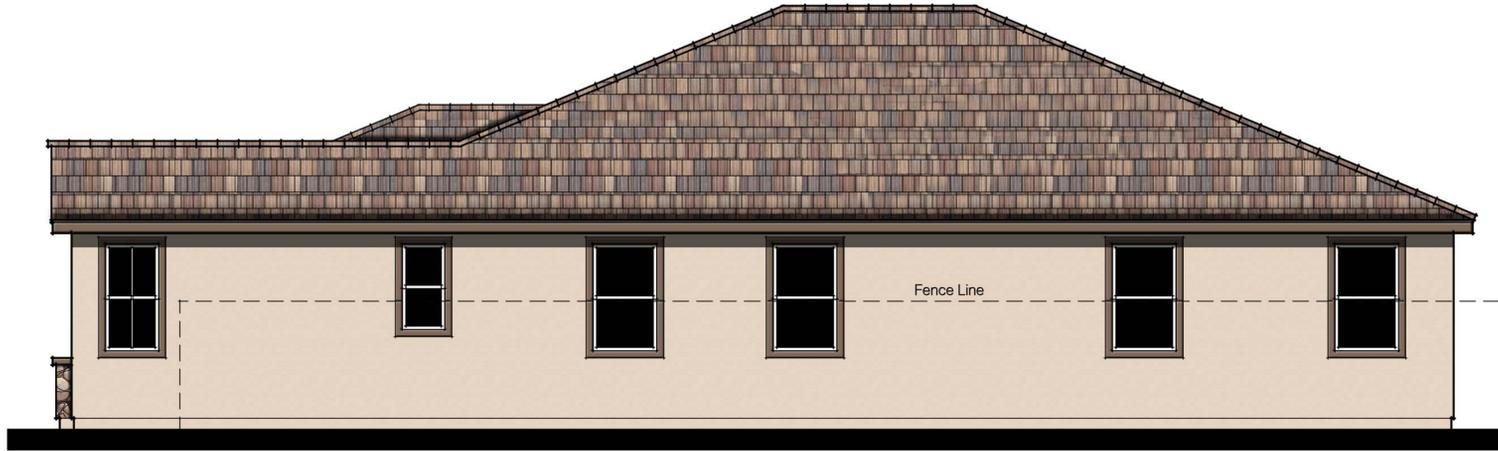
ROOF PLAN  
SCALE: 1/8"=1'-0"

**MATERIAL NOTES**

- Roof: Concrete 'S' Tile
- Roof Pitch: 4 : 12
- Rakes: 12"
- Eaves: 12"
- Building Height: 18'-0"
- Metal Sectional Garage Doors  
w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at  
Doors & Windows On Stucco Walls
- Wrought Iron Accents
- High-Density Foam Shutters



Left Elevation 'B'



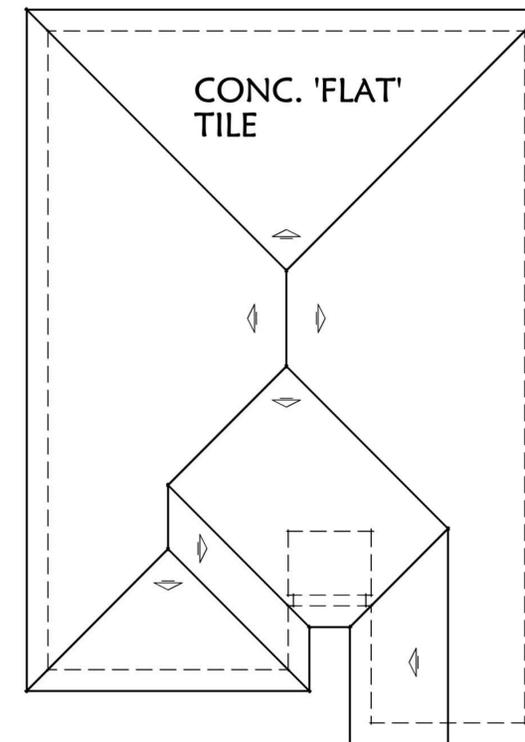
Right Elevation 'B'



Front Elevation 'B'  
Scheme 5



Rear Elevation 'B'



ROOF PLAN  
SCALE: 1/8"=1'-0"

**MATERIAL NOTES**

- Roof: Concrete 'Flat' Tile
- Roof Pitch: 5 : 12
- Rakes: 12"
- Eaves: 12"
- Building Height: 20'-0"
- Metal Sectional Garage Doors w/ Opt. Glass Top Panels
- Stucco Exterior
- Wood Grained Dense Foam Trim at Doors & Windows On Stucco Walls
- Precast Stone Veneer w/ Precast Stone Cap. Grouted Finish Around Each Stone, Stone To Be Taken To Grade-Below Weepscreed
- Fiber-Cement Lap Siding Accents
- Wood Trim at Siding Locations
- Wood Posts w/ Brackets



Plan 5A



Plan 5B