

**SAN BERNARDINO COUNTY
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
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:

| | | | |
|--------------------|---|------------------------|-------------------------------------|
| APNs: | 1011-351-03, -04 & -05 | USGS Quad: | Ontario Quadrangle |
| Applicant: | Kas Construction, Inc. | T, R, Section: | T01S, R08W, 26 |
| Location | 5611, 5639, and 5681 Mission Blvd | Thomas Bros | |
| Project No: | P201900202 (PROJ-2020-00087) | Community Plan: | None |
| Rep | Kas Koob | LUZD: | Multiple Residential (RM) |
| Proposal: | A Tentative Tract Map (No. 20348) request to subdivide three lots into a fifty-five (55) lot multi-family development, in conjunction with a Conditional Use Permit (CUP) to allow the construction of fifty-five (55), two-story single-family homes, a community room, a pool with restrooms, and a centralized open community park area on a total of 4.41 acres located at 5611, 5639 and 5681 Mission Boulevard. | Overlays: | AR 3- Ontario International Airport |

PROJECT CONTACT INFORMATION:

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

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

PROJECT DESCRIPTION:

Summary

Kas Construction, Inc. (Project Applicant) is requesting approval of a Conditional Use Permit (CUP) to allow for a Tentative Tract Map (TTM No. 20348) to subdivide 4.41 acres into 55 residential condominium lots, with amenities that include a pool area, community room and open space. Each condominium building will be two-story with a maximum height of 26 feet, 11 inches.

The development includes 110 garage spaces, and 30 guest parking spaces, for a total of 142 parking spaces. The development also includes the following amenities: a pool area,

community room, and common open space. The proposed condominiums would be developed in six different plans. Plan A includes 17 units in three different plans at 2,500 square-feet per unit, and Plan B includes 38 units in three different plans at 2,300 square-feet per unit). 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 on the southwest corner of West Mission Boulevard and Benson Drive (see Figure 2-Project Vicinity) and comprises three Assessor's Parcel Numbers (APNs) (1011-351-03, 04, and -05). The property addresses are 5611, 5639, 5681 Mission Boulevard. The property is currently comprised of vacant land and a mobile home park. Mission Boulevard would serve as the main access road to the Proposed Project. Two driveways are proposed on Benson Drive for emergency access (see Figure 3-Site Plan).

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 the Multiple Residential (RM) zoning designation. To the north of the Project Site is commercial development in unincorporated San Bernardino County within the SOI of the City of Montclair. To the south is vacant land and residential development in the City of Ontario. To the east is vacant land and a church in the City of Ontario and to the west is vacant land in unincorporated San Bernardino County within the SOI of the City of Montclair. 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 Category | Land Use Zoning District |
| Project Site | Vacant/mobile home park | Medium Density Residential (MDR) | Multiple Residential (RM) |
| North | Commercial | Commercial (C) | Service Commercial (CS) |
| South | Vacant/Residential | City of Ontario | Rural Residential (City of Ontario) |
| East | Vacant/Church | City of Ontario | High Density Residential (City of Ontario) |
| West | Vacant/Residential | Medium Density Residential (MDR) | Multiple Residential (RM) |

Project Site Location, Existing Site Land Uses and Conditions

The Proposed Project is 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 the occupied mobile home park located on APN 1011-351-03 and a concrete pad located on APN 1011-351-04 (see Site Photograph). The vacant portion of the site currently supports weeds, grasses, and a magnolia tree. The Project Site topography is relatively flat with an elevation of approximately 930 feet above mean sea level.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

State of California: None.

Initial Study P201900202 (PROJ-2020-00087)

APN: 1011-351-03, 04, and -05

October 2021

County of San Bernardino: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, Special Districts, and Public Works.

Regional: South Coast Air Quality Management District.

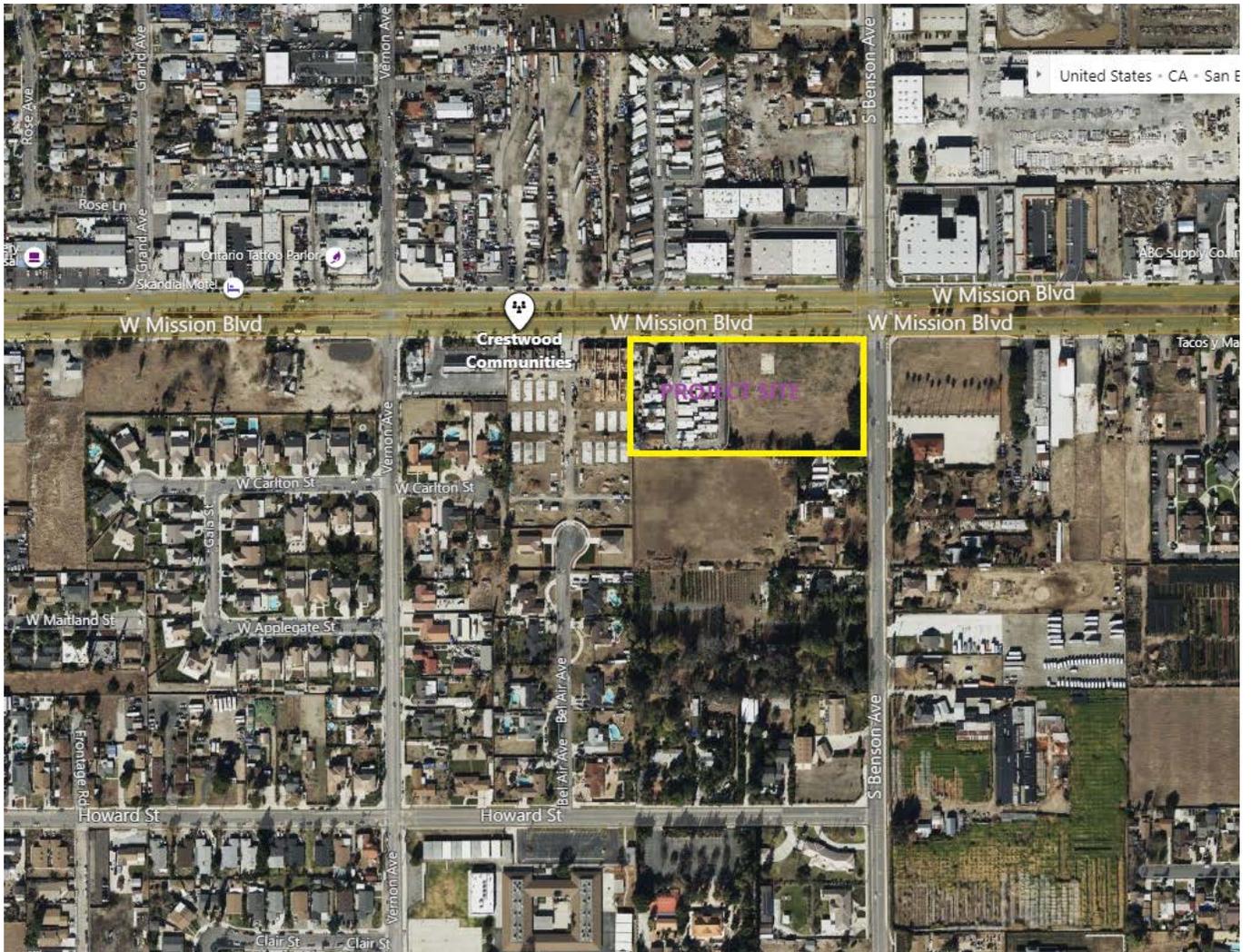
Local: None

Site Photograph



Figure 1 Land Use of the Property

Figure 2 Project Vicinity Map



CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

On August 26, 2021, the County of San Bernardino mailed notification pursuant to AB52 to the following tribes: San Gabriel Band of Mission Indians, Twenty-Nine Palms Band of Mission Indians, Morongo Band of Mission Indians, San Manuel Band of Mission Indians and Gabrieleno Band of Mission Indians - Kizh Nation. To date, no comments or requests for consultation have been received. However, to ensure potential impacts to tribal cultural resources are reduced to the extent feasible, mitigation measures that were required to minimize potential impacts(see Mitigation Measures TCR-1 through TCR-4).

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 20 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. Technical studies and data were summarized herein to provide analyses of various environmental factors (e.g. air quality model results, biological resources assessment, cultural resources investigation, traffic study); these are cited herein where appropriate and included in the list of references. 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"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Agriculture and Forestry Resources</u> | <input type="checkbox"/> <u>Air Quality</u> |
| <input checked="" type="checkbox"/> <u>Biological Resources</u> | <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Energy</u> |
| <input checked="" type="checkbox"/> <u>Geology/Soils</u> | <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Hazards & Hazardous Materials</u> |
| <input type="checkbox"/> <u>Hydrology/Water Quality</u> | <input type="checkbox"/> <u>Land Use/Planning</u> | <input type="checkbox"/> <u>Mineral Resources</u> |
| <input type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Population/Housing</u> | <input type="checkbox"/> <u>Public Services</u> |
| <input type="checkbox"/> <u>Recreation</u> | <input type="checkbox"/> <u>Transportation</u> | <input checked="" type="checkbox"/> <u>Tribal Cultural Resources</u> |
| <input type="checkbox"/> <u>Utilities/Service Systems</u> | <input type="checkbox"/> <u>Wildfire</u> | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> |

DETERMINATION: Based on this initial evaluation, the following finding is made:

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



 Signature: (Steven Valdez , Planner)

11/5/2021

 Date

David Prusch

 Signature: (David Prusch, Supervising Planner)

11/5/2021

 Date

| Issues | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| I. AESTHETICS – 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 type="checkbox"/> | <input checked="" 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 a 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

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

San Bernardino Policy Plan 2020; Submitted Project Materials

a) Have a substantial adverse effect on a scenic vista?

The Project Site is located at the southwest corner of the intersection at Mission Boulevard and Benson Drive in the Multiple Residential (RM) Zoning District in the unincorporated area of San Bernardino County. Near the project site, the County of San Bernardino Policy Plan does not identify any scenic resources or vistas. The Project Site is within the SOI of the City of Montclair and the City identifies local mountain ridgelines as the community's key visual resources but has not outlined any governing policies. The City of Ontario, located to the east of the Project Site 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 two-story condominium residential units with a maximum height of 26 feet, 11 inches would be comparable in height to nearby two-story single-family residences located south of the Project Site, new two-story town homes being developed to the west of the Project Site, and as observed on a site visit by Lilburn Corporation on February 22, 2021. 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.

Less Than Significant Impact

- b) *Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?*

The closest State Scenic Highway 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 impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

- 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 a 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?*

The Project Site is mostly vacant and has a mobile home park development on Assessor's Parcel No. 1011-351-03. The Proposed Project includes the development of 55 two-story residential condominium units and required amenities (pool, clubhouse) which would be consistent with the Multiple Residential (RM) land use zoning designation. 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. 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, located to the east of the Project Site has designated Mission Boulevard from the western to the eastern city limits as a scenic highway. 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.

Less Than Significant Impact

- d) *Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?*

The development of 55 two-story residential condominium units is not anticipated to generate a significant amount of light and glare when compared to the surrounding area. Existing nighttime light and glare in the area is from urban development including streetlights, residential dwelling units, and vehicle headlights. 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 would 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.

Less Than Significant Impact

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

| | <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|------------|---|---------------------------------------|---|------------------------------|-------------------------------------|
| II. | AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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. Would the project: | | | | |
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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

San Bernardino Policy Plan 2020; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials

- 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?

The Project Site is designated as “Urban and Built-Up Land” and is not designated as Prime, Unique or Grazing farmland, or considered Farmland of Statewide or Local Importance, according to the Farmland Mapping and Monitoring Program.¹ The Project Site is not designated as agricultural, according to the Policy Plan. The Proposed Project would not convert Prime or Unique Farmland, or Farmland of Statewide or Local Importance. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

No Impact

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The Project Site is designated as “Urban and Built-Up Land” and is not a part of a Williamson Contract.² The Project Site is not designated as agricultural, according to the Countywide Policy Plan. The Proposed Project would not result in conflicts with existing zoning for agriculture use, or a Williamson Contract. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

No Impact

- 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))?

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.

No Impact

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

¹ <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed 4/30/21.

² <https://www.arcgis.com/apps/webappviewer/index.html?id=fcb9bc427d2a4c5a981f97547a0e3688>
Accessed 4/30/21.

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.

No Impact

- 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?*

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.

No Impact

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</i> | <i>No Impact</i> |
|--|---------------------------------------|---|-------------------------------------|--------------------------|
| III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) 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: *(Discuss conformity with the South Coast Air Quality Management Plan, if applicable):*

San Bernardino Policy Plan 2020; Submitted Project Materials

a) *Conflict with or obstruct implementation of the applicable air quality plan?*

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 Multiple Residential (RM). Construction of the proposed 55 two-story residential condominium units would be an acceptable use within the RM zoning district upon approval of a Tentative Tract Map and Conditional Use Permit. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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?*

The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2016.3.2 prepared by the SCAQMD. 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_x), carbon monoxide (CO), sulfur dioxide (SO₂), and particulates (PM₁₀ and PM_{2.5}). Two of the analyzed pollutants, ROG and NO_x, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

The estimated maximum daily construction emissions without mitigation are summarized in Table 1. Under the assumed scenarios, emissions resulting from the Proposed Project construction would not exceed criteria pollutant thresholds established by the SCAQMD for emissions of any criteria pollutant.

Regional Operational Emission Impacts without Mitigation

Table 2 summarizes the Proposed Project's daily regional emissions from on-going operations. During operational activity, the Proposed Project would not exceed any of the thresholds of significance. Thus, a less than significant impact would occur for Project-related operational-source emissions and no mitigation is required

Table 1
Construction Emissions Summary (Without Mitigation)

| Year | Emissions (lbs/day) | | | | | |
|--------------------------------|---------------------|-----------------|----------------|-----------------|------------------|-------------------|
| | ROG | NO _x | CO | SO ₂ | PM ₁₀ | PM _{2.5} |
| Summer | | | | | | |
| 2022 | 3.2556 | 33.1344 | 21.1645 | 0.0471 | 19.8813 | 11.4688 |
| 2023 | 21.2611 | 16.9308 | 20.5531 | 0.0465 | 2.1438 | 1.0524 |
| Winter | | | | | | |
| 2022 | 3.2560 | 33.1370 | 21.0615 | 0.0456 | 19.8813 | 11.4688 |
| 2023 | 21.2618 | 16.9143 | 19.9210 | 0.0450 | 2.1439 | 1.0525 |
| Maximum Daily Emissions | 21.2618 | 33.1370 | 21.1645 | 0.0471 | 19.8813 | 11.4688 |
| SCAQMD Regional Threshold | 75 | 100 | 550 | 150 | 150 | 55 |
| Threshold Exceeded? | No | No | No | No | No | No |

Table 2
Operational Emissions Summary (Without Mitigation)

| Operational Activities-Summer Scenario | Emissions (lbs/day) | | | | |
|--|---------------------|-----------------|----------------|-----------------|------------------|
| | ROG | NO _x | CO | SO ₂ | PM ₁₀ |
| Area Source | 17.2318 | 1.3021 | 35.4804 | 0.0781 | 4.6108 |
| Energy Source | 0.0402 | 0.3433 | 0.1461 | 0 | 0.0278 |
| Mobile | 1.0808 | 6.0028 | 13.0869 | 0.0541 | 4.1661 |
| Total Maximum Daily Emissions | 17.2318 | 6.0028 | 35.4804 | 0.0781 | 4.6108 |
| SCAQMD Regional Threshold | 55 | 55 | 550 | 150 | 150 |
| Threshold Exceeded? | No | No | No | No | No |
| Operational Activities-Winter Scenario | Emissions (lbs/day) | | | | |
| | ROG | NO _x | CO | SO ₂ | PM ₁₀ |
| Area Source | 17.2318 | 1.3021 | 35.4804 | 0.0781 | 4.6108 |
| Energy Source | 0.0402 | 0.3433 | 0.1461 | 0 | 0.0278 |
| Mobile | 0.9373 | 6.0082 | 11.4047 | 0.0499 | 4.1663 |
| Total Maximum Daily Emissions | 17.2318 | 6.0082 | 35.4804 | 0.0781 | 4.6108 |
| SCAQMD Regional Threshold | 55 | 55 | 550 | 150 | 150 |
| Threshold Exceeded? | No | No | No | No | No |

Standard Regulatory Requirements/Best Available Control Measures (BACMS)

South Coast Air Quality Management District (SCAQMD) Rules that are currently applicable during construction activity for this Project include but are not limited to Rule 403 (Fugitive Dust) (1), Rule 1113 (Architectural Coatings) (2), Rule 445 (Wood Burning Devices).

The Project Applicant 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. Those measures are described below:

BACM AQ-1

All applicable measures included in Rule 403, shall be incorporated into Project plans and specifications as implementation of Rule 403, which include but are not limited to (1):

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are limited to 15 miles per hour or less.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

BACM AQ-2

The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 1113 (2):

- Only “Low-Volatile Organic Compounds (VOC)” paints (no more than 50 gram/liter of VOC) consistent with SCAQMD Rule 1113 shall be used.

BACM AQ-3

The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 445 (3):

- Rule 445 prohibits the use of wood burning stoves and fireplaces in new development

Construction Impacts

The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that Project construction-source air pollutant emissions would not result in exceedances of regional thresholds. Therefore, Project construction-source emissions would be considered less than significant on a project-specific and cumulative basis.

Operational Impacts

The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that Project operational-source air pollutant emissions would not result in exceedances of regional thresholds. Therefore, Project operational-source emissions would be considered less than significant on a project-specific and cumulative basis.

As shown in Table 2 and Table 3, and described above, the 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.

Less Than Significant Impact

c) *Expose sensitive receptors to substantial pollutant concentrations?*

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. Therefore, no long-term localized significant threshold analysis is warranted. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

d) *Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?*

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.

Less Than Significant Impact

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

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|--|---------------------------------------|---|------------------------------|------------------|
| IV. BIOLOGICAL RESOURCES – Would the project: | | | | |

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

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

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

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- a), and e) *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?*

Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

A General Biological Survey (Survey), dated April 2, 2021, was completed by Natural Resources Assessment, Inc. (NRAI). The purpose of the study was to identify impacts associated with the Proposed Project on biological resources on the Project Site and the vicinity. The work included a review of biological texts on general and specific biological resources, and those resources considered to be sensitive by various wildlife agencies, local governmental agencies, and interest groups. On the undeveloped portion of the

Project Site, the dominant species observed in the non-native grassland during the field survey were riggut brome (*Bromus diandrus*), storksbill (*Erodium cicutarium*), slender wild oats (*Avena barbata*), and red brome (*Bromus madritensis* ssp. *rubens*). Other species observed included mare's tails (*Erigeron canadensis*), mouse barley (*Hordeum murinum*), horehound (*Marrubium vulgare*), and cudweed aster (*Corethrogyne filaginifolia*).

No amphibians or reptile species were observed. Bird species observed included horned lark (*Eremophila alpestris*), yellow-rumped warbler (*Setophaga coronata*), mourning dove (*Zenaida macroura*), red-tailed hawk (*Buteo jamaicensis*), and northern mockingbird (*Mimus polyglottos*). No sign of native mammals were observed.

There is no habitat for sensitive plants, fish, amphibians, reptiles, mammals or insects that were listed as potentially present in the vicinity of the property.

Raptors and all migratory bird species, whether listed or not, also receive protection under the Migratory Bird Treaty Act (MBTA) of 1918³. The MBTA prohibits individuals to kill, take, possess, or sell any migratory bird, bird parts (including nests and eggs) except per regulations prescribed by the Secretary of the Department (16 U. S. Code 703⁴).

Based on the Proposed Project footprint and existing site conditions, none of the special-status plant or wildlife species known to occur in the general vicinity of the Project Site are expected to be directly or indirectly impacted from implementation of the Proposed Project with the proposed mitigation measures provided below. Furthermore, the Project Site was observed to be suitable for nesting habitat on and around the property for nesting birds. Thus, it was determined that implementation of the Proposed Project would have "no effect" on nesting birds known to occur in the general vicinity of the Project Site with the mitigation measures.

Mitigation Measures:

BIO-1. *The Applicant shall designate an avian biologist (qualified biologist) experienced in identifying local and migratory bird species; conducting bird surveys using appropriate survey protocol, nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, identifying nesting stages and success; establishing avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.*

BIO-2. *If start of construction occurs between February 1 and August 31, then a qualified biologist shall conduct a breeding bird survey at the appropriate time of day/night during the appropriate weather conditions, no more than three days prior to the start of construction to determine if nesting is occurring. This survey can be conducted as part of the burrowing owl surveys. Preconstruction surveys shall focus on direct and indirect evidence of nesting, including nest locations, nesting stages, and nest behavior. Surveys shall evaluate all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. The duration of the survey shall be dependent upon the size of the project site, density, and complexity of the habitat; and shall be sufficient to ensure complete and accurate data is collected.*

³ <https://www.fws.gov/birds/policies-and-regulations/laws-legislations/migratory-bird-treaty-act.php>

⁴ <https://www.fws.gov/le/USStatutes/MBTA.pdf>

BIO-3. *If active occupied nests are found, they shall not be disturbed unless the qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are capable of independent survival and would not be impacted by the removal of the nest. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within a distance specified by the qualified biologist for each nest or nesting site. The qualified biologist would determine the appropriate distance in consultation with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service. The size and location of buffer zones shall be based on nesting bird species, species behavior, nesting stage, species sensitivity to disturbance, and the intensity and duration of the disturbance activity.*

Less than Significant with Mitigation

- 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?*

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

No Impact

- c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The property does not have any drainage that meets the definitions of jurisdictional waters. There are no areas that support wetland or riparian habitat. No impacts are identified or anticipated and no mitigation measures are required.

No Impact

- 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?*

Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet still inadequate for others. Wildlife corridors are features that allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

As concluded in the General Biological Survey, the development of the Proposed Project would not impact designated wildlife nursery sites or regional wildlife movement corridors/linkages. No impacts are identified or anticipated and no mitigation measures are required.

No Impact

- 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?*

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 (April 2019).⁵ No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures.

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|---|---------------------------------------|---|------------------------------|--------------------------|
| V. CULTURAL RESOURCES – Would the project: | | | | |
| 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 outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

San Bernardino Policy Plan 2020; Submitted Project Materials

⁵ <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>

- a),b) *Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

A Phase I Cultural Resource Investigation (CRI), dated April 2021, was completed by McKenna et al. (McKenna) to determine impacts to historical and archaeological resources associated with the implementation of the Proposed Project. Investigation included an archaeological records check completed through the California State University, Fullerton, South Central Coastal Information Center, Fullerton, California. This information included a review of previously completed cultural resources investigations, recorded cultural resources, and historic maps.

McKenna reviewed records on file at the San Bernardino County Archives and supplemented the records with data provided through previous studies completed by McKenna in the immediate area. McKenna also investigated the particular project area through the Bureau of Land Management, General Land Office records, San Bernardino County Assessor's Office, local historical references, and historic maps and aerial photographs.

A field survey conducted by McKenna found most of the open area east of the trailer park was covered in tall, green grass that hindered visual surface examination. However, some areas of less dense vegetation and areas surrounding remnants of structures provided more successful inspection. The trailer park property was found to be completely paved and only the built environment available for inspection. The intensive field survey yielded no evidence of prehistoric archaeological resources.

Research confirmed the project area has been owned and occupied, to one extent of another, since before 1905. In summary, the Project Site contained at least one standing structure around 1915; historic improvements within the current project area can date between 1915 and 1947. The properties were built-out by 1948 and the majority of improvements were demolished after 1994. Current aerial photographs show only two historic structures remain – the 1927 Hardt residence and garage, surrounded by the trailer park that was established by 1959 and built-out by 1964.

Properties achieving significance within the past 50 years are eligible if such properties are of exceptional importance. Although the remaining structures on the Project Site pre-date 50 years, they are not considered to “embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.” Each structure has been altered through the replacement of original materials and, in the case of the residence, exterior structural redesign to accommodate the earthquake retrofitting and/or structural stabilizing, resulted in a change in the actual design of portions of the structure – specifically on the north elevation and facing the W. Mission Blvd. No particular architect or builder has been associated with these structures and there is no evidence of “high artistic values.” The construction is basic and the building relatively plain. It is a vernacular structure with no specifically assigned architectural style, particularly

because of the alterations. Thus, the structures are not considered to be of historical significance.

McKenna determined that no evidence of prehistoric archaeological resources was found within the project area. Although there is always a potential for buried resources, the potential within this particular project area is considered extremely low. To assure protection of previously unidentified or unexpected buried resources however, the following Mitigation Measures are required:

Mitigation Measures:

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.*

CR-2: *To avoid inadvertent adverse impacts to previously unidentified elements of the residence and garage at 5611 W. Mission Blvd., a monitor with a background in historic architecture is recommended to be on-site to monitor and document the demolition activities; to identify and recover any isolated artifacts or personal affects that may be of historic value; and to report the findings. This level of monitoring should include a photographic record and, if items are recovered, applicable analysis.*

Less than Significant with Mitigation

- c) *Disturb any human remains, including those outside of formal cemeteries?*

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 following Mitigation Measure is required:

Mitigation Measure:

CR-3: *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 (no less than 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.

Less than Significant with Mitigation

Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures CR-1, CR-2 and CR-3.

| Issues | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| VI. ENERGY – Would the project: | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption 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: San Bernardino Policy Plan 2020; Submitted Project Materials

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

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.

Electricity

Southern California Edison (SCE) provides electricity to the Project Site. Currently, the existing Project Site is mostly vacant with a mobile home park. Implementation of the Proposed Project would replace the mobile home park and adjacent vacant land with 55 two-story residential condominium units and amenities. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. According to the California Energy Commission: Electricity Consumption by Planning Area, SCE residential use consumed 32,479.8 GWh in the year 2019 (accessed 5/5/2021). The CalEEMod model projected that the Proposed apartment complex would consume 0.339 GWh annually. The increase in electricity demand from the project would represent a 0.001 percent of the overall SCE residential consumption. Therefore, projected electrical demand would not significantly impact SCE's level of service.

The condominiums that would be constructed on the Project Site would be 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 Proposed 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 mostly vacant with a mobile home park and there is existing demand for natural gas. The development of the Proposed Project would create a permanent increase demand of natural gas. However, the existing SoCalGas facilities is expected to meet the increased demand of natural gas. According to the California Energy Commission: Gas Consumption by Planning Area, SoCalGas, residential use consumed 2,467.27 Therms in the year 2019 within the SoCalGas region (accessed 5/5/2021). The CalEEMod model projected that the Proposed apartment complex would consume 13,598.1 Therms annually. The increase natural gas demand from the project would represent a 0.0014 percent of the SoCalGas residential consumption. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage of the overall demand in Southwest Gas Company' service area. Title 24 is a collection of energy standards that address the energy efficiency of new (and altered) homes; the 2022 Building Energy Efficiency Standards will improve upon the 2019 Energy Standards for new construction of, and additions and alterations to, residential and nonresidential buildings. The Proposed Project would be built in accordance with the 2022 energy standards of Title 24; therefore, no significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation are anticipated and no mitigation measures are recommended. 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.

Fuel

During construction of the proposed single-family structures on each newly created parcel, the 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.

Less Than Significant Impact

- b) *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

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.

No Impact

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</i> | <i>No Impact</i> |
|-------------|---|---------------------------------------|---|------------------------------|------------------|
| VII. | GEOLOGY AND SOILS – Would the project: | | | | |

- 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

San Bernardino Policy Plan 2020; Submitted Project Materials

- a) 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?

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 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 nearest fault to the Project Site is the Cucamonga fault, which is identified as an Alquist -Priolo fault and is located approximately seven miles to the north of the Project Site. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

ii) Strong seismic ground shaking?

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.

Less Than Significant Impact

iii) Seismic-related ground failure, including liquefaction?

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

No Impact

iv) Landslides?

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.

No Impact

- b) *Result in substantial soil erosion or the loss of topsoil?*

During the development of the Project Site, which would include disturbance of 4.41 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.

Less Than Significant Impact

- 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?*

The Project Site is located on the valley floor and topography at the site and in the vicinity is relatively level. As concluded above, the Project Site is not located within an area identified as having a potential for slope instability. There are no known areas susceptible to landslides near the site, nor is the site in the path of any known or potential landslides. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

No Impact

- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Expansive soils are composed of fine-grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting is subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. Soils on the Project Site are identified as Tujunga sandy loam (TuB), as shown the United States Department of Agriculture Natural Resources Conservation Service We Soil Survey Map (Accessed 4/12/2021). TuB soil is considered well-draining and has no clay materials. Thus, making it non-expansive in nature. No impacts are identified or anticipated and no mitigation measures are required.

No Impact

- 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?*

The Proposed Project would not require the use of septic tanks or alternative wastewater disposal. The Proposed Project would connect to existing City sewer collection lines in the immediate vicinity. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

No Impact

- f) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

As mentioned in Section V of this document, a Phase I Cultural Resource Investigation (CRI), dated April 16, 2021, was completed by McKenna et al. (McKenna) which included a determination of potential impacts to paleontological resources associated with the implementation of the Proposed Project. The intensive survey of the project area yielded no evidence of paleontological resources and research confirmed the low potential for the presence of paleontological resources in the younger Quaternary alluvial deposits. Deeper, older Quaternary alluvial deposits are sufficiently deep to negate the potential for any future development of the site to impact paleontologically sensitive deposits. However, although impacts are considered less than significant, the possibility of encountering paleontological resources remains. Therefore, 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:

Mitigation Measure:

GEO-1: *The project proponent shall have a paleontological consultant **on-call** to address any issues pertaining to paleontological resources (fossil specimens). While it is unlikely to be applicable, the on-call status will assist in the avoidance of any unanticipated adverse environmental impacts.*

Less than Significant with Mitigation

Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measure GEO-1.

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|---|---------------------------------------|---|-------------------------------------|--------------------------|
| 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) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

SUBSTANTIATION: San Bernardino Policy Plan 2020; Submitted Project Materials

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The County's Greenhouse Gas Emissions Reduction Plan (GHG Plan) was adopted on December 6, 2011 and became effective on January 6, 2012. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The plan is consistent with AB 32 and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

In 2007, the California State Legislature adopted Senate Bill 97 (SB97) requiring that the CEQA Guidelines be amended to include provisions addressing the effects and mitigation of GHG emissions. New CEQA Guidelines have been adopted that require: inclusion of a GHG analyses in CEQA documents; quantification of GHG emissions; a determination of significance for GHG emissions; and, adoption of feasible mitigation to address significant impacts. The CEQA Guidelines [Cal. Code of Regulations Section 15083.5 (b)] also provide that the environmental analysis of specific projects may be tiered from a programmatic GHG plan that substantially lessens the cumulative effect of GHG emissions. If a public agency adopts such a programmatic GHG Plan, the environmental review of subsequent projects may be streamlined. A project's incremental contribution of GHG emissions would not be considered cumulatively significant if the project is consistent with the adopted GHG plan.

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new developments are required to quantify the project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is used to identify and mitigate project emissions. The Proposed Project is anticipated to generate 511.70 MTCO_{2e} which would not exceed 3,000 MTCO_{2e} per year. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Less Than Significant Impact

- b) *Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?*

The Proposed Project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Any project that does not exceed 3,000 MTCO_{2e} per year would be considered to be consistent with the Plan and determined to have a less than

significant individual and cumulative impact for GHG emissions. The Proposed Project is anticipated to generate 511.70 MTCO₂e which would not exceed 3,000 MTCO₂e per year. Since the Proposed Project is considered to be in compliance with the GHG Plan given that only 511.70 MTCO₂e of annual emissions are estimated. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.

Less Than Significant Impact

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

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|---|---------------------------------------|---|------------------------------|-------------------------------------|
| IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

SUBSTANTIATION:

San Bernardino Policy Plan 2020; Submitted Project Materials

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

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.

No Impact

- 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?*

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.

No Impact

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

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.

No Impact

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

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 February 24, 2021). 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.

No Impact

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

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 Countywide Policy 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 Countywide Policy 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.

No Impact

- f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The Project Site does not contain any emergency facilities and does not 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.

No Impact

- g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

As identified by San Bernardino Countywide Policy Plan – Hazard Overlay Map FH27 B (Montclair), the Project Site is 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.

Less Than Significant Impact

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

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|---|---------------------------------------|---|-------------------------------------|--------------------------|
| X. HYDROLOGY AND WATER QUALITY - Would the project: | | | | |
| 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 are a, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| 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 offsite; | <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 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:

San Bernardino Policy Plan 2020; Submitted Project Materials

- a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The Proposed Project includes the construction of 55 condominiums units on a 4.41-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 sandbags 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 Preliminary (PWQMP) for the Proposed Project in April 2020 (available at the County offices for review). The PWQMP has identified various BMPs which shall be implemented by the Proposed Project. Mandatory compliance with the Proposed Project's SWPPP and PWQMP, 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.

Less Than Significant Impact

- b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The Project Site is within the service area of the Monte Vista Water District (MVWD). As documented in the MVWD 2020 Urban Water Management Plan (UWMP), the District relies on approximately 50 percent of its water supply from groundwater and other local supplies, and 50 percent of its water supply from treated imported surface 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). 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 are also sources of long-term water supply. Table 3-2 of the UWMP states the 2040 District's water demand would be approximately 14,337 AFY. As indicated in Table 4-2, the total projected residential (single family and multi-family) water demands within the District in 2045 is estimated at about 8,436 AFY.

Water demands for the past five years (from FY 2015-16 to FY 2019-20) averaged approximately 16,116 AFY. Due to conservation efforts and demand management measures, recent water demands have been less than its historical water demands, including during long-term droughts. The District's projected water demands (during normal, single dry, and a five consecutive year drought) are provided in Section 7.2.3 and are anticipated to incorporate similar reductions in water use rates as a result of the shortage response actions, ongoing conservation efforts, and demand management measures. Supply and demand for a single dry year is projected to be equal and at approximately 18,816 AFY for 2045.

Since the District's projected water demands are similar to, it is anticipated that the District will be able to continue providing sufficient water supplies to its customers to meet projected water demands, including during long-term droughts. In addition, as discussed in Section 8.4.1, based on historical and on-going management practices, the District will be able to continue relying on its water supply source from the Chino Basin for adequate supply augmentation in response to each of the standard water shortage levels identified in Section 8.3. Therefore, the water basin would not be substantially depleted by serving the Proposed Project. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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:*

- i) *Result in substantial erosion or siltation on- or off-site;*
- ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;*

Encompass Associates, Inc. calculated that the required design capture volume (DCV) for stormwater at the Project Site is approximately 14,085 cubic feet. The WQMP states that the underground retention volume is anticipated to be approximately 14,100 cubic feet. The designed underground infiltration system would be constructed on the southeastern 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.

Less Than Significant Impact

- iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or*

Implementation of low-impact development infiltration BMPs as described in 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.

Less Than Significant Impact

- iv) *Impede or redirect flood flows?*

The Preliminary WQMP calculates the required design capture volume (DCV) for stormwater at the Project Site is approximately 14,085 cubic feet. The WQMP states that the underground retention volume is anticipated to be approximately 14,100 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.

Less Than Significant Impact

- d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

As shown on FEMA Flood Map 06071C8616H, the Proposed Project is located in an area identified as Zone X, which is 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. Policy Map HZ-5 of the Countywide Policy Plan 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.

Less Than Significant Impact

- e) *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The Proposed Project would 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.

Less Than Significant Impact

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

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|--|---------------------------------------|---|-------------------------------------|--------------------------|
| XI. LAND USE AND PLANNING - Would the project: | | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:
San Bernardino Policy Plan 2020; Submitted Project Materials

- a), b) *Physically divide an established community?*

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?

The Proposed Project is the development of 55 two-story condominiums and amenities on approximately 4.41 acres of land. The surrounding land uses to the north, south,

east, and west are a mixture of commercial and residential uses and vacant land. The Project Site is mostly vacant but also consists of a mobile home park on Assessor's Parcel No. 1011-351-03.

Implementation of the Proposed Project would displace 19 mobile homes to allow for the development of 55 residential condominiums units. Although development of the condominiums would result in the demolition of the 19 mobile homes and displacement of residents', development of the condominiums would accommodate the forecast growth in the number of households anticipated by San Bernardino's Countywide Policy Plan. The Proposed Project would not conflict with local land use policies, regulations, or conflict with existing zoning. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|---|---------------------------------------|---|-------------------------------------|--------------------------|
| XII. MINERAL RESOURCES - Would the project: | | | | |
| 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):

San Bernardino Policy Plan 2020; Submitted Project Materials

- 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?

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.

Less Than Significant Impact

- 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?*

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 Countywide Policy 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 the Multiple Residential (RM) land use zoning designation. 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.

Less Than Significant Impact

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

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|---|---------------------------------------|---|-------------------------------------|--------------------------|
| XIII. NOISE - Would the project result in: | | | | |
| 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 levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 Policy Plan Noise Element):

San Bernardino Policy Plan 2020; Submitted Project Materials

a), b) 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?

Generation of excessive groundborne vibration or groundborne noise levels?

A Noise Assessment, dated March 10, 2021, was completed by Urban Crossroads (available at County offices for review) to describe the potential Project-related construction noise impacts and noise impacts originating from the construction of the Project. Noise from construction activities is typically limited to the hours of operation established under a jurisdiction's Municipal Code. Section 83.01.080(g)(3) of the County of San Bernardino Development Code indicates that construction activity is considered exempt from the noise level standards between the hours of 7:00 a.m. to 7:00 p.m. except on Sundays and Federal holidays. However, neither the County of San Bernardino Policy Plan or Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a *substantial temporary or periodic noise increase*. Therefore, a numerical construction threshold based on Federal Transit Administration (FTA) *Transit Noise and Vibration Impact Assessment Manual* is used for analysis of daytime construction impacts. The FTA considers a daytime exterior construction noise level of 80 dBA L_{eq} as a reasonable threshold for noise sensitive land use.

The analyzed construction noise activity and groundborne vibration noise levels include the demolition of an existing mobile home park on the west side of the site, site preparation, building construction, paving, and architectural coating. To evaluate whether the Project would generate potentially significant short-term noise levels and groundborne vibration, a construction-related daytime noise level threshold of 80 dBA L_{eq} is used as a reasonable threshold to assess the daytime construction noise level impacts. The construction noise analysis shows that the nearest receiver locations would satisfy the reasonable daytime 80 dBA L_{eq} significance threshold during Project construction activities, as shown on Table 4 below.

**Table 4
 Typical Construction Equipment Noise Level Summary**

| Receiver Location ¹ | Construction Noise Levels (dBA L_{eq}) | | |
|--------------------------------|--|------------------------|----------------------------------|
| | Highest Construction Noise Levels ² | Threshold ³ | Threshold Exceeded? ⁴ |
| R1 | 72.3 | 80 | No |
| R2 | 71.8 | 80 | No |
| R3 | 73.6 | 80 | No |

| | | | |
|----|------|----|----|
| R4 | 77.6 | 80 | No |
|----|------|----|----|

¹ Noise receiver locations are shown on Exhibit B of Noise Assessment.

² Highest construction noise level operating at the Project site boundary to nearby receiver locations.

³ Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual.

⁴ Do the estimated Project construction noise levels exceed the construction noise level threshold?

The Noise Assessment demonstrates that the construction noise levels and groundborne vibration associated with the Proposed Project would satisfy the County of San Bernardino exterior noise level standards at all nearby receiver locations. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Less Than Significant Impact

- 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 levels?*

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. 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 excessive noise levels for people residing or working in the project area. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

XIV. POPULATION AND HOUSING - Would the project:

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

construction of replacement housing elsewhere?

SUBSTANTIATION:

San Bernardino Policy Plan 2020; Submitted Project Materials.

- 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)?*

Chapter five of the San Bernardino Countywide Policy Plan defines a household as occupied housing units, and can be a person living alone, related people living together, or unrelated people living together. According to the 2016 American Community Survey (ACS), there were 620,587 households countywide, of which 95,226 were in unincorporated areas. According to the ACS, the average persons per household was 3.41 countywide and 3.23 when limited to unincorporated areas.

The Project Site is in unincorporated San Bernardino County and the Proposed Project includes the development of 55 residential condominium units. Implementation of the Proposed Project would generate a population growth of approximately 178 persons (based on 3.23 people per household). The Project Site has a land use zoning designation of Multiple Residential (RM), which allows for the Proposed Project and of which population growth is already anticipated from buildout of the Planning Area. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

Less Than Significant Impact

- b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The Project Site consists of three parcels (APNs 1011-351-03, -04 and -05). Two of the Project parcels are vacant and one is developed with a 19-space mobile home park. Implementation of the Proposed Project would displace 19 mobile homes to allow for the development of 55 residential condominium units. Although development of the condominiums would result in the removal of the 19 mobile homes and displacement of residents', development of the condominiums would accommodate the forecast growth in the number of households anticipated by San Bernardino's Countywide Policy Plan. Furthermore, the Proposed Project encourages efficient, aesthetic and desirable use of the Project Site.

In conformance with Senate Bill 330, also known as the Housing Crisis Act of 2019, which requires replacement capacity for any displaced residential unit potential at the time of a project's approval based on the zoning of the site in effect on January 1, 2018, the Proposed Project is an allowable use within the RM land use zoning designation. The Proposed Project accommodates a higher residential density that would offset the loss of residential unit capacity on APN 1011-351-03. The Proposed Project would allow for a total of 55 residential units, a 36 residential-unit increase of the existing Project

Site, thereby avoiding an overall net loss of residential unit capacity from the current Project Site. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

Less Than Significant Impact

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

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

SUBSTANTIATION:
San Bernardino Policy Plan 2020; Submitted Project Materials

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

Fire Protection?

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 178 residents (based on 3.23 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.

Less Than Significant Impact

Police Protection?

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 178 residents (based on 3.23 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 are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Schools?

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 July 17, 2020, the development impact fee is \$4.95 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 55 condominiums by the Condominium SGR (.05). 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.

Less Than Significant Impact

Parks?

Anticipated population growth of the unincorporated areas of San Bernardino County is approximately 49,680 people at buildout. The unincorporated growth represents a two percent increase of potential users on existing regional park facilities, with an average annual growth rate of 0.10 percent over the planning horizon of 24 years. The amount of regional parkland in the county is 8,515 acres, which is sufficient for the parkland

needs of about 3.4 million people if based on the 2007 General Plan standard of 2.5 acres per 1,000 residents. In the updated Countywide Policy Plan, the standard for regional parkland would be replaced by an emphasis on maintaining and improving existing facilities and the coordination with other jurisdictions to provide regional park land (Policy NR-3.6, Regional park land). Accordingly, no new and/or expanded facilities would need to be developed due to Countywide Policy Plan buildout, and no additional impacts would occur. Therefore, no significant impacts are identified or anticipated and no mitigation measures are required.

Less Than Significant Impact

Other Public Facilities?

The Proposed Project population of 178 would 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.

Less Than Significant Impact

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

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|---|---------------------------------------|---|-------------------------------------|--------------------------|
| XVI. RECREATION | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility 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:
San Bernardino Policy Plan 2020; Submitted Project Materials

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?*

Demands for recreational facilities are generated by the populations in the facilities' service areas. The County's total 49,680 projected growth in population in unincorporated areas would increase the use of existing regional park and recreational facilities. Regional parks, however, are also used and funded by those in incorporated jurisdictions. The unincorporated growth represents a two percent increase of potential users on existing regional park facilities, with an average annual growth rate of 0.10 percent over the planning horizon of 24 years. This incremental level of growth would not lead to substantial physical deterioration of existing park and recreational facilities.

The population of the incorporated and unincorporated areas is forecasted to reach 2,744,578 in 2040. The amount of regional parkland in the county is 8,515 acres, which is sufficient for the parkland needs of about 3.4 million people if based on the 2007 General Plan standard of 2.5 acres per 1,000 residents. In the updated Countywide Policy Plan, the standard for regional parkland would be replaced by an emphasis on maintaining and improving existing facilities and the coordination with other jurisdictions to provide regional park land (Policy NR-3.6, Regional park land). Accordingly, no new and/or expanded facilities would need to be developed due to Countywide Policy Plan buildout, and no additional impacts would occur. Therefore, no significant impacts are identified or anticipated and no mitigation measures are required.

Less Than Significant Impact

- 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?*

The Proposed Project includes private open space for each proposed condominium unit totaling 68,074 square-feet throughout the Project Site. Additionally, amenities are proposed as part of development of the Proposed Project including a communal pool, community room and a common open areas. Implementation of policies listed in the Countywide Goals and Policies of the Recreation Element in the Countywide Policy 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.

Less Than Significant Impact

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

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| XVII. TRANSPORTATION – Would the project: | | | | |
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

San Bernardino Policy Plan 2020; Submitted Project Materials

- a) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*
- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?*

Most of the Project Site is undeveloped and vacant, but one parcel contains a 19-space mobile home park. The Project Site is served by Omnitrans, which primarily serves unincorporated portions of San Bernardino County 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.

Existing transit routes and transit stops occur within a ½ mile of the Project Site. The site is served by Omnitrans Route 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.

A VMT Analysis, dated July 21, 2020, was completed by Urban Crossroads (available for review at the County offices). As of December 2018, all lead agencies are required to adopt VMT as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate went into effect July 1, 2020.

The City of Montclair utilizes the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool. The Screening Tool allows users to input an assessor's parcel number (APN) to determine if a project's location meets one or more of the screening thresholds for land use projects identified in the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory).

As noted in the Technical Advisory, "residential and office projects that locate in areas with low VMT and that incorporate similar features (density, mix of uses, and transit accessibility) will tend to exhibit similarly low VMT." As concluded in the report, the Project is located within a low VMT generating zone. The low VMT Area screening threshold is met and would be assumed to result in a less-than-significant VMT impact. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

Less Than Significant Impact

- c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The Project Site is located on the south side of Mission Boulevard between Vernon and Benson Avenues. Mission Boulevard would serve as an access road to the Project Site and Benson Avenue would serve as an emergency access to the Project Site (see Figure 3-Site Plan). The Proposed Project is not expected to substantially increase hazards due to a geometric design feature (e.g., sharp curves or intersections) or incompatible uses (e.g., farm equipment). No impacts are identified or anticipated and no mitigation measures are required.

No Impact

- d) *Result in inadequate emergency access?*

Mission Boulevard and Benson Avenue would serve as access roads to the Project Site. The Proposed Project design features would 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 anticipated and no mitigation measures are required.

Less Than Significant Impact

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

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

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

SUBSTANTIATION:

San Bernardino Policy Plan 2020 Submitted Project Materials

- a), b) *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?*

As discussed in Section V of this document, a Phase I Cultural Resource Investigation (CRI), dated April 2021, was completed by McKENNA et al. (McKenna) to determine impacts to tribal cultural resources associated with the implementation of the Proposed Project. McKenna contacted the Native American Heritage Commission to inquire as to the presence/absence of significant resources in the area. McKenna also received names of local Native Americans interested in studies completed in this area. On March 4, 2021, McKenna sent notices pursuant to AB52 to interested tribes. No responses from any of the local Native American representatives were received. No data was presented to indicate any concerns over sensitivity for the area. However, in the event resources are found during construction and to ensure potential impacts to Tribal Cultural Resources are reduced to the extent feasible, the following mitigation measure shall be required:

Mitigation Measures:

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.

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.

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/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.

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.

Less Than Significant Impact

Therefore, no significant adverse impacts are identified or anticipated with the implementation of Mitigation Measures TCR-1 – TCR-4.

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|--|---------------------------------------|---|-------------------------------------|--------------------------|
| XIX. UTILITIES AND SERVICE SYSTEMS - Would the project: | | | | |
| 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 which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?

SUBSTANTIATION:

San Bernardino Policy Plan 2020; Submitted Project Materials

- 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?*

The Monte Vista Water District (MVWD) is the public water utility that would provide water service to the Project Site. MVWD provides retail water services to the City of Montclair, portions of the City of Chino and the unincorporated areas of San Bernardino County in Ontario, Chino and Pomona.⁶ There is an existing 10-inch water line along Mission Boulevard along the Project Site's northern boundary. The Proposed Project would be connected to the existing water line. The Project Proponent would 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 Proposed Project would be connected to the existing sewer line via the existing 8-inch sewer line located on Bel Aire Avenue to the southwest of the Project Site.

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

⁶ <https://www.mvwd.org/Faq.aspx?QID=104>

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.

Less Than Significant Impact

- b) *Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?*

The MVWD is the public water utility that would provide water service to the Project Site. As stated in the 2020 UWMP, the region utilizes drinking water produced from groundwater and water purchased from Water Facilities Authority (WFA), Chino Basin Desalter Authority (CDA), and the San Antonio Water Company and has purchased recycled water from IEUA. The UWMP states that the region would increase its total water supply from 16,833 AF of water delivered in 2015 to 18,816 AFY (single dry year in 2045).

Water demands for the past five years (from FY 2015-16 to FY 2019-20) averaged approximately 16,116 AFY. Due to conservation efforts and demand management measures, recent water demands have been less than its historical water demands, including during long-term droughts. The District's projected water demands (during normal, single dry, and a five consecutive year drought) are anticipated to incorporate similar reductions in water use rates as a result of the shortage response actions, ongoing conservation efforts, and demand management measures. Supply and demand for a single dry year is projected to be 18,816 AFY for 2045.

Since the District's projected water demands are similar to, it is anticipated that the District will be able to continue providing sufficient water supplies to its customers to meet projected water demands, including during long-term droughts. In addition, based on historical and on-going management practices, the District will be able to continue relying on its water supply source from the Chino Basin for adequate supply augmentation in response to each of the standard water shortage levels. Furthermore, the Proposed Project is a permitted use, requiring a CUP within the Countywide Policy Plan and therefore associated water demands have already anticipated by the Monte Vista District and evaluated by the 2020 UWMP. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?*

According to the City of Montclair's Sewer Master Plan 2017, the Project Site is within the City's sewer service area. 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 10-inch sewer line along Mission Boulevard along the Project Site's northern boundary. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

Less Than Significant Impact

- 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?*

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 61,219,377 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) (Accessed 3/8/2021), the proposed 55 condominium units are anticipated to produce approximately 673 pounds of solid waste per day based on 12.23 pounds per household per day. The Proposed Project's contribution of 673 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.

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.

Less Than Significant Impact

- e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The Proposed Project would be consistent with waste policies and goals as included in Section 5.18.4-Solid Waste of the Countywide Policy Plan. 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. Future tenants of the Proposed Project would be serviced by trash pickup. 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.

Less Than Significant Impact

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

| <i>Issues</i> | <i>Potentially Significant Impact</i> | <i>Less than Significant with Mitigation Incorporated</i> | <i>Less than Significant</i> | <i>No Impact</i> |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a) Substantially impair an 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 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 resources, 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 landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

San Bernardino Policy Plan 2020; Submitted Project Materials

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

The Project Site is not within or near a state responsibility area or fire hazard severity zone, as shown on Policy Map HZ-5 and Policy map HZ-6 of the Countywide Policy

Plan. 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.

No Impact

- b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?*

The Project Site is relatively flat and is located in a predominantly developed region with no wildlands located on or near the Project Site. As shown on Policy Map HZ-5 of the Policy Plan, 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.

No Impact

- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

As stated in Section XIX(a), the Proposed Project would 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.

Less Than Significant Impact

- d) *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?*

Topography of the Project Site is relatively level. As shown on Policy Map HZ-5 of the Countywide Policy Plan, 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 on FEMA Flood Map 06071C8616H. The Project Site is not anticipated to 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. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

Less Than Significant Impact

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Does the project have environmental effects, which 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"/> |
| a) | <i>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?</i> | | | | |

A General Biological Survey, dated April 2, 2021, was completed by Natural Resources Assessment, Inc. (NRAI). The report concluded that there is no habitat for sensitive plants, fish, amphibians, reptiles, mammals, or insects that were listed as potentially present in the vicinity of the Project Site. However, the Project Site was observed to be suitable for nesting habitat on and around the property, and appropriate pre-construction surveys would be required (see Mitigation Measures BIO-1, BIO-2 and BIO-3). Based

on the Proposed Project footprint and existing site conditions, no special-status plant or wildlife species known to occur in the general vicinity of the Project Site are expected to be directly or indirectly impacted from implementation of the Proposed Project with the proposed mitigation measures provided in this Initial Study.

During the Cultural Resources Survey, research confirmed the Project area had been owned and occupied before 1905. In summary, the Project Site contained at least one standing structure dating around 1915; historic improvements within the current Project area dated between 1915 and 1947. The structures were built-out by 1948 and the majority of improvements were demolished after 1994. Current aerial photographs show only two historic structures remain – the 1927 Hardt residence and garage, surrounded by the trailer park that was established by 1959 and built-out by 1964.

Properties achieving significance within the past 50 years are eligible if such properties are of exceptional importance. Although the remaining structures on the Project Site pre-date 50 years, they are not considered to “embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.” Each structure has been altered through the replacement of original materials and, in the case of the residence, exterior structural redesign to accommodate the earthquake retrofitting and/or structural stabilizing, resulted in a change in the actual design of portions of the structure – specifically on the north elevation and facing Mission Blvd. The construction is basic and the building relatively plain. It is a vernacular structure with no specifically assigned architectural style, particularly because of the alterations. Thus, the structures are not considered to be of historical significance.

As concluded in the Cultural Resource Survey, no evidence of prehistoric archaeological resources were found within the Project area. Although there is always a potential for buried resources, the potential within the Project area is considered extremely low. To assure protection of previously unidentified or unexpected buried resources appropriate mitigation as provided in this Initial Study shall be made a condition of project approval. Therefore, with implementation of Mitigation Measures CR-1 through CR-3, and TCR-1 through TCR-4, potential impacts would be reduced to a less than significant level.

Less Than Significant Impact

- 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)?*

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.

As concluded in the VMT Analysis, the Proposed Project would not result in a significant impact to traffic and would not be cumulatively considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. Similarly, the pollutant emissions from the Proposed Project are below SCAQMD thresholds and therefore, the Proposed Project would be in compliance SCAQMD's AQMP. In addition, greenhouse gas emissions from the Proposed Project are below thresholds. Therefore, air quality and greenhouse gas impacts would not be cumulatively considerable.

Although cumulative impacts are always possible, by incorporating all mitigation measures provided in this Initial Study as part of approving the Proposed Project, the Project's contribution to any such cumulative impacts would be reduced to levels that are not cumulatively considerable. Additionally, mitigation measures have been adopted by the County for buildout of the Countywide Policy Plan, Therefore, with the incorporation of mitigation identified in this document, the Project would result in individually limited, but not cumulatively considerable, impacts. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?*

All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the Project Proponent would be required to meet conditions of approval for the Project to be implemented. It is anticipated that all such conditions of approval will further ensure that no potential for adverse impacts will be introduced by construction activities or initial or future land uses authorized by the project approval.

Less Than Significant Impact

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

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