

**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:	0239-311-01, -02 and -03	USGS Quad:	Devore, CA
Applicant:	Ron Spears Mountain Avenue Bees, Inc. 5981 Layton Street Alta Loma, CA 91737	T, R, Section:	T 1N, R 5W, not sectioned
Location	3112 Lytle Creek Road Fontana, CA 92335	Thomas Bros	
Project No:	PROJ-2022-00024	Community Plan:	
Rep	Ryan Ritchey Land Engineering Consultants, Inc. 650 Avenue K Calimesa, CA 92320	LUZD:	Rural Living – RL-10
Proposal:	A Conditional Use Permit for an apiculture facility comprised of two (2) 15,000 square foot tilt-up buildings for a commercial bee keeping and honey processing facility on 9.33 acres located at 3112 Lytle Creek Road.	Overlays:	None

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: Jon Braginton, Planner
Phone No: (909) 387-4110/(760) 776-6144 **Fax No:** (909) 387-3223

E-mail: Jon.Braginton@lus.sbcounty.gov

Project Sponsor Ron Spears
Mountain Avenue Bees, Inc.
5981 Layton Street
Alta Loma, CA 91737

PROJECT DESCRIPTION:

Summary

The project applicant, Mountain Avenue Bee, Inc., is proposing to develop a raw honey processing, storage and distribution facility at 3112 Lytle Creek Road in unincorporated San Bernardino County, California (APN 0239-311-01, -02 and -03). In total, the project site is approximately 18 acres in size. The proposing processing facility would be developed on a portion of approximately 9.33 developed acres located in the northern portion of the property (see Figure 3 – Site Plan). The remainder of the site would be left in the existing condition. The site is currently developed with a single-family home constructed in 1956, a trailer, well, barn and paved driveway. The barn is an unpermitted structure currently used for similar purposes as the proposed project and would be demolished as part of the project. The single-family residence would not be affected by project improvements. The site is located within the Rural Living (RL-10) land use zoning district which permits the operation of agricultural support services facilities with approval of a Conditional Use Permit. The site is designated Rural Living in the Countywide Plan Land Use Element 2019 Update. Construction is proposed to begin in mid-2023 with facility operation beginning in late 2023. The project area is shown in Figure 1 – Regional Map. The project site is shown in Figure 2 – Vicinity Map.

The project would be comprised of two 15,000 square-foot single-story concrete tilt-up buildings with related improvements. The buildings would be used for storage, maintenance and production of food supplements for bees that are fed to hives as part of the honey production process. There would be no hives on the site. The supplements would be shipped to honey producers which are located in multiple facilities in the five surrounding counties. Boxed honey frames would be delivered by truck and processed out of the frames into a liquid form and placed in food grade barrels or totes for shipment. Approximately 800,000 pounds of raw honey would be shipped from the proposed facility to a production facility that processes, packages and distributes the honey. The project would operate seasonally from January through June and from October through December. The facility would operate from 7 a.m. to 4 p.m. daily. Approximately eight (8) full-time and six (6) seasonal employees would work at the facility. The project would generate approximately 72 daily car/light truck trips and four delivery trips for a total of 76 daily trips.

In addition to construction of the two 15,000 square foot buildings, the project would require installation of a new septic system and leach fields for wastewater disposal and recertification of an existing well for potable water production. The project would also connect to the West Valley Water District mainline located along Lytle Creek Road as the primary source of water. Further, the project would reconstruct the existing paved driveway, provide 38 parking stalls, drive lanes, loading docks, utility connections and other required site improvements. Stormwater would be collected and conveyed to a new stormwater infiltration basin located adjacent to and south of the proposed buildings (see Figure 3 – Site Plan). The basin would be capable of storing a total volume of 60,594 cubic feet. Stormwater would percolate into subsurface soils or when the basin is full, release water through the proposed concrete weir outlet structure and discharge through velocity reducing riprap toward Lytle Creek Road. Landscaping improvements have been designed to comply with Chapter 83.11.080 of the San Bernardino County Code.

Surrounding Land Uses and Setting

The project site is located within a rural area surrounded primarily by undeveloped open space. To the north of the proposed development area is undeveloped open space on the project site that will remain in the existing condition. Undeveloped open space is located to the west. A single-family residence is located to the south; Lytle Creek Road and Lytle Creek is located to the east.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Single-family residential with outbuildings	RL-10
North	Undeveloped open space	RL-10 then RC (Resource Conservation)
South	Single-family residential	RL-10
East	Lytle Creek Road then Lytle Creek	FW (Floodway)
West	Undeveloped open space	RC

Project Site Location, Existing Site Land Uses and Conditions

The proposed Project lies west of Lytle Creek Road in the unincorporated Lytle Creek area of San Bernardino County. The Project area consists of a 9.33-acre site located at 3112 Lytle Creek Road (Assessor Parcel Numbers 0239-311-01, -02, & -03). Specifically, the Project area is in unsectioned former Rancho Muscupiabe, Township 1 North, Range 5 West, San Bernardino Baseline and Meridian (SBBM), as depicted on the Devore, CA 7.5' U.S. Geological Survey (USGS) topographic quadrangle. The elevation of the project area is approximately 2,190 feet above mean sea level (amsl). Vegetation is very sparse, with dead weeds on the ground that were previously sprayed with herbicide. The project area has a separately fenced single-family residence in the southwest corner, a large barn in the central west portion of the site, and a small well shed in the central east portion of the Project area. The single-family residence will remain on-site. The barn will be removed to accommodate the proposed development.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

State of California: None.

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

Regional: None

Local: None

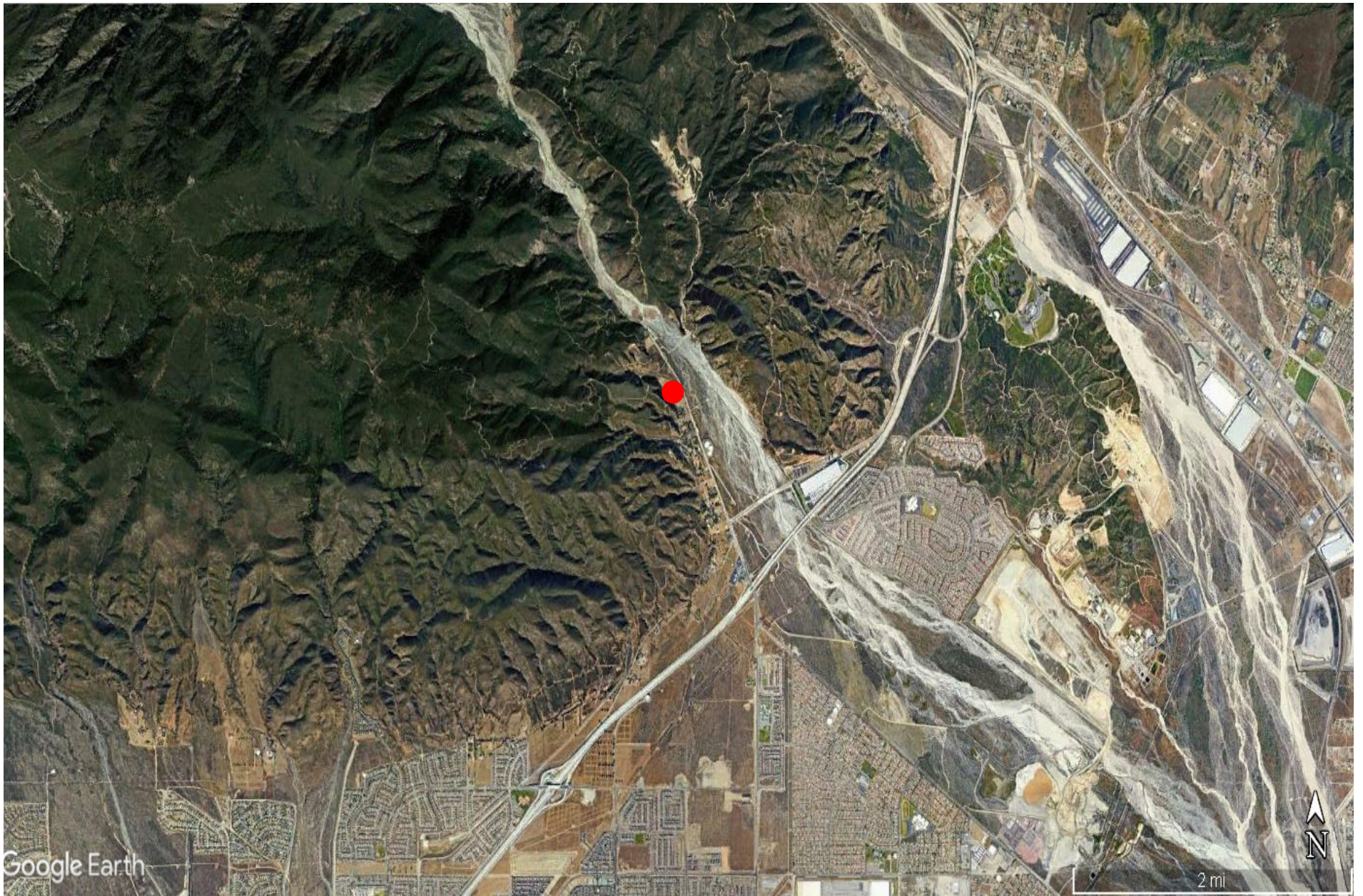


Figure 1 — Regional Map ● - Project Site



Figure 2 — Vicinity Map - Project Site

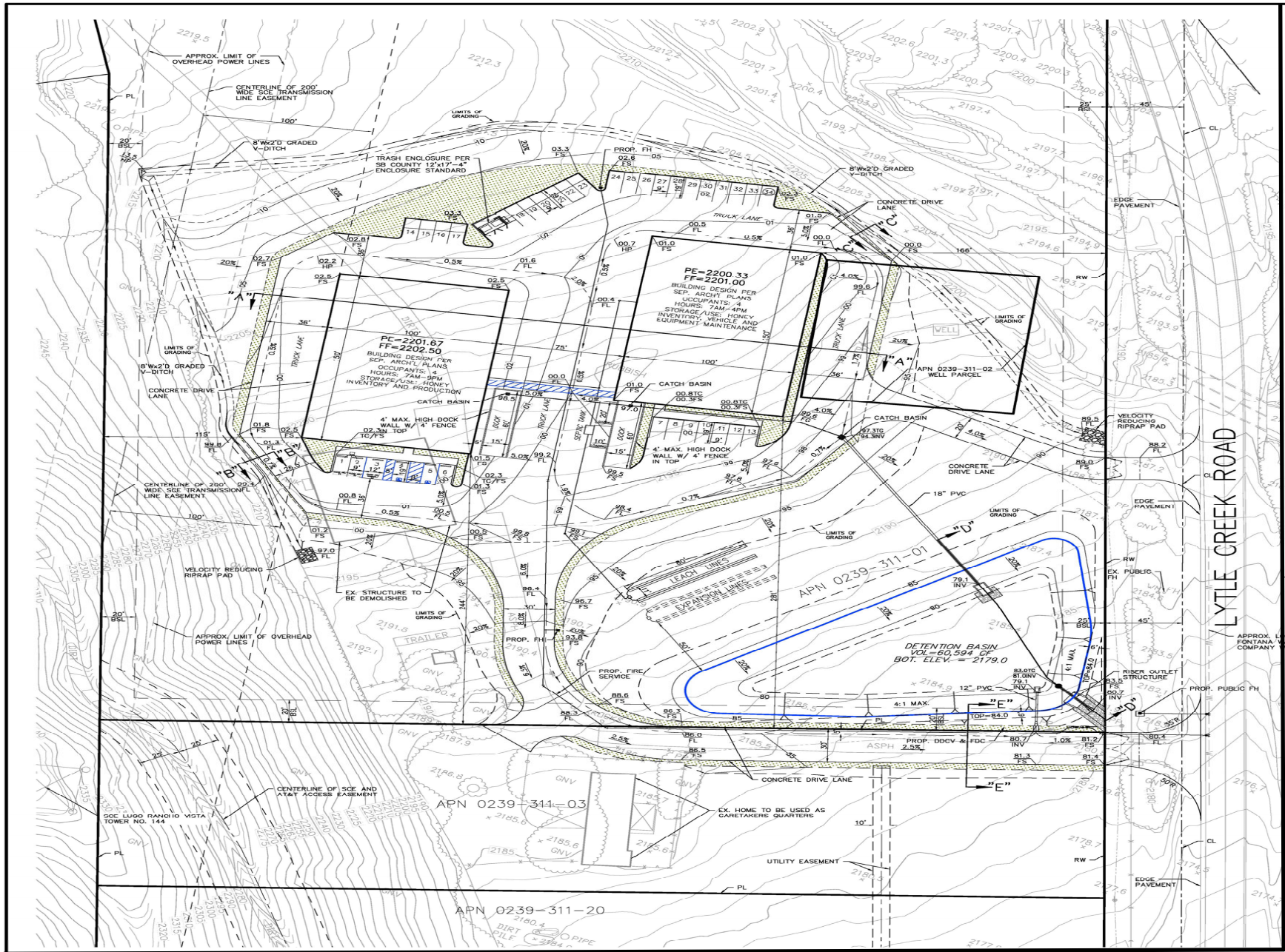


Figure 3—Site Plan

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 May 10, 2022, the County commenced the AB 52 process and sent a request for consultation on the proposed project to several tribes identified on the Native American Heritage Commission consultation list.

Only the Yuhaavatiem San Manuel Nation (YSMN) responded to the request. The outcome of the consultation and recommended mitigation measures are discussed in Section 5, *Cultural Resources* and in Section 18, *Tribal Cultural Resources*.

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

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. The effect of the project is categorized into one of the following four categories of possible determinations:

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

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.

3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Jon Braginton



12/22/2022

Signature: (prepared by Name , Planner)

Date

Christopher Warrick



12/22/2022

Signature:(Name , Supervising Planner)

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 General Plan):
San Bernardino General Plan, 2007; Submitted Project Materials, San Bernardino Countywide Policy Plan, approved October 27, 2020, adopted November 27 2020; Countywide Plan Update (2019) Draft Environmental Impact Report. San Bernardino County Development Code.

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

The Project Site is located in the Lytle Creek area of unincorporated County of San Bernardino. It is surrounded by open space to the north and west (foothills of the San Bernardino Mountains); Lytle Creek Road and Lytle Creek to the east and rural single-family residential to the south. The Countywide Policy Plan (adopted November 27, 2020) identifies numerous scenic vistas within the Valley Region of San Bernardino County including various preserves, parklands and open space. The Project Site has a land use category of RL-10. The proposed Project would develop two 15,000 square foot, single-story production buildings and related infrastructure. With approval of a CUP, it would be a permitted use within the RL-10 zone. The buildings would not obstruct views of the San Gabriel Mountain foothills located west of the site. Based on the size of the project site, scale of development and distance from existing

development, the project would not affect the ability of motorists on Lytle Creek Road to enjoy the scenic vistas within the area. Therefore, no significant 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 segment of Lytle Creek Road adjacent to the project site is a County-designated scenic route as shown in Countywide Plan, Policy Plan Exhibit NR-3, *Scenic Routes and Highways*. Lytle Creek Road is not a state scenic highway. No impact to a state scenic highway would occur with project implementation.

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 located proximal to but outside the US Census designated urbanized area boundary comprising the urbanized areas in the County's of Riverside and San Bernardino. As stated, the buildings would not obstruct views of the San Gabriel Mountain foothills located west of the site. Based on the size of the project site, scale of development and distance from existing development, the project would not affect the ability of motorists on Lytle Creek Road to enjoy the scenic vistas within the area. The project would not adversely affect public views and would be consistent with applicable zoning with approval of the CUP. The buildings would be developed consistent with building standards which limits the overall height to 35 feet. The exterior colors will be earth-tone which will help blend the buildings into the surrounding landscape. This is intended to minimize the contrast between the proposed development and natural environment. The project would not conflict with zoning or other regulations governing scenic quality. A less than significant impact would occur under this threshold.

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 project site is currently developed with a single-family residence and barn within a rural area. However, development of the project would add new sources of light in the area. According to the San Bernardino County Development Code, Section 83.07.050(a) *Light Trespass from Commercial or Industrial Use – Prohibited*, outdoor lighting of commercial or industrial land uses shall be fully shielded to preclude light

pollution or light trespass in excess of the maximum allowed foot-candles allowed by subdivision (b)¹ on any of the following:

- (1) An abutting residential land use zoning district;
- (2) A residential parcel; or
- (3) Public right-of-way. The proposed Project will be designed to adhere to these lighting standards, and demonstration of compliance will be required prior to issuance of a building permit. 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.

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

¹ (b) **Maximum Allowed Foot-candles.** Direct or indirect light from any light source shall not cause light trespass exceeding five-tenths foot-candles when measured at the property line of a residential land use zoning district, residential parcel, or public right-of-way. Light levels shall be measured with a light meter, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination (CIE).

Timberland Production (as defined by Government Code section 51104(g))?

- | | | | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) | Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: (Check if project is located in the Important Farmlands Overlay):
San Bernardino County General Plan, 2007; 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 zoned RL-10 and is not used for agricultural purposes. The site is designated as “Other” land in the California Important Farmland Finder (August 2022). Thus, no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on the project site and these resources would not be affected by project implementation. **No impact** would occur under this threshold.

No Impact.

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

The project site is not enrolled in a Williamson Act contract. As referenced above, the property is designated “Other” land by the California Department of Conservation. The proposed project would not conflict with any zoning designations designed to promote agriculture. **No impact** would occur under this threshold.

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))?*

Neither the site nor surrounding areas are used for timber production or commercial agriculture. The site is designated for residential use as specified in the zoning code and General Plan. The project would not conflict with any zoning designations designed to preserve timber or agricultural resources. **No impact** would occur under this threshold.

No Impact.

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

As stated, the site is not designated for, or used for forest use. The project would not convert forest land to non-forest use. No impact would occur under this threshold.

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?*

As stated, the site and surrounding properties are not designated for, or used for agricultural purposes. The project would not result in the conversion of farmland to non-agricultural use or the conversion of forest land to non-forest use. No impact would occur under this threshold.

No 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>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: *(Discuss conformity with the Mojave Desert Air Quality Management Plan, if applicable):*

San Bernardino County General Plan, 2007; Submitted Project Materials, Air Quality and Greenhouse Gas Report, Birdseye Planning Group, LLC, September 2022 (Appendix A)

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

The proposed project is located within the South Coast Air Basin (Basin) and is within the jurisdiction of the SCAQMD. The Basin is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. It includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties.

Under state law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the District is in non-compliance. The SCAQMD updates the plan every three years. Each iteration of the SCAQMD's Air Quality Management Plan (AQMP) is an update of the previous plan and has a 20-year horizon. SCAQMD adopted the 2016 AQMP in March 2017. The 2016 AQMP incorporates new scientific data and notable regulatory actions that have occurred since adoption of the 2012 AQMP.

The 2016 AQMP was prepared to ensure continued progress towards clean air and comply with state and federal requirements. This AQMP builds upon the approaches taken in the 2012 AQMP for the South Coast Air Basin for the attainment of State and federal ozone air quality standards. The 2016 AQMP incorporates the 2016 Regional Transportation Plan/Sustainable Communities Strategy and updated emission inventory methodologies for applicable source categories. The 2016 AQMP also includes the new and changing federal requirements, implementation of new technology measures, and the continued development of economically sound, flexible compliance approaches. The 2016 AQMP is available to download at

<http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2016-aqmp>

The 2016 AQMP assumes that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with the population growth projections identified by SCAG. The AQMP incorporates local General Plan land use assumptions and regional growth projections developed by SCAG to estimate stationary and mobile source emissions associated with projected population and planned land uses. If a new land use is consistent with the local General Plan and the regional growth projections adopted in the AQMP, then the emissions generated by the new project have been evaluated and are contained in AQMP. Thus, individual projects would not conflict with or obstruct implementation of the regional AQMP. The existing General Plan designates the project site for industrial/manufacturing uses, which is consistent with the warehouse use proposed by the project. Implementation of the proposed project would not require the rezoning of the project site or an amendment to the County's General Plan. Since the proposed project is consistent with the General Plan, it is also consistent with the AQMP. Therefore, **no impact** would occur with this issue and no mitigation is required.

No 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?*

Project construction would generate temporary air pollutant emissions. Both construction emissions and vehicle emissions associated with operation of the facility and are quantified herein. Modeling files are provided in Appendix A.

Construction Emissions

Construction vehicles and equipment operating on the graded site as well as grading/site preparation activities have the potential to generate fugitive dust (PM₁₀ and PM_{2.5}) through the exposure of soil to wind erosion and dust entrainment. Project related construction activities would also emit ozone precursors (oxides of nitrogen (NO_x), reactive organic gases (ROG)) as well as carbon monoxide (CO). The majority of construction-related emissions would result from site preparation and the use of heavy-duty construction equipment. However, emissions would also be associated with constructing the buildings (including the application of paint) and paving surface of parking areas.

As indicated in Table 2, maximum daily emissions from construction activities would not exceed SCAQMD construction thresholds. However, the project would be required to comply with SCAQMD Rule 403, which identifies the following measures to reduce fugitive dust and is required to be implemented at all construction sites located within the South Coast Air Basin.

- 1. Minimization of Disturbance.** Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
- 2. Soil Treatment.** Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary, and at least three times daily, preferably in the late morning and after work is done for the day.
- 3. Soil Stabilization.** Construction contractors should monitor all graded and/or excavated inactive areas of the construction site at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be seeded and watered until landscape growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.
- 4. No Grading During High Winds.** Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).
- 5. Street Sweeping.** Construction contractors should sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

Rule 403 (2) was included in CalEEMod for site preparation and grading phases of construction. Specifically, modeling assumed the site would be watered twice daily.

TABLE 2
Estimated Maximum Construction Emissions (lbs/day)

Construction Emissions	Air Emissions (lbs/day)					
	ROG	NOx	CO	SOx	PM ₁₀	PM _{2.5}
Maximum Daily Emissions – 2023	17.8	14.7	14.2	0.02	3.9	2.1
SCAQMD Pollutant Thresholds	75	100	550	No Standard	150	55
Threshold Exceeded	No	No	No	No	No	No

Source: CalEEMod 2020.4.0. See Appendix A

With implementation of SCAQMD Rule 403, construction impacts would be **less than significant**. Model calculations are provided as part of the Air Quality/Greenhouse Gas Report provided as Appendix A.

Operational Emissions

Table 3 summarizes summer emissions associated with operation of the proposed project. Operational emissions include emissions from electricity consumption (energy sources), vehicle trips (mobile sources), and area sources including architectural coating emissions as the structures are repainted over the life of the project. The majority of operational emissions are associated with vehicle trips to and from the project site. The project would generate approximately 72 daily car/light ruck trips and four delivery trips for a total of 76 daily trips.

As shown in Table 3, the net change in emissions would not exceed the SCAQMD thresholds for ROG, NO_x, CO, SO_x, PM₁₀ or PM_{2.5}. Therefore, the project's regional air quality impacts (including impacts related to criteria pollutants, sensitive receptors and violations of air quality standards) would be **less than significant**.

Table 3
Estimated Summer Operating Emissions

Proposed Project	Air Emissions (lbs/day)					
	ROG	NOx	CO	SOx	PM ₁₀	PM _{2.5}
Area	0.67	0.01	0.01	0.0	0.01	0.01
Energy	0.03	0.3	0.2	0.01	0.01	0.01
Mobile	0.3	0.5	3.6	0.01	0.8	0.2
Maximum lbs/day	1.0	8	3.8	0.02	0.8	0.2
SCAQMD Pollutant Thresholds	75	100	550	No Standard	150	55
Threshold Exceeded	No	No	No	No	No	No

Source: CalEEMod 2020.4.0. See Appendix A. Summer emissions shown.

Less than Significant Impact.

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

Localized Significance Thresholds. The SCAQMD has published a “Fact Sheet for Applying CalEEMod to Localized Significance Thresholds” (South Coast Air Quality Management District 2011). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. Construction-related emissions reported by CalEEMod are compared to the localized significance threshold lookup tables. The CalEEMod output in Appendix A shows the equipment assumed for this analysis.

LSTs were created in response to concerns regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project size, distance to the sensitive receptor and related factors. However, LSTs only apply to emissions within a fixed stationary location, including idling emissions during both project construction and operation. LSTs have been developed for NO_x, CO, PM₁₀ and PM_{2.5}. LSTs are not applicable to mobile sources such as cars on a roadway (Final Localized Significance Threshold Methodology, SCAQMD, June 2003). As such, LSTs for operational emissions do not apply to the proposed development as the majority of project emissions would be generated by cars on roadways traveling to/from the facility.

LSTs have been developed for emissions within areas up to five acres in size, with air pollutant modeling recommended for activity within larger areas. The SCAQMD provides lookup tables for project sites that measure one, two, or five acres. The project site is located in Source Receptor Area 32 (SRA-32, Northwest San Bernardino Valley). Based on the equipment mix, pieces of and number estimated by CalEEMod 2020.4.0 during site preparation and grading, 1.5 acres would be disturbed on any given construction day. According to the SCAQMD’s publication *Final Localized Significant (LST) Thresholds Methodology*, the use of LSTs is voluntary, to be implemented at the discretion of local agencies. LSTs for construction related emissions in the SRA 32 at varying distances between the source and receiving property are shown in Table 4.

As referenced, the nearest sensitive receptors to the project site are single-family residences located approximately 300 feet (91 meters) south of the site. Consistent with SCAQMD recommendations, the 50-meter LSTs are used for a two-acre project site.

As discussed, LSTs apply to on-site uses only and do not include off-site vehicle trips and emissions. As shown in Table 2, the daily emissions would not exceed the LST’s shown in Table 4. No impact related to LSTs would occur. No mitigation measures are required.

Construction-Related Toxic Air Contaminants (TAC). The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project and truck traffic. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk”. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the

**Table 4
 SCAQMD LSTs for Construction**

Pollutant	Allowable emissions as a function of receptor distance in meters from a two-acre site (lbs/day)				
	25	50	100	200	500
Gradual conversion of NO _x to NO ₂	170	200	263	378	684
CO	1,232	1,877	3,218	6,778	24,768
PM ₁₀	6	19	34	66	160
PM _{2.5}	5	8	14	36	150

Source: <http://www.aqmd.gov/CEQA/handbook/LST/appC.pdf>, October 2009.

short-term construction schedule, the proposed project would not result in a long-term (i.e., 70 years) substantial source of toxic air contaminant emissions and related individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project.

Transportation related emissions are focused on particulate matter constituents within diesel exhaust and TAC constituents that comprise a portion of total organic gas (TOG) emissions from both diesel and gasoline fueled vehicles. Diesel engine emissions are comprised of exhaust particulate matter and TOGs which are collectively defined for the purpose of a health risk assessment, as Diesel Particulate Matter (DPM). DPM and TOG emissions from both diesel and gasoline fueled vehicles is typically composed of carbon particles and carcinogenic substances including polycyclic aromatic hydrocarbons, benzene, formaldehyde, acetaldehyde, acrolein, and 1,3-butadiene. Diesel exhaust also contains gaseous pollutants, including volatile organic compounds and oxides of nitrogen (NO_x). The California Air Resources Board (CARB) Air Quality and Land Use Handbook (2005) recommends avoiding the siting of new sensitive receptors within 500 feet of an urban roadway with 100,000 vehicles daily. Traffic counts from 2017 show daily volumes on Lytle Creek Road range from 1,000 to 5,000 vehicles daily. This is less than the recommended threshold. The project is not a sensitive receptor, the nearest receptor is located approximately 300 feet south of the site along Lytle Creek Road and daily volumes are less than the CARB recommended threshold. Thus, project-related truck traffic would not pose a health risk or justify further evaluation in a health risk assessment.

Less than Significant Impact.

- d) *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?*

Land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants (WWTPs), food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project would process raw honey frames, convert the material to liquid and place into food grade barrels or totes for transport. The process would not require cooking or other methods that would create odors. Therefore, the proposed project would not result in other emissions (such as those leading to odors) that would adversely affect a substantial number of people.

No 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, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?

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

San Bernardino County General Plan, 2007; Submitted Project Materials; Biological Resources Assessment, ELMT Consulting, Inc., August 2022 (Appendix B)

- a) *Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Migratory Birds. The Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711) is an international treaty that makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). Sections 3503, 3503.5, and 3800 of the California Department of Fish and Wildlife Code prohibit the take, possession, or destruction of birds, their nests, or eggs. The MBTA requires that project-related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (February 1 through August 31). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) or loss of habitat upon which the birds depend could be considered "take" and constitute a violation of the MBTA. Migratory birds include common, sensitive and listed species

Several active avian nests were observed during the field investigation. Confirmed active nests include one (1) Nuttall's woodpecker nest in an ornamentally planted Chinese elm tree near the existing residence and multiple European starling nests were observed in the on-site residence and warehouse. The project site and surrounding area provide suitable foraging habitat and nesting opportunities for a variety of year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area, including raptors. In addition, the project site has the potential to provide suitable nesting opportunities for birds that nest on the open ground.

While it is unknown whether nesting would occur or what species would nest on-site at the time construction occurs, nesting bird species covered by the MBTA could be significantly affected by construction activities. Implementation of Mitigation Measure BIO-1 would occur if needed to reduce impacts to migratory birds to less than significant.

BIO-1: Pursuant to the Migratory Bird Treaty Act (MBTA) and Fish and Game Code, removal of any trees, shrubs, or any other potential nesting habitat should be conducted outside the avian nesting season. The nesting season extends from February 1 through August 31 but can vary slightly from year to year based upon seasonal weather conditions. If ground disturbance and vegetation removal cannot occur outside of the

nesting season, a pre-construction clearance survey for nesting birds, shall be conducted within three (3) days of the start of any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey shall document a negative survey with a brief letter report provided to the County of San Bernardino indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities can commence thereafter provided activities are able to maintain a 300-foot buffer around the active nest. For raptors and special-status species, this buffer will be expanded to 500 feet. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once a qualified biologist has determined the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities can then resume.

Special-Status Biological Resources

The CNDDDB Rarefind 5 and the CNPS Electronic Inventory of Rare and Endangered Vascular Plants of California were queried for reported locations of special-status plant and wildlife species as well as special status natural plant communities in the Devore USGS 7.5-minute quadrangle. Only one quadrangle was queried since the project site is already developed. The habitat assessment evaluated the conditions of the habitat(s) within the boundaries of the project site to determine if the existing plant communities, at the time of the survey, have the potential to provide suitable habitat(s) for special-status plant and wildlife species.

The literature search identified twenty (20) special-status plant species, forty-two (42) special-status wildlife species, and three (3) special-status plant communities as having the potential to occur within the Devore 7.5-minute quadrangle. Special-status plant and wildlife species were evaluated for their potential to occur within the project site based on habitat requirements, availability and quality of suitable habitat, and known distributions.

Special-Status Plants

According to the CNDDDB and CNPS, twenty (20) special-status plant species have been recorded in the Devore quadrangle. No special-status plant species were observed on-site during the field investigation. The entirety of the project site has been subject to anthropogenic disturbances from previous land uses, grading activities, and on-site surrounding development. These disturbances have reduced, if not eliminated, the suitability of the habitat to support special-status plant species known to occur in the general vicinity of the project site. Based on habitat requirements for specific special-status plant species and the availability and quality of habitats needed by each species, it was determined that the project site does not provide suitable habitat for any of the special-status plant species known to occur in the area and are presumed to be absent from the project site. No focused surveys are recommended.

Special-Status Wildlife

According to the CNDDDB, forty-two (42) special-status wildlife species have been reported in the Devore quadrangle. No special-status wildlife species were observed on-site during the field investigation. Based on habitat requirements for specific species and the availability and quality of on-site habitats, it was determined that the proposed project

has a high potential to support Cooper's hawk; and a low potential to support coastal whiptail, California horned lark, and loggerhead shrike. All remaining special-status wildlife species are presumed to be absent from the project site due to a lack of quality habitat.

None of the aforementioned special-status wildlife species are federally or state listed as endangered or threatened. The majority of these species may only be expected to occur on-site incidentally or while foraging, as open space that surrounds the site provides suitable habitat for these species, but the site itself supports limited foraging opportunities. Further, the disturbed and compacted condition of on-site soils and routine disturbance from ongoing land uses supported by the site are likely to preclude the majority of fossorial species from establishing on-site.

To ensure impacts to special-status avian species do not occur from implementation of the proposed project, a pre-construction nesting bird clearance survey (see Mitigation Measure BIO-1) shall be conducted prior to ground disturbance. With implementation of mitigation through the pre-construction nesting bird clearance survey, impacts to these species will be less than significant.

San Bernardino Kangaroo Rat

The San Bernardino kangaroo rat, federally listed as endangered, is one of several kangaroo rat species in its range. The Dulzura, the Pacific kangaroo rat and the Stephens kangaroo rat occur in areas occupied by the San Bernardino kangaroo rat, but these other species have a wider habitat range. The habitat of the San Bernardino kangaroo rat is described as being confined to pioneer and intermediate Riversidean Alluvial Fan Sage Scrub (RAFSS) habitats, with sandy soils deposited by fluvial (water) rather than Aeolian (wind) processes. Burrows are dug in loose soil, usually near or beneath shrubs.

The San Bernardino kangaroo rat is one of three subspecies of the Merriam's kangaroo rat. The Merriam's kangaroo rat is a widespread species that can be found from the inland valleys to the deserts. The subspecies known as the San Bernardino kangaroo, however, is confined to inland valley scrub communities, and more particularly, to scrub communities occurring along rivers, streams and drainages. Most of the drainages have been historically altered as a result of flood control efforts and the resulting increased use of river resources, including mining, off-road vehicle use and road and housing development. This increased use of river resources has resulted in a reduction in both the amount and quality of habitat available for the San Bernardino kangaroo rat. The past habitat losses and potential future losses prompted the emergency listing of the San Bernardino kangaroo rat as an endangered species.

San Bernardino kangaroo rat is known to occur within Lytle Creek. The project site consists of existing residential developments and heavily disturbed land with compacted soils that have been disturbed from previous land uses with no natural plant communities occur on-site. Field sign for kangaroo rat, including San Bernardino kangaroo rat, is distinctive and readily noted in the field. No sign (e.g., San Bernardino kangaroo rat characteristic burrows, dusting baths, and/or tail drags) were observed on the project site.

The project site has been removed from the fluvial influences of Lytle Creek by flood control measures along Lytle Creek Road and to the north of the site. As such, the site is not subject to dynamic geomorphological and hydrological processes needed to scour and reset the on-site RAFSS habitats back to pioneer or intermediate habitats. Further, the project site no longer receives sand or sandy loam soils from scouring events needed by San Bernardino kangaroo rat for burrowing. Based on these conditions, it was determined that the project site does not provide the requisite habitat elements needed by San Bernardino kangaroo rat to be present. Therefore, it was determined that San Bernardino kangaroo rat is presumed absent from the project site. No focused surveys are recommended.

Special-Status Plant Communities

According to the CNDDDB, three (3) special-status plant communities have been reported in the Devore USGS 7.5-minute quadrangle: Riversidian Alluvial Fan Sage Scrub, Southern Riparian Forest, and Southern Sycamore Alder Riparian Woodland, none of which were observed onsite during the field investigation. Therefore, no special-status plant communities will be impacted by implementation of the proposed project.

Less than Significant Impact 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?*

There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Corps Regulatory Branch regulates discharge of dredge or fill materials into “waters of the United States” pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the CDFW regulates alterations to streambed and bank under Fish and Wildlife Code Sections 1600 et seq., and the Regional Board regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

No jurisdictional drainage and/or wetland features occur on the project site. Further no blue-line streams, have been recorded on the project site. Therefore, development of the project will not result in impacts to riparian habitat or other sensitive natural community regulated by the Corps, Regional Board, or CDFW jurisdiction and regulatory approvals will not be 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?*

As stated, no jurisdictional drainage and/or wetland features were observed on the project site during the field investigation. Further, no blue-line streams, have been recorded on the project site. Therefore, development of the project will not result in

impacts to state or federally protected wetlands through direct removal, filling hydrological interruption or other means.

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.

According to the San Bernardino Countywide General Plan Programmatic Environmental Impact Report, Section 5, Biological Resources (June 2019), the foothill areas of the San Gabriel and San Bernardino Mountains and associated washes are considered habitat linkage and wildlife corridors in the Valley Region. The project site itself has not been identified as occurring within a Wildlife Corridor or Linkage. The nearest wildlife corridor occurs within the Lytle Creek Wash located approximately 200 feet east of the site. However, the site is separated from the wash by Lytle Creek Road, which is the main thoroughfare in the immediate area used to access the community of Lytle Creek located northwest of the site. As a result, implementation of the proposed project will not disrupt or have any adverse effects on any migratory corridors or linkages in the surrounding area.

No Impact.

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

County of San Bernardino Tree Policy 08-12 states that, *the abutting property owner is responsible for the trimming or removal for convenience or protection of property, and; also, for the trimming of shrubs as necessary to remove sign obstruction for traffic entering the roadway.* Further, tree permits are required for cutting, replacing and removing trees within any portion of a San Bernardino County Department of Public Works Maintained road right-of-way (County of San Bernardino EZ On-Line Permitting website, access November, 2022). While there are trees on the project site, none are located within the area of proposed disturbance; thus, the project would not require the removal of any trees. Thus, no conflict with local policies or ordinances protecting trees would occur with the proposed project.

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?*

As stated in the Biological Resource Assessment prepared for the proposed project, there are no Habitat Conservation Plans or Natural Community Conservation Plans that are applicable to the area. **No impact** would occur under this threshold.

No Impact.

Therefore, potential impacts can be reduced to less than significant with implementation of mitigation measures above.

<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input 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 Paleontological Resources overlays or cite results of cultural resource review):
San

Bernardino County General Plan, 2007; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials, Cultural Resources Report, August 2022 (Appendix C)

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

As stated in the Cultural Resources Report, a historic period single-family home that has been updated and maintained is present within the southwest corner of the Project area, but outside the project development footprint and it would not be impacted. Based on a review of historic aerial photographs, the existing barn appears to have been built between 1974 and 1980, making it less than 50 years old. Thus, it is not subject to review for historical significance. The barn is an unpermitted structure and would be

demolished as part of the project. No historic resources would be affected by the project. **No impact** would occur under this threshold.

No Impact.

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

The California Historic Resource Information System (CHRIS) records search was conducted on July 18, 2022, at the California State University Fullerton. The record search included the Project area along with a surrounding 0.5-mile buffer. The purpose of the search was to identify prior cultural resources studies and cultural resources that have been documented within the Project area and vicinity. The data review identified 13 previous cultural resource investigations have been completed within 0.5-mile of the project area since 1973. One study (NADB 1061307) is mapped as including the project area; however, the study indicates that an archaeological survey was only conducted north of the current project site, within Grapevine Canyon. This area would not be affected by the proposed project.

A total of ten cultural resources have been previously documented within 0.5-mile of the Project area. These resources include one prehistoric site, four historic-era irrigation and hydraulic sites, five historic-era built-environment structures and one unidentified historic-era site possibly related to mining activities. None of the previously recorded cultural resources are mapped in the project area.

SB-18

In accordance with Senate Bill 18 (SB-18), the Native American Heritage Commission (NAHC) was contacted by Paleowest via a letter sent May 17, 2022, requesting a Sacred Lands File (SLF) search. The objective of the SLF search was to determine if the NAHC had any knowledge of Native American cultural resources (e.g., traditional use or gathering area, place of religious or sacred activity, etc.) within the immediate vicinity of the Project area. The NAHC responded on June 21, 2022, stating that the SLF search was completed with positive results and recommended contacting the Gabrieleno Band of Mission Indians – Kizh Nation. Further, the NAHC recommended contacting 17 individuals representing 12 Native American tribal groups. In anticipation of the NAHC response, outreach letters were sent to each of the Native American contacts on May 18, 2022.

Savannah Salas of the Gabrieleno Band of Mission Indians - Kizh Nation (Kizh Nation) responded via email on June 2, 2022. Ms. Salas did not provide information regarding the positive results but requested the agency contact information for AB 52 consultation. On June 7, 2022, the Kizh Nation was provided the County Planner's contact information.

Ryan Nordness, Cultural Resources Analyst of the Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians) responded via email on June 22, 2022. Mr. Nordness stated that "The proposed project is located near the Serrano village site of Papiambit. The area is of great concern to YSMN; thus, they are very interested to consult when the project moves into the AB52/CEQA consultation

process. On June 24, 2022 PaleoWest responded to Mr. Nordess, stating that the County of San Bernardino would be conducting the AB 52 consultation.

Laura Chatterton, Cultural Resource Specialist of the Morongo Band of Mission Indians (MBMI) responded via email on June 30, 2022. The email included a letter signed by Bernadette Ann Brierty, Tribal Historic Preservation Officer, of MBMI and stated that the Tribe will seek AB 52 consultation. A response was sent on July 4, 2022, which provided the County Planner's contact information, figures depicting the proposed project and disturbance area, and providing the preliminary results of the pedestrian survey (negative findings).

A draft cultural resources survey of the Project area was completed on May 24, 2022. The archaeologist carefully inspected all areas of the ground surface that contained exposed native sediments to ensure discovery and documentation of any visible archaeological materials in the Project area. No prehistoric or historic archaeological resources were observed in the Project area during the survey. As of August 22, 2022, the date the Cultural Resource Report was finalized, no additional responses had been received.

AB-52

In accordance with Assembly Bill 52 (AB-52), the County sent invitation letters to the following Native American contacts on May 10, 2022 formally inviting tribal governments to consult with the County on the proposed project:

- Twenty-Nine Palms Band of Mission Indians
Darrell Mike, Tribal Chairman
Anthony Madrigal, Jr., Tribal Grants
- Colorado River Indian Tribes (CRIT)
Bryan Etsitty, Acting Director
- Yuhaavatiem San Manuel Nation (YSMN)
Ryan Nordness, Cultural Resources Analyst
- Morong Band of Mission Indians
Ann Brierty, Tribal Historic Preservation Officer
- San Gabriel Band of Mission Indians
Anthony Morales, Chief
- Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resources Director

The letter of request to respond was concluded on June 10, 2022. To date, only one response letter was received from the Yuhaavatiem San Manuel Nation (YSMN) on May 11, 2022, in requesting for consultation and for a copy of the Cultural Resources Report. Following review of the Report, YSMN responded in requesting for conditions to be included pursuant to notifying the Tribe if historic-era resources are discovered and to be immediately followed up by preparation of a Monitoring and Treatment Plan to be

created by the Project assigned archaeologist in coordination with YSMN and to provide an onsite monitor representing YWMN for the remainder of the Project development.

As a result of the consultation efforts, Mitigation Measures CR-1 and CR-2, as recommended by YSMN have been incorporated. No resources were identified by the Historical/Archeological Resources Report that was prepared by PaleoWest. Incorporation of the mitigation measures will ensure a less than significant impact.

Mitigation Measure CR-1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Mitigation Measure CR-2. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Less than Significant Impact with Mitigation.

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

The potential for encountering human remains at the project site is low. No known burial sites have been identified on the site or in the vicinity. However, if in the event human remains are encountered during earth removal or disturbance activities, the project would be required to comply with MM CR-3, which requires compliance with the California Health and Safety Code Section 7050.5, PRC 5097.98. Compliance with these measures would mitigate impacts to a less than significant level.

With implementation of Mitigation Measure CR-3, potential impacts to the potential discovery and treatment of human remains would be **less than significant**.

Mitigation Measure CR-3. If human remains are encountered during excavation activities, all work shall halt within 100-feet of the find and the County Coroner shall be notified (California Health and Safety Code, §7050.5). The Coroner will determine whether the remains are of forensic interest. If the Coroner determines that the remains are prehistoric, the coroner will then contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC is responsible for immediately designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the California Public Resources Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible and may include scientific

removal and non-destructive analysis of the human remains and any items associated with Native American burials. If the landowner rejects the MLD’s recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance.

Less than Significant with Mitigation.

Therefore, potential impacts can be reduced to less than significant with implementation of mitigation measures above.

<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>
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 County General Plan, 2007; Submitted Materials, County of San Bernardino, Greenhouse Gas Emissions Reduction Plan (GHG Reduction Plan), updated June 2021

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

Project construction would utilize common methods for site preparation, grading and installation of all infrastructure. These methods would consist of site clearing/grubbing to remove vegetation, rocks and other debris; grading to create the building pad, parking areas and drive aisles and trenching/excavation to install the subsurface utilities, stormwater infrastructure. With completion of the surface/subsurface work, the building footings and slab would be constructed and then the tilt up wall and roof elements of the building shell would be constructed. From that point, interior and exterior improvements would be made. This would include paving and painting activities. This is standard approach for building construction. Techniques are not expected to be wasteful or otherwise result in inefficient use of fuels or other sources of energy. Construction is anticipated to generate demand for 25,913 gallons of diesel fuel and 2,558 gallons of gasoline.

During operation, the building would consume energy associated with electricity and natural gas use, water/wastewater treatment, employee commuting and fuel associated with the operation of trucks that haul materials and products to/from the facility. With

respect to electricity consumption, total consumption in the Southern California Edison (SCE) planning area was 5,965.998733 million kWh in 2021. The proposed Project would have an estimated annual electricity demand of 154,120 kWh. The increase in electricity demand from the proposed Project would be less than significant compared to the projected electricity demand for SCE's entire service area.

With respect to natural gas, the commercial sector consumed 98.293612 million therms of natural gas consumption in the SoCalGas Planning Area in 2021. The proposed Project's estimated annual natural gas demand is 4.8495 therms. The proposed Project's estimated annual natural gas consumption compared to the 2021 annual natural gas consumption would be and less than significant. Operation of the project would generate a demand for 14,768 gallons of gasoline annually.

The proposed project would be required to comply with California Energy Code Title 24 requirements in effect at the time buildings are being designed and incorporate water saving features such as the installation of low flow plumbing fixtures and landscaping that minimizes water demand. Further, the proposed structure and related improvements would be constructed in conformance with the following energy efficiency regulatory requirements or guidelines including:

- Compliance with Title Chapter 6 of the California Code of Regulations with respect to energy efficiency standards for new building construction.
- Both federally and non-federally regulated appliances shall abide by the efficiency standards of Title 20, Section 1601 et seq. of the California Code of Regulations.
- Compliance California Green Building Standards Code, AKA the CALIGREEN Green Code (Title 24, Part 11), which became effective on January 1, 2017. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of building through the use of building concepts encouraging sustainable construction practices.
- The provisions of the CALGreen code apply to the planning, design, operation, construction, use, and occupancy of every newly construction building.
- Compliance The Building Energy Efficiency Standards (CBSC) would ensure that the building energy use associated with the proposed project would not be wasteful or unnecessary.
- Compliance with Indoor Water use consumption reduced through the maximum fixture water use rates.
- Compliance with diversion of construction and demolition materials from landfills.
- Compliance with SBDC Water Efficient Landscape Ordinance Chapter 83-10 – Landscaping Standards.
- Compliance with SBDC Chapter 83.07 – Glare & Outdoor Lighting.
- Compliance with AQMD Mandatory use of low-pollutant emitting finish materials.
- Compliance with AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.
- Compliance with diesel exhaust emissions from diesel vehicles and off-road diesel vehicle/equipment operations.

Compliance with these regulatory requirements for operational energy use and construction energy use would not be wasteful or unnecessary use of energy. Further, SCE is presently in compliance with State renewable energy supply requirements and

SCE will supply electricity to the project. Under the operational scenario for the proposed project, the proposed project will not result in wasteful, inefficient, or unnecessary energy consumption that could result in a significant adverse impact to energy issues based on compliance with the referenced laws, regulations and guidelines. A **less than significant** impact would occur under this threshold.

Less than Significant

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

The project would be designed consistent with the County of San Bernardino "Greenhouse Gas Emissions Reduction Plan" (GHG Reduction Plan) adopted December 2011 and updated June 2021. The GHG Reduction Plan addresses climate change, potential impacts and measures that can be implemented to minimize GHG emissions. As discussed in Section VIII, *Greenhouse Gas*, annual greenhouse gas (GHG) emissions would be less than what is recommended by the SCAQMD to be considered cumulatively significant. The project would not be in conflict with a state or local plan (i.e., the CARB 2017 scoping plan and related regulations pertaining to reductions in greenhouse gas emissions) regarding renewable energy or energy efficiency. See Section VIII, Greenhouse Gas, for a discussion project consistency with the GHG Reduction Plan. Further, the Project would comply with CALGreen requirements for energy efficient buildings and appliances, as well as utility energy efficiency programs implemented by SCE and SoCal Gas. **No impact** would under this threshold.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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- ii. Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 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 checked="" type="checkbox"/> | <input 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 County General Plan, 2007; Submitted Project Materials; Preliminary Geotechnical and Infiltration Feasibility Investigation, (Appendix D); LOR Geotechnical Group, Inc., February 2022; Percolation Feasibility Investigation, LOR Geotechnical, Inc., February 2022 (Appendix E).**

- 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?*

According to the Alquist-Priolo Earthquake Fault Zones of California, portions of the subject site lie within a current State of California Earthquake Fault Zone. In addition, a fault mapped as a portion of the local Lytle Creek fault of the San Jacinto fault zone is

mapped as projecting toward and terminating just southeast of the southern site boundary. Due to the presence of the above referenced fault that projects toward the proposed development area of the site, a seismic refraction line traverse was conducted across the general area of proposed development and in an approximate perpendicular orientation to the projection of this mapped fault. No evidence for the presence of subsurface faults was identified by this study.

The closest known active earthquake fault with a documented location is the Lytle Creek fault of the San Jacinto fault zone located northwest and southwest of the area of development. Two other strands of the San Jacinto fault zone, each referred to as the San Bernardino Valley Sections, are located at distances of 1.6 kilometers (1 mile) and 3.5 kilometers (2.2 miles) to the northeast. In addition, other relatively close active faults include the Cucamonga fault located approximately 1.9 kilometers (1.2 miles) to the south and the San Andreas fault located approximately 5.9 kilometers (3.7 miles) to the northeast. However, because no faults traverse the site, **no impact** would occur under this threshold.

No Impact

ii. Strong seismic ground shaking?

As stated, while the site is located within an Alquist-Priolo fault zone, a site specific study has demonstrated that there are no known active or potentially active faults traversing the project site. Thus, the risk of ground rupture resulting from fault displacement beneath the site is low. However, during the life of the proposed improvements, the property will likely experience moderate to occasionally high ground shaking from known faults, as well as background shaking from other seismically active areas of the Southern California region. Site preparation and construction of building foundations consistent with recommendations in the Geotechnical Investigation (Appendix D) and current California Building Code (CBC) requirements would be incorporated and would address seismic concerns and related structural impacts associated with ground shaking. Impacts would be **less than significant**.

iii. Seismic-related ground failure, including liquefaction?

The potential for liquefaction generally occurs during strong ground shaking within loose granular sediments where the depth to groundwater is usually less than 50 feet. As the site is underlain by relatively medium dense alluvial materials and that the depth to groundwater for the site is in excess of 50 feet (295 feet), the possibility of liquefaction at the site is considered nil.

iv. Landslides?

The site lies on a relatively flat surface. Mass movement failures such as landslides, rockfalls, or debris flows within the site vicinity are not known to exist and no evidence of mass movement was observed on the site. The westerly of the two proposed buildings is to be located, at its closest point, approximately 40 feet from the toe of a natural hillside that rises approximately 150 feet to the west at fairly steep gradients. However, no evidence for mass movement features was noted during the site

reconnaissance or review of aerial photographs and no landslides are shown to be present in this area on regional geologic maps that cover the site area.

No Impact.

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

Soil erosion is most prevalent in unconsolidated alluvium and surficial soils and in areas that have slopes. Erosive soils are generally found in areas of steep slope where runoff velocity is greater and vegetative cover is low. According to the Preliminary Geotechnical Engineering and Feasibility Study, the site is underlain by a layer of fill/topsoil and near surface soils that have been disturbed through past agricultural use. These are approximately 1 to 3 feet thick and consist of loose to medium dense silty sand with gravel, cobbles, and boulders. Beneath the topsoil materials, alluvial deposits consisting of silty sand with gravel in the near surface and poorly graded sands with gravels and cobbles below. Numerous cobble to boulder sized rocks were also encountered.

The project applicant would be required to meet County of San Bernardino grading standards and prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with National Pollutant Discharge Elimination System Permit (NPDES) requirements for approval by the County prior to grading. The SWPPP would identify specific best management practices (BMPs) to be implemented by the project applicant to prevent erosion, minimize siltation from impacting downstream water bodies, and protect water quality. With conformance to the above standards, project impacts related to soil erosion or the loss of topsoil would be less than significant.

No 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?*

Settlement generally occurs within areas of loose, granular soils with relatively low density. The site is underlain by relatively medium dense alluvial materials, the potential for settlement is considered low. In addition, the earthwork operations recommended in the Geotechnical Investigation would be adhered to and would be conducted during the development of the site; and therefore, would assist in reducing the potential for occurrence of any near surface loose soil conditions. Impacts under this threshold would be less than significant.

Less Than Significant 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?*

On-site soil explorations and laboratory testing indicates the majority of the site surficial soils are comprised of silty sands and sands with gravel, cobbles, and local boulders. These materials have a very low expansion potential. No impact associated with expansive soils is anticipated.

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?*

As indicated in the *Percolation Feasibility Study*, (Appendix E), on-site testing was performed to evaluate the feasibility of installing a single septic tank and leach line wastewater disposal system for the two proposed buildings. Four percolation tests were conducted at a depth of approximately 4 feet below the existing ground surface and an exploratory trench was excavated to a depth of approximately 15 feet below the ground surface in the area proposed for the leach lines.

Alluvial soils consisting of medium dense, brown, poorly graded sands with gravel are present beneath a one to two-foot thick, near surface layer of loose to medium dense disturbed/topsoil, silty sand materials. Groundwater was not encountered during the testing. The onsite water well was measured to a depth of 295 feet without water or a bottom encountered. Thus, groundwater is not a factor for proposed effluent disposal.

The site soils are typically granular with a percolation rate of approximately one minute per inch indicating the on-site soils have characteristics acceptable for use of the proposed septic tank and leach line waste water disposal system at the proposed depth of approximately 4 feet below the existing ground surface. Thus, soils are capable of adequately supporting the use of the proposed septic tank disposal systems for wastewater disposal. Impacts would be **less than significant** under this threshold.

Less than Significant Impact.

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

As stated, the site has been developed and disturbed over time. Further, soils are comprised of alluvium consisting of medium dense, brown, poorly graded sands with gravel are present beneath a one to two-foot thick, near surface layer of loose to medium dense disturbed/topsoil, silty sand materials. As shown in Figure 5.5-1, Paleontological Sensitivity, Valley Region (Countywide Plan Draft EIR, 2019), the project is area is designated "Low to High" for paleontological sensitivity. Alluvial soils are not associated with paleontological or fossiliferous resources; thus, surficial sediment at depths that would be encountered by project excavations are unlikely to contain vertebrate fossils. Excavation depths would be limited to that needed to grade the site and construct building foundations and subsurface utilities and improvements. The geotechnical report recommends 2 to 4 feet of soil removal and replacement in any structural fill areas. Site grading includes cut areas that would be a maximum of approximately 6 feet in depth. Excavations for footings and foundations are expected to be at a maximum of 2 feet deep and placed on 2 feet of compacted fill; thus, excavation depths may reach 10 feet in cut areas. In the unlikely event paleontological resources are discovered during excavation, implementation of Mitigation Measure GEO-1 would reduce potential impacts to **less than significant**.

Mitigation Measure GEO-1: If paleontological resources (fossils) are discovered, earth disturbance activities should stop, and the fossil location shall be protected and cordoned off at a distance of 50 feet in all directions. A qualified paleontologist should be notified immediately to determine the significance of the discovery. After examination of the fossil(s), and if the paleontologist determines the fossil(s) to be significant, monitoring for paleontological resources is warranted. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by the paleontological monitor. Monitoring will be conducted in areas of grading or excavation in undisturbed sediments. The duration of monitoring shall be determined by the qualified project paleontologist. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the project paleontologist, who will then notify the concerned parties of the discovery.

Less than Significant with Mitigation Incorporated.

Therefore, potential impacts can be reduced to less than significant with implementation of mitigation measures above.

<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) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials, Air Quality and Greenhouse Gas Report, Birdseye Planning Group, LLC, September 2022 (Appendix A).

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

The County of San Bernardino adopted its "Greenhouse Gas Emissions Reduction Plan" (GHG Reduction Plan) in December 2011. The GHG Reduction Plan was updated in June 2021 (GHGRP Update). A review standard of 3,000 metric tons of carbon dioxide equivalents (MTCO_{2e}) per year will be used to identify projects that require the use of the Screening Tables or a project-specific technical analysis to quantify and

mitigate project emissions. Screening tables are a menu of options of energy efficiency improvements, renewable energy options, water conservation measures, and other options that provide predictable GHG reductions. Each option within the Screening Tables includes point values based upon the GHG reduction that each design component would provide to a development project. Developers that choose options from the Screening Tables totaling 100 points or more will be determined to have provided a fair-share contribution of GHG reductions and, therefore, are considered consistent with the GHGRP Update.

The levels of GHG reductions designed into the Screening Tables are consistent with the State goal of achieving 40 percent below 1990 levels of emissions by 2030.

An Air Quality and Greenhouse Gas Impact Study, dated September 8, 2022, was prepared for the proposed Project by Birdseye Planning Group, LLC (Appendix A). GHG emissions were screened using CalEEMod version 2020.4.0. The proposed Project is to be operational in 2023 and construction is estimated to start no sooner than mid-2023 and be completed by late 2023.

Construction activities would generate greenhouse gas (GHG) emissions associated with equipment operation. The project-related construction emissions are spread over approximately 12 months from mid-2023 to late 2023. Site preparation and grading typically generate the greatest emission quantities because the use of heavy equipment is greatest during this phase of construction. Emissions associated with the construction period were estimated based on the projected maximum amount of equipment that would be used onsite at one time. The SCAQMD has recommended amortizing construction-related emissions over a 30-year period (SCAQMD 2008). Construction of the project would generate approximately 149 metric tons of GHG emissions during construction. Amortized over 30 years, the project would generate 5 metric tons per year as shown in Table 5 below.

Table 5 also shows the new construction, operational, and mobile GHG emissions associated with the proposed project. Long-term operational emissions relate to energy use, solid waste, water use, and transportation. Each source is shown below.

**Table 5
 Combined Annual Greenhouse Gas Emissions**

Emission Source	Annual Emissions (CO₂E)
Construction	5 metric tons
Operational	
Energy	106 metric tons
Solid Waste	5 metric tons
Water	20 metric tons
Mobile	131 metric tons
Total	267 metric tons

See Appendix A for CalEEMod software program output

The estimated project emissions would be 267 MT CO2E annually. This would be less than 3,000 MT CO2E annually; and thus, would not require mitigation measures to reduce emissions. GHG emissions would be **less than significant**.

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?*

According to the County of San Bernardino GHG Reduction Plan, all development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, including the GHG performance standards, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 MTCO2e per year will be considered consistent with the Plan and determined to have a less than significant individual and cumulative impact for GHG emissions. The GHG Reduction Plan also states that "the 3,000 MTCO2e per year value was chosen as the medial value and is used in defining small projects that must include the Performance Standards but do not need to use the Screening Tables or alternative GHG mitigation analysis."

The project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 MTCO2e per year. Therefore, the proposed Project does not need to accrue points using the screening tables and is consistent with the GHG Reduction Plan. The proposed Project is expected to comply with the performance standards for commercial uses as detailed in the GHG Reduction Plan. The proposed Project will not result in substantial emissions of greenhouse gases and will not conflict with the GHG Plan. 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>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

release of hazardous materials into the environment?

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials, State Department of Water Resources Geotracker website (August 2022), Ontario Airport Land Use Compatibility Plan (ALUCP) Map 2-1 (April 2011); CalFire Fire Hazard Severity Zone viewer (<https://egis.fire.ca.gov/FHSZ/>).

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

The proposed project would be comprised of two new 15,000 production buildings with office space and related improvements. Construction would involve the transport of fuels, lubricants, and various other liquids needed for operation of construction equipment at the site via service trucks. Materials hazardous to humans, wildlife, and sensitive environments would be present during construction of the proposed project. These materials include fuels, equipment fluids, cleaning solutions and solvents, and lubricants.

Direct impacts to human health and the environment from accidental spills of small amounts of hazardous materials would be minimized by using a fuel/lubricant vendor and absorptive pads and related materials to absorb fluids during fueling activities. This would avoid the need to store hazardous chemicals on-site. State, and local regulations,

including those implemented by the California Division of Occupational Safety and Health, San Bernardino County Department of Environmental Health and San Bernardino County Fire Department programs to address the regulation and remediation of hazardous materials and hazardous wastes in the County. Methods would be implemented into the project to avoid accidental spills (i.e. Spill Prevention, Control, and Countermeasure (SPCC) Plan) and/or minimize any impact should accidental spills occur. Compliance with requirements that provide safety and control measures for those materials handled on-site, would avoid potentially significant hazards to the public or to the surrounding environment during construction.

During operation of the project, hazardous materials stored on-site would be limited to cleaning chemicals. No hazardous materials would be transported to and from the project site. Impacts would be **less than significant**.

Less than Significant.

- 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?*

As stated, other than small quantities of common cleaning chemicals and disinfectants, no hazardous materials would be stored on the site. With respect to storing hazardous materials, the Department of Toxic Substances Control regulates the generation, transportation, treatment, storage, and disposal of hazardous waste under the federal Resource Conservation and Recovery Act (RCRA) and the California Hazardous Waste Control law (Title 22 CFR Chapter 6.5). Both laws impose regulatory systems for handling hazardous waste in a manner that protects human health and the environment. CalEPA has delegated some of its authority under the Hazardous Waste Control Law to county health departments and other Certified Unified Program Agencies (CUPA), including the San Bernardino County Fire Department. Any hazardous materials stored on-site would be required to comply with regulations referenced above. This would minimize any adverse impacts associated with the storage of hazardous materials on the project site.

Less than Significant 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 nearest school to the project site is Summit High School which is located at 15551 Summit Avenue in the City of Fontana at approximately seven miles southwest of the site. This school is located more than ¼ mile from the site. **No impact** would under this threshold.

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 site is not listed on databases maintained by both the Department of Toxic Substance Control (DTSC) or the State Water Resources Control Board per Government Code Section 65962.5. Further, there are no Cortese listed sites located in proximity to the project site. Thus, the project would not create a significant hazard to the public or environment. **No impact** would occur under this threshold.

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 closest airport is Ontario International Airport which is located approximately 16 miles southwest of the site. The proposed project is located outside the Airport Influence Area and Airport Land Use Compatibility Zone E as shown in the Ontario Airport Land Use Compatibility Plan (ALUCP) Map 2-1 (April 2011). The project site is not located within an airport land use plan or within two miles of a public use airport. The project would not result in a safety hazard or excessive noise for project employees. **No impact** would occur under this threshold.

No Impact.

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

The proposed project would not obstruct access to the project vicinity through road closures or other project actions that could impact evacuation routes or otherwise impair evacuation during emergencies. Access to areas surrounding the site via Lytle Creek Road would be maintained during construction and operation. **No impact** would occur.

Less Than Significant Impact.

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

The project site is located in a Very High Fire Hazard Severity Area and State Responsibility Area as depicted in the California Department of Forestry and Fire Protection's (CAL FIRE) Fire Hazard Severity Zone viewer (<https://egis.fire.ca.gov/FHSZ/>). The project would comply with applicable standards required by the responsible Fire Authority, including the standards and provisions of the California Building Code (CBC) Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure) and general development standards under County of San Bernardino Municipal Code 82.13.050. Furthermore and as stated, the two new buildings would be concrete tilt-up structures which are less subject to fire damage than wood frame construction. Therefore, the project would minimize the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires. **A less than significant impact** would occur under this threshold.

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Countywide Plan Update (2019), Submitted Project Materials, Evaluation of California’s Adjudicated Groundwater Basins, Preliminary Drainage Study and Hydraulic Calculations, Land Engineering Consultants, September 2022 (Appendix F); Preliminary Water Quality Management Plan, Land Engineering Consultants, September 2022 (Appendix G).

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

Per the San Bernardino County MS4 Permit (Order No. R8-2010-0036, NPDES No. CAS 618036) Section XI.D.3, all applicants for development permits must submit a preliminary project-specific Water Quality Management Plan (WQMP), which identifies how the discharge of storm water and/or runoff into the storm drain system would be treated to ensure compliance with the National Pollutant Discharge Elimination System (NPDES) Permit. The WQMP also calls for the on-site retention of storm water to prevent hydrologic conditions of concern (HCOC) including flooding, erosion, scour, sedimentation, natural habitats, vegetation stress, slope stability, water quality degradation and altered flow regime at downstream water channels/bodies—if the facilities have not been engineered to their ultimate capacities or if natural conditions are present. A WQMP is required as part of the permit process and commits the developer to the implementation of long-term Best Management Practices (BMPs). The applicant has prepared a draft WQMP containing BMPs that are intended to prohibit non-storm water discharges from entering the storm drain system and that would reduce the discharge of pollutants from storm water conveyance systems to the maximum extent possible.. The stormwater management system described in the WQMP and Preliminary Drainage Study is summarized as follows:

The existing site is a large, barren open area that contains a 2,200 square foot house, a 5,863 square foot metal storage building (also referred to herein as a barn) and 21,808 square feet of asphalt and concrete driveway and parking areas leading to the two structures. The storage building and a portion of the driveway are located within the proposed project area. The house and remaining driveway area lies outside of the project area. The result is that 18,184 square feet of existing impervious surface is located within the proposed project area. The applicant proposes to demolish the storage building (i.e., barn) and utilize the existing house as a caretaker's quarters.

There is a total of 14.49 acres of tributary area that currently drains through the project site. The offsite flows entering the project area from the north and west will be collected by a drainage swale and conveyed around the project area to bypass the proposed development. Flows within the project area and generated by the development will be directed around the proposed buildings through swales in the drive lane areas towards three catch basins located in the southeast portion of the drive lane area. The catch basins will then carry the flow to the proposed detention basin (southeast of this location) through a pipe. The paved driveway will convey flows within a swale to the southerly side of the basin. The flows will then enter the basin through a pipe. The basin has been designed to function as an infiltration basin and is sized to retain the required design capture volume in accordance with the San Bernardino County Technical Guidance Document for Water Quality Management Plans. Additionally, the basin and outlet are designed to detain the increased run-off and outlet it at a rate that is appropriate to address the project-related increase in storm flows. Once the detention basin has completely filled, water may exit through a proposed outlet riser and continue downstream in its historical course.

The project would not substantially degrade water quality or otherwise violate discharge standards. Impacts would be **less than significant**.

Less than significant.

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

Recharge to the groundwater is predominantly from percolation of direct precipitation and infiltration of stream flow from the surrounding mountains and hills, and from the Santa Ana River. The project area is located within the Lytle Creek sub-basin which is part of the Upper Santa Ana Groundwater Basin (https://www.waterboards.ca.gov/water_issues/programs/gmp/docs/resources/swrcb_012816.pdf). The site is currently pervious; and thus, some groundwater recharge likely occurs during precipitation events. During post-construction, the area of impervious surface would increase; however, the majority of the site would remain pervious. All stormwater would be retained and allowed to percolate into the soil and/or discharge into swales located along Lytle Creek Road. With the addition of impervious surfaces (i.e., building rooftops, concrete and asphalt surfaces), the project would change how the groundwater is recharged on-site; however, overall recharge volumes within the area would not change. Thus, the project would not directly interfere with groundwater recharge or contribute to depletion of groundwater. A **less than significant impact** would occur.

Less than significant.

- 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?

While the project would modify on-site drainage, it would not alter the course of an existing stream or river that would result in on- or off-site erosion or siltation. A SWPPP was prepared which provides BMPs that address off-site erosion of disturbed soils during construction. The WQMP's proposed stormwater treatment system would retain the design capture volume for the project and convey flows into an infiltration basin where water would percolate into the soils. With implementation of the WQMP stormwater treatment system as designed, no off-site erosion or siltation would occur. **No impact** would occur.

- ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite?

The project would be designed to mimic existing drainage patterns; however, drainage would be modified to capture, retain and treat on-site flows. . As stated, the three drainage paths convey water on the surface through concrete swales within the drive lanes, through V ditches around the east and west project perimeter and through the center between the two buildings where three catch basins would capture, treat and

convey runoff via a 4-inch storm drain to the infiltration basin.. The conveyance, detention and outlet facilities were designed to reduce the developed condition peak flow rates to ensure they are less than the target peak flow rates as required in accordance with Detention Basin Design Criteria for San Bernardino County and San Bernardino County Detention Basin Design Criteria Memo File 1(FC)-53. The proposed design would provide a 4-foot-deep detention basin sized to a total volume of 60,594 cubic feet with a one foot of freeboard. The maximum water depth during a 100-year 24-hour storm is 4.29 feet. During a 100-year 24-hour storm event 44.65 cubic feet second (cfs) will flow into the basin and 9.49 cfs will outflow, which is less than the target outlet peak flow rate of 26.26 cfs.

Impacts under this threshold would be **less than significant**.

- 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

As referenced, the on-site WQMP stormwater treatment system has been designed to retain the capture volumes for the project. The project would not exceed the capacity of existing or planned stormwater drainage systems. All runoff from the impervious areas on the site would enter the infiltration basin where it would percolate into the soil or release into the adjacent water course as has historically occurred. The project would not generate substantial additional sources of polluted runoff. Impacts would be **less than significant** under this threshold.

- iv. impede or redirect flood flows?

The project site is located in Flood Zone A as depicted on the Federal Emergency Management Agency (FEMA) FIRM Map dated 06071C7950H (August 8, 2008). Flood flows are confined to Lytle Creek which is located east/southeast of the site. The project will not incorporate features that would impede storm flows or other drainage features such that on- or off-site flooding would occur. As referenced, on-site drainage would be conveyed into filtered inlets and into an infiltration basin. Impacts would be **less than significant** under this threshold.

Less than Significant Impact.

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

The project site is not located in proximity to any open water bodies or reservoirs. Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The project is located well inland from the Pacific Ocean and is not subject to tsunami hazard. There are no inland bodies of water located in proximity to the site that could impact the site from a seiche. The project site is generally flat; thus, the project would not be subject to a mudflow hazard. The project would not be inundated during a flood event, dam failure, seiche or tsunami. **No impact** would occur.

No Impact.

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

This section provides an evaluation of project consistency with the following plans: Water Quality Control Plan for the Santa Ana River Basin and Municipal Separate Storm Sewer System (MS4) Permit. The Lytle-Creek Basin is adjudicated; thus, there is no groundwater management plan for groundwater resources occurring under or proximal to the project site.

Water Quality Control Plan for the Santa Ana River Basin

The *Water Quality Control Plan for the Santa Ana River Basin* (February 2016) is intended to preserve and enhance water quality and protect the beneficial uses of water bodies in the Santa Ana River watershed. The Basin Plan provides water quality standards for water resources in the Santa Ana River and its watershed and includes an implementation plan to maintain these standards. The standards serve as the basis for the basin's regulatory programs. Basin Plan implementation occurs primarily through issuance of individual Waste Discharge Requirements (WDRs); discharge prohibitions; water quality certifications; programs for salt management, non-point sources, and storm water; and monitoring and regulatory enforcement actions, as necessary. As discussed herein, the project would not cause or contribute to the release of polluted stormwater runoff or generate other discharges that could adversely impact water quality within the Santa Ana River. All runoff would be retained on-site and allowed to percolate into the soil. The project would not conflict with water quality goals provided in the Santa Ana River Basin Plan

Municipal Separate Storm Sewer System (MS4) Permit

In 2002, the Santa Ana Regional Water Quality Control Board (RWQCB) issued a National Pollutant Discharge Elimination System (NPDES) Storm Water Permit and Waste Discharge Requirements (WDRs) (Order No. R8-2002-0012) under the federal Clean Water Act and the Porter-Cologne Act for discharges of storm water runoff, snowmelt runoff, surface runoff, and drainage within the Upper Santa Ana River watershed in San Bernardino and Riverside Counties. The project site is within the jurisdiction of the Santa Ana RWQCB and is subject to the waste discharge requirements of the MS4 Permit for San Bernardino and Riverside Counties and the proposed permit for San Bernardino County. The County and cities within the County are co-permittees under the MS4 permit, and have legal authority to enforce the terms of the permit in their jurisdictions.

The ultimate goal of the MS4 Permit and the related urban storm water management program is to protect the beneficial uses of the receiving waters. To implement the requirements of the permit, the County developed guidelines to control and mitigate storm water quality and quantity impacts to receiving waters as a result of new development and redevelopment. The guidelines require the development of a Water Quality Management Plan that identifies post-construction BMPs to reduce discharges of pollutants into storm water. As discussed, the project would not release polluted discharge into the stormwater system or into an off-site surface water resource. All flows during a 100-year, one-hour storm event would be retained on-site and allowed to percolate into the soils. The project would not impact water quality goals specified in

the WDRs referenced above. The project would be consistent with the County of San Bernardino MS4 Permit. **No impact** would occur under this threshold.

No 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials, Countywide Plan Update (2019) Land Use Element, San Bernardino County Code.

a) *Physically divide an established community?*

The proposed project would develop a new honey manufacturing facility with offices and related improvements. It would replace an existing building used for the same purpose with two new 15,000 square foot buildings. The project would be located in a RL-10 zone. As referenced, in Section 82.04.040, Table 82-7, of the San Bernardino Code, the proposed use would be considered agricultural support services and allowed in the RL-10 zone with approval of a CUP. The proposed project would utilize an existing site currently used for this purpose and the existing road network. It would not result in the construction of improvements that would physically divide an existing community or otherwise impact circulation on public roads surrounding the site. **No impact** would occur.

No Impact.

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?*

The following are relevant policies of the Countywide Plan that are designed to reduce potential adverse impacts related to land use by addressing development patterns and use compatibility. As shown in the adopted Countywide Plan, the project site is designated Rural Living.

Policy LU-2.1 Compatibility with Existing Uses

We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development

Consistent. The project would be located on the same site as an existing agricultural support services business. The site is located in a rural area of the Village Area along Lytle Creek Road. The project would be designed consistent with San Bernardino County development standards and located in an area that would buffer the project from existing uses.

Policy LU-2.3 Compatibility with Natural Environment

We require that new development is located, scaled, buffered, and designed for compatibility with the surrounding natural environment and biodiversity

Consistent. The project with implementation of Mitigation Measures BIO-1, CR-1, CR-2, TCR-1 and TCR-2 would have no adverse impact on biological or cultural resources as otherwise, adversely affect the natural environment as described herein.

Policy LU-2.4 Land Use Map Consistency.

We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

Consistent. As stated, the project would be consistent with the zoning code provided a CUP is approved. The Countywide Policy Land Use map designates the site Rural Living. The project would be designed consistent with applicable development standards to ensure it is consistent with surrounding uses and meets Countywide Policy requirements for a commercial facility within a Rural Living area.

No 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

San Bernardino County General Plan, 2007; Submitted Project Materials, Countywide Plan Update (2019) Draft Environmental Impact Report.

- 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?*

The County of San Bernardino Countywide Plan Draft EIR Mineral Resources section Figure 5.11-1, shows the Lytle Creek corridor is designated Mineral Resource Zone (MRZ)-2. An MRZ-2 designation indicates significant mineral deposits are present or there is a high likelihood for their presence, and development should be controlled. As stated in the Countywide Plan EIR, the mineral resources are primarily sand and gravel deposits within the Lytle Creek alluvial fan. These alluvial fans generally start at the canyons at the base of the San Gabriel Mountains. While the on-site soil is comprised of alluvium, the project would be developed consistent with the Countywide Plan Land Use Element and RL-10 zoning designation with approval of a CUP. Development of the project would not preclude mining mineral resources within Lytle Creek or otherwise cause or contribute to the loss of known mineral resource availability. **No impact** to mineral resources would occur.

No 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?*

As stated, the Lytle Creek corridor is designated as MRZ-2 in the Countywide Plan Draft EIR Figure 5.11-1. The project site is located adjacent to the corridor and development of the project would not preclude extraction of mineral resources from Lytle Creek. Thus, the project would not result in the loss of availability of a locally important mineral resource recovery site.

No 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>
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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 type="checkbox"/> | <input checked="" type="checkbox"/> |

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

San Bernardino County General Plan, 2007; Submitted Project Materials, Countywide Plan Update (2019); Federal Transit Administration Noise and Vibration Assessment Guidelines (September 2018); California Department of Transportation's 1992 Transportation-Related Earthborne Vibration, Technical Advisory; San Bernardino County Noise Ordinance 83.01.080.

- 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?*

Noise levels (or volume) are generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Sound pressure level is measured on a logarithmic scale with the 0 dB level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dB, and a sound that is 10 dB less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dB greater than the reference sound to be judged as twice as loud. In general, a 3 dB change in community noise levels is noticeable, while 1-2 dB changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while those along arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations.

In addition to the instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (L_{eq}). The L_{eq} is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically, L_{eq} is summed over a one-hour period.

The time period in which noise occurs is also important since noise that occurs at night tends to be more disturbing than that which occurs during the daytime. Two commonly used noise metrics – the Day-Night average level (L_{dn}) and the Community Noise Equivalent Level (CNEL) recognize this fact by weighting hourly L_{eq} over a 24-hour period. The L_{dn} is a 24-hour average noise level that adds 10 dB to actual nighttime (10:00 PM to 7:00 AM) noise levels to account for the greater sensitivity to noise during that time period. The CNEL is identical to the L_{dn} , except it also adds a 5-dB penalty for noise occurring during the evening (7:00 PM to 10:00 PM).

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called ground borne noise. Ground borne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors. Ground-borne vibration related to human annoyance is generally related to velocity levels expressed in vibration decibels (VdB). However, construction-related groundborne vibration in relation to its potential for building damage can also be measured in inches per second (in/sec) peak particle velocity (PPV) (Federal Transit Administration, September 2018). Based on the FTA's Transit Noise and Vibration Impact Assessment and the California Department of Transportation's Noise and Vibration Guidance Manual, (April 2020), vibration levels decrease by 6 VdB with every doubling of distance.

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Residences, hospitals, schools, guest lodging, libraries, and parks are most sensitive to noise intrusion; and therefore, have more stringent noise exposure standards than commercial or industrial uses that are not subject to impacts such as sleep disturbance. Sensitive land uses generally should not be subjected to noise levels that would be considered intrusive in character. Therefore, the location, hours of operation, type of use, and extent of development warrant close analysis in an effort to ensure that noise sensitive receptors are not substantially affected by noise.

Noise Standards

The County of San Bernardino Noise Ordinance is codified in Section 83.01.080 of the San Bernardino County Code of Ordinances. Section 83.010.080 (g)(3) exempts construction noise between the hours of 7:00 am and 7:00 pm Monday through Saturday. Thus, construction activities occurring within this time-period is exempt from regulation.

The County's Development Code (Division 3, Countywide Development Standards; Chapter 83.01, General Performance Standards, Section 83.01.080, Noise) sets interior and exterior noise standards for specific land uses by type of noise source. Noise standards for stationary noise sources are summarized in Table 6. As shown, the noise standard for residential properties is 55 dBA Leq from 7 a.m. to 10 p.m. and 45 dBA Leq from 10 p.m. to 7 a.m. For industrial properties, the noise standard from stationary noise sources is 70 dBA at any time of the day or night. Areas exposed to noise levels exceeding these standards are considered noise-impacted areas. As stated, traffic noise is the dominant noise source in the study area. Table 7 shows noise standards for adjacent mobile noise sources.

**Table 6
 Noise Standards for Stationary Sources**

Affected Land Uses	7:00 a.m. to 10:00 p.m. Leq	10:00 p.m. to 7:00 a.m Leq
Residential	55 dBA	45 dBA
Professional Services	55 dBA	55 dBA
Other Commercial	60 dBA	60 dBA
Industrial	70 dBA	70 dBA

Source: San Bernardino County 2014, Development Code, Section 83.01.080, Table 83-2

**Table 7
 Noise Standards for Mobile Sources**

Land Use		Ldn (or CNEL) dB(A)	
Categories	Uses	Interior ⁽¹⁾	Exterior ⁽²⁾
Residential	Single and multi-family, duplex, mobile homes	45	60 ⁽³⁾
Commercial	Hotel, motel, transient housing	45	60 ⁽³⁾
	Commercial retail, bank, restaurant	45	60
	Office building, research and development, professional offices	50	N/A
	Amphitheater, concert hall, auditorium, movie theater	45	65
Institutional/Public	Hospital, nursing home, school classroom, religious institution, library	45	N/A
Open Space	Park	N/A	65

(1) The indoor environment shall exclude bathrooms, kitchens, toilets, closets and corridors

(2) The outdoor environment shall be limited to:

- Hospital/office building patios
- Hotel and motel recreation areas
- Mobile home parks
- Multi-family private patios or balconies
- Park picnic areas
- Private yard of single-family dwellings
- School playgrounds

(3) An exterior noise level of up to 65 dB(A) (or CNEL) shall be allowed provided exterior

noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technology, and interior noise exposure does not exceed 45 dB(A) (or CNEL) with windows and doors closed. Requiring that windows and doors remain closed to achieve an acceptable interior noise level shall necessitate the use of air conditioning or mechanical ventilation.

San Bernardino County General Plan Noise Element

As required by California Government Code §65302, the San Bernardino County General Plan Noise Element establishes desirable noise exposures for a range of land uses present in the County. Table 8 shows the County’s compatibility standards used to determine whether proposed new development requires mitigation to avoid potential land use conflicts. These standards determine the normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable noise levels for various land uses. Land uses where a quiet environment is particularly desirable include residential, transient lodging (e.g., hotels, motels, and RV parks), and noise-sensitive institutional uses (e.g., hospitals, school, nursing homes, churches, and libraries). All values are shown in A-weight decibels using the CNEL descriptor.

**Table 8
 Land Use Compatibility for Community Noise Environments**

Land Use	Normally Acceptable ^a	Conditionally Acceptable ^b	Normally Unacceptable ^c	Clearly Unacceptable ^d
Single-Family, Duplex, Mobile Homes	50-60	55-70	70-75	70-85
Multifamily	50-65	60-70	70-75	75-85
Transient Lodging – Hotels, Motels	50-65	60-70	70-80	80-85
School, Libraries, Churches, Hospitals, Nursing Homes	50-70	60-70	70-80	80-85
Auditoriums, Concert Halls, Amphitheaters	-	50-70	-	65-85
Sports Arena, Outdoor Spectator Sports	-	50-75	-	70-85
Playgrounds, Neighborhood Parks	50-70	-	67-75	75-85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50-75	-	70-80	80-85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50-70	65-75	75-85	-
Office Building, Business and Professional, Commercial	50-75	70-80	75-85	-

^a Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

^b Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning would normally suffice.

^c Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

^d Clearly Unacceptable: New construction or development should generally not be undertaken.

Note: Noise levels are provided in A-weighted decibels, CNEL.
 Source: Office of Noise Control, California Department of Health

For CEQA review purposes, it is necessary to determine whether the proposed project would create a substantial permanent noise increase. A noise increase greater than 3 dBA is readily perceptible to the average human ear. Thus, 3 dBA is the level that is considered a substantial noise increase. Properties surrounding the site are zoned RL-10; and thus, have the same operational standards as the project site. The facility would expand an existing honey production facility by demolishing and replacing one existing building with two new 15,000 square foot buildings. Operational noise associated with the proposed project would be primarily associated with traffic. Traffic noise generated by employ and delivery vehicles would have a significant impact if it increases traffic noise levels by 3 dBA or more at nearby RL-10 (residential) properties. The nearest residences are single-family homes located south of the site approximately 300 feet south of the new production facility.

Construction Noise. Temporary, construction-related noise would occur during construction of the proposed project. The noise levels associated with the operation of common construction equipment are shown in Table 9. The noise levels are provided for reference purposes; not all equipment shown would be used for the proposed project. Noise levels are expected to occur within the ranges shown.

**Table 9
 Typical Construction Equipment Noise Levels**

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 feet)	Maximum Sound Levels for Analysis (dBA at 50 feet)
Pile Driver 12,000 to 18,000 ft-lb/blow	81–96	93
Rock Drills	83–99	96
Jack Hammers	75–85	82
Pneumatic Tools	78–88	85
Pumps	74–84	80
Scrapers	83–91	87
Haul Trucks	83–94	88

Cranes	79-86	82
Portable Generators	71-87	80
Rollers	75-82	80
Dozers	77-90	85
Tractors	77-82	80
Front-End Loaders	77-90	86
Hydraulic Backhoe	81-90	86
Hydraulic Excavators	81-90	86
Graders	79-89	86
Air Compressors	76-89	86
Trucks	81-87	86
Trencher	73-80	80

Source: FTA, 2018
 dBA = A-weighted decibels, ft-lb/blow = foot-pounds per blow

As referenced, the County of San Bernardino Noise Ordinance is codified in Section 83.01.080 of the San Bernardino County Code of Ordinances. Section 83.010.080 (g)(3) exempts construction noise between the hours of 7:00 am and 7:00 pm Monday through Saturday. Thus, construction activities occurring within this time-period is exempt from regulation. In this case, the nearest off-site sensitive property is approximately 300 feet south of the construction area; thus, for the purpose of addressing impacts, construction noise at the nearest property are estimated.

Construction of the proposed improvements may utilize, dozers, tractors, loaders, trucks and a variety of other types of equipment as individual phases of the construction process progress. Noise levels associated with the equipment commonly used will range from 80 to 88 dBA at 50 feet from the source. A doubling of sound energy yields an increase of three decibels, so multiple pieces of equipment operating together may cause relatively small but noticeable increases in noise levels above that associated with one piece of equipment. Noise levels at 25 feet from an active construction area would be approximately 88 dBA and would attenuate to 72 dBA or less at 100 feet or more. At 300 feet, 88 dBA would attenuate to 66.4 dBA. This would be during worst case conditions when heavy equipment is used on-site for demolition, site preparation and grading. Subsequent phases would use hand tools, forklifts, trucks and other smaller equipment required to construct the buildings and install asphalt pavement. This would not be considered a significant impact and provided construction occurs between the hours of 7:00 am and 7:00 pm Monday through

Saturday, it would be exempt from regulation. Impacts would be **less than significant**.

Traffic Noise. Traffic is the primary noise source that would be generated by the proposed project. As stated, a doubling of energy would be required to generate a noticeable (+/- 3 dBA) change in traffic noise. As shown in Figure 2.4 of the San Bernardino Countywide Plan. Transportation Existing Conditions Report (Fehr & Peers, November 2018), Lytle Creek Road carries between 1,000 and 5,000 vehicles daily. The project would generate 72 car/light truck and four delivery truck trips daily which would be less than the number required to create a noticeable increase in noise levels proximal to the project site. Impacts associated with exterior traffic noise would be **less than significant**.

Less than Significant Impact.

b) *Generation of excessive groundborne vibration or groundborne noise levels?*

Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas noise is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise; e.g., the rattling of windows from truck pass-bys. This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, groundborne vibration generated by manmade activities attenuates rapidly as vibration rapidly diminishes in amplitude with distance from the source. In the U.S., the ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB).

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. If a roadway is smooth, the groundborne vibration from traffic is barely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. There are no existing activities observed in the area that generate perceptible groundborne vibration.

Construction activity on the project site would be temporary and any vibration would likely not persist for long periods. Assuming vibration levels would be similar to those associated with a large bulldozer, typical groundborne vibration levels would be 87 VdB at 25 feet, 81 VdB at 50 feet, and 75 VdB at 100 feet, based on the Federal Transit Administration's (FTA's) *Transit Noise and Vibration Impact Assessment* (September 2018) as shown in Table 10.

Construction activities that typically generate substantial groundborne vibration include deep excavation and pile driving. Based on the proposed scope of improvements, this type of construction activity is not required. General construction associated with the project would be confined to the project site and consist of grading, excavations for building footings. The closest residences are single-family residences

located approximately 300 feet south of the site. Based on the information presented in Table 10, vibration associated with the project would not be perceptible at the nearest receiver during construction assuming a bulldozer is the heaviest piece of equipment used during grading or site clearing.

**Table 10
 Typical Vibration Source Levels for Construction Equipment**

Equipment	Approximate VdB				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	87	81	79	77	75
Loaded Trucks	86	80	78	76	74
Jackhammer	79	73	71	69	67
Small Bulldozer	58	52	50	48	46

Source: FTA, 2018

As discussed, 100 VdB is the threshold where minor damage can occur in fragile buildings. No fragile buildings are located in proximity to the project site; however, vibration levels are projected to be under this threshold. Structural damage is not expected to occur as a result of construction activities associated with the proposed project. Thus, vibration occurring during construction of each phase would be **less than significant**.

Less than significant.

- 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?*

As stated, the closest airport is Ontario International Airport which is located approximately 16 miles southwest of the site. The proposed project is located outside the Airport Influence Area and Airport Land Use Compatibility Zone E as shown in the Ontario Airport Land Use Compatibility Plan (ALUCP) Map 2-1 (April 2011). The project site is not located within an airport land use plan or within two miles of a public use airport. The project would not expose employees to excessive noise levels from airport operation. **No impact** would occur under this threshold.

No 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials, Countywide Plan Update Draft Environmental Impact Report (2019)

- 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)?*

The proposed project consists of two new 15,000 square foot processing buildings and related improvements to process honey. As referenced, with approval of the CUP, the project would be consistent with zoning and the General Plan designation for the site. The project would not construct unanticipated housing nor would it extend roads or other infrastructure into previously unserved areas. Thus, the project would not directly or indirectly induce population growth directly as a result of new development. All improvements would occur on the project site. **No impact** related to population growth would result from project implementation.

No Impact.

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

Project implementation would not result in the removal of existing housing or the displacement of residents that would require the construction of replacement housing elsewhere. **No impact** would occur.

No 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials, Countywide Plan Update (2019), Countywide Plan Update Draft Environmental Impact Report (2019)

- 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 California Department of Forestry and Fire Protection provides fire protection services to the project area. CalFire's Devore Fire Station is the nearest station to the project site. It is located at 18365 Cajon Boulevard approximately two miles southeast of the site. Like any development project, the project may increase demand for fire service; however, the project is consistent with the land use designation for the site and would not increase the population beyond what was anticipated in the Countywide Plan. Further, the project would be designed and constructed consistent with applicable codes and standards for access and fire suppression infrastructure. If required by CalFIRE, the project would also be conditioned to pay Development Impact Fees.

Given the proximity of an existing fire station and the fact that the project will not provide housing or increase the population within the general area, the project would not require the construction of a new fire station to maintain service ratios.

Police Protection?

Law enforcement services in the Lytle Creek community are provided by the San Bernardino County Sheriff's Department. The closest substation is located approximately seven miles south of the site at 17780 Arrow Boulevard in Fontana. The project could potentially increase demand for law enforcement services by increasing activity in the area. However, the project would not require the construction of new facilities, or require the expansion of existing facilities and is consistent with the land use designation with approval of a CUP and would not increase the population in the area beyond what was anticipated in the Countywide Plan. Impact fees paid by the applicant would contribute to financial resources needed to continue providing law

enforcement services throughout San Bernardino County. The project would not be of the size or scale that would warrant the construction of new or expanded Police Department facilities.

Schools?

The project would not cause or contribute to population growth. Schools within the project are within the San Bernardino Unified School District (SBUSD). The nearest school is the Paakuma K-8 school located at 17825 Sycamore Creek Loop Pkwy approximately two miles east of the site. The project would be required to contribute development impact fees to HUSD in compliance with California Senate Bill 50, which allows school districts to collect fees from new developments to offset the costs associated with increasing school capacity needs.

Parks?

Condor Park in the City of Fontana is the nearest park to the project site. It is located northeast of the intersection of Sierra Avenue and Terra Vista Drive approximately 1.5 miles south of the project site. The project would not increase the population of the area or otherwise affect demand for park facilities. The project would not remove park or recreational facilities that would require replacement elsewhere.

Other?

The Summit Branch Library located at 15551 Summit Avenue in Fontana is the closest library to the project site. The project would not increase the population of the area or otherwise affect demand for library services. No new or expanded library services would be required.

The project would not require the provision of new or physically altered governmental facilities to maintain acceptable levels of service. As noted, an increase in demand for fire and police services may occur. Impacts to public services would be **less than significant**.

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

physical deterioration of the facility will occur or be accelerated?

- 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?

SUBSTANTIATION:
San Bernardino County General Plan, 2007; Submitted Project Materials, Countywide Plan Update Draft Environmental Impact Report (2019)

- 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?*

The project would be a commercial production facility with approximately 14 employees (eight full time and six seasonal). The project would not cause or contribute to population growth or otherwise increase the use of neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated. **No impact** would occur under this threshold.

No 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 is a production facility. It does not include recreational facilities that might have an adverse physical effect on the environment. **No impact** would occur under this threshold.

No 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?

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials, SBCTA Recommended Traffic Impact Assessment Guidelines for Vehicle Miles Traveled and Level of Service Assessment, February 2020; Omnitrans website, accessed September 2022

a)	<p><i>Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?</i></p> <p>Striped shoulders are located on both sides of Lytle Creek Road abutting the project site. According to the County of San Bernardino Non-Motorized Transportation Plan (Revised June 2018), there are no existing or planned bicycle facilities on or proximal to Lytle Creek Road.</p> <p>Per San Bernardino County Development Code Section 83.09.030, improvements to the section of Lytle Creek Road fronting the project site are required. However, a waiver request was submitted to the County on September 14, 2022, providing justification for waiving the improvements per criteria in Section 83.05.070 (a)(1) of the San Bernardino County Development Code. The County Land Use Services Department approved the waiver request via a letter dated December 8, 2022. Therefore, the project is not required to provide frontage improvements that may adversely impact the use of Lytle Creek Road by cyclists or pedestrians.</p> <p>No transit services are provided to the Lytle Creek community via Lytle Creek Road. Thus, project improvements would have no effect on transit services. No impact would occur.</p> <p>No Impact.</p>
b)	<p><i>Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?</i></p> <p>According to the <i>SBCTA Recommended Traffic Impact Assessment Guidelines for Vehicle Miles Traveled and Level of Service Assessment (February 2020)</i>, the following three types of screening methods can be applied to screen projects from Vehicle Miles Traveled (VMT) project-level assessments:</p> <ol style="list-style-type: none"> 1. Transit Priority Area (TPA) Screening 2. Low VMT Area Screening

	<p>3. Project Type Screening</p> <p>Projects that meet one of the screening criteria above are presumed to have no significant impact; and thus, no further VMT analysis is required. The project is not located within a TPA nor is it within a low VMT screening area. The project meets the criteria for the Project Type Screening method. Under this screening method, projects that generate fewer than 110 daily trips are presumed to have a less than significant impact on VMT. While the project does not meet the specific criteria listed in the VMT Guidelines for project type and square footage, the project would generate fewer than 110 daily trips. As discussed herein, the project is estimated to generate approximately 72 daily car/light truck trips and four (4) delivery truck trips to haul material and products to/from the site. This would equal 76 daily trips which is less than 110. Thus, per the Project Type Screening criteria, the project would have a less than significant impact with respect to VMT.</p> <p>Less than significant.</p>
c)	<p><i>Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</i></p> <p>Road improvements would be limited to those at the existing driveway intersection with Lytle Creek Road. As referenced, the improvements would be constructed consistent with San Bernardino County Code Section 83.12.030 to ensure safe truck and vehicle ingress/egress. No frontage improvements to Lytle Creek Road would be required as discussed above; thus, the project would not increase hazards caused by a design feature or incompatible use. No impact would occur.</p> <p>No Impact.</p>
d)	<p><i>Result in inadequate emergency access?</i></p> <p>The proposed project would not alter emergency access routes. The site would be accessed via Lytle Creek Road. As referenced, the driveway intersection improvements would be constructed consistent with San Bernardino County Code Section 83.12.030 to ensure safe truck, vendor/employee and emergency vehicle access. The project would not require improvements or infrastructure that would adversely impair or otherwise affect emergency vehicle circulation or access to the site or other properties in the area. No impact would occur.</p> <p>No Impact.</p>

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 County General Plan, 2007; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials

- a) *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*

As stated in the Cultural Resources Report and summarized in Section V, Cultural Resources, a historic period single-family home that has been updated and maintained is present within the southwest corner of the Project area, but outside the project development footprint and it would not be impacted. Based on a review of historic aerial photographs, the existing barn appears to have been built between 1974 and 1980, making it less than 50 years old. Thus, it is not subject to review for historical significance. The barn is an unpermitted structure and would be demolished as part of the project. No historic resources would be affected by the project. **No impact** would occur under this threshold.

No Impact.

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 described in Discussion 5b above, A draft cultural resources survey of the Project area was completed on May 24, 2022. The archaeologist carefully inspected all areas of the ground surface that contained exposed native sediments to ensure discovery

and documentation of any visible archaeological materials in the Project area. No prehistoric or historic archaeological resources were observed in the Project area during the survey. As of August 22, 2022, the date the Cultural Resource Report was finalized, no additional responses had been received.

AB-52

In accordance with Assembly Bill 52 (AB-52), the County sent invitation letters to the following Native American contacts on May 10, 2022 formally inviting tribal governments to with the County on the proposed project:

- Twenty-Nine Palms Band of Mission Indians
Darrell Mike, Tribal Chairman
Anthony Madrigal, Jr., Tribal Grants
- Colorado River Indian Tribes (CRIT)
Bryan Etsitty, Acting Director
- Yuhaavatiam San Manuel Nation (YSMN)
Ryan Nordness, Cultural Resources Analyst
- Morongo Band of Mission Indians
Ann Brierty, Tribal Historic Preservation Officer
- San Gabriel Band of Mission Indians
Anthony Morales, Chief
- Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resources Director

The letter of request to respond was concluded on June 10, 2022. To date, only one response letter was received from the Yuhaavatiam San Manuel Nation (YSMN) on May 11, 2022 in requesting for consultation and for a copy of the Cultural Resources Report. Following review of the Report, YSMN responded in requesting for conditions to be included pursuant to notifying the Tribe if historic-era resources are discovered and to be immediately followed up by preparation of a Monitoring and Treatment Plan to be created by the Project assigned archaeologist in coordination with YSMN and to provide an onsite monitor representing YSMN for the remainder of the Project development.

As a result of the consultation efforts, Mitigation Measures TCR-1 and TCR-2, as recommended by YSMN have been incorporated.

Mitigation Measure TCR-1. The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow

for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

Mitigation Measure TCR-2. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

Less than Significant with Mitigation

Therefore, potential impacts can be reduced to less than significant with implementation of mitigation measures above.

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

SUBSTANTIATION:

County of San Bernardino General Plan 2007; Submitted Project Materials, San Bernardino Valley Municipal Water District, Integrated Regional Urban Water Management Plan (June 2021)

- 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 proposed project would use an on-site well for potable water and a septic system for disposal of wastewater from the two new production buildings. In addition, a new potable water line would be extended on-site via a connection to an existing West Valley Water District mainline located along Lytle Creek Road. This connection will provide adequate fire flow to serve the building's fire sprinklers and onsite fire hydrants. The line would be installed while other on-site infrastructure improvements are being made. No new infrastructure would be extended to the site.

The stormwater system would be comprised of V-ditches located around the site perimeter and through the center of the site that would convey flows into catch basins. The flows would then convey the flows into one on-site retention basin. The water would percolate into the subsurface soils below the basin and drain directly into the adjacent water course when the basin is full. New on-site water, wastewater and stormwater infrastructure would be required. These systems would be designed and constructed to serve the project; and thus, would not adversely impact the environment as described herein. A **less than significant impact** would occur under this threshold.

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?*

Potable water would be provided by a new on-site well and connection to a West Valley Water District (WVWD) mainline located in Lytle Creek. The project is estimated to have an annual water demand of 5.55 million gallons or approximately 16-acre feet. The majority of potable water is intended to be provided by the on-site well with water from WVWD providing adequate fire flow. However, for the purposes of this evaluation, it is assumed that all potable water would be provided by the WVWD.

WVWD is a retail public water supplier that meets the definition of an urban water supplier with over 23,000 municipal water service connections in 2020. WVWD provides potable water service to nearly 90,000 residents and numerous commercial, industrial, and institutional establishments. WVWD operates a domestic water distribution system that consists of 21 groundwater wells, 25 separate storage reservoirs across eight pressure zones, for a total storage over 72 million gallons (MG), and over 375 miles of transmission and distribution pipelines. According to Table 10-5 in the Integrated Regional Urban Water Management Plan (IRUWMP), water demand within the WVWD

in 2025 will be 23,469 acre-feet and 25,035 acre-feet annually by 2030. Total water supply is estimated to be 26,978 acre-feet by 2025 and 28,791 acre-feet annually by 2030 (see IRUWMP Table 10-11)(<https://www.sbvmd.com/reports/reports/-folder-1120>). The addition of 16 acre-feet annually associated with the project would be within the estimated supplies forecast for 2025 and 2030. Table 10-15 of the IRUWMP shows that water supplies are projected to exceed demand for a multiple dry year scenario over a 5-year period. Thus, with the addition of project demand, overall WVWD water supplies would exceed demand. Impacts associated with potable water supply would be **less than significant**.

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?*

As described, the proposed project would be served by an on-site septic system (refer to Discussion 7e above). No public wastewater services would be required. **A less than significant impact** would occur under this threshold.

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?*

Construction waste are commonly comprised of concrete, metals, wood, landscape and typical domestic material. The California Integrated Waste Management Act (CIWMA) of 1989 mandates that all cities and counties in California reduce solid waste disposed at landfills generated within their jurisdictions by 50% and has a long-term compliance goal of 75% by 2020 per AB 341. Construction Demolition Waste (CDW) associated with the proposed project will be recycled to the extent practicable with the remainder sent to a landfill.

Solid waste generated by the proposed facility would be disposed of at the Mid-Valley Landfill which is located at 2390 Alder Avenue in the City of Rialto, approximately four miles south of the site. Mid-Valley Landfill has a daily permitted capacity of 7,500 tons per day (tons/day). As required per AB 341, 75% of solid waste is to be recycled to reduce impact on landfill capacity. The volumes of solid waste generated annually was estimated by CalEEMod version 2020.4.0 and is estimated to be approximately 9.3 tons annually assuming 75% of the solid waste generated by the project is recycled. This would equal approximately 51 pounds daily or approximately 0.00003% of the daily capacity of the Mid-Valley landfill. **A less than significant impact** would occur under this threshold.

Less than Significant Impact.

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

The applicant and project contractor will comply with all local, state, and federal requirements for integrated waste management (e.g., recycling, green waste) and solid waste disposal as required by the CIWMA of 1989 and AB 341. The County of San Bernardino would condition the project to provide recycling as required to facilitate recycling of office and warehouse related materials (i.e., paper, cardboard, cans, bottles). A **less than significant impact** would occur under this threshold.

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

County of San Bernardino General Plan 2007; Submitted Project Materials, CalFire Fire Hazard Severity Zone viewer (<https://egis.fire.ca.gov/FHSZ/>). LOR Geotechnical Group, Inc., Preliminary Geotechnical Investigation and Infiltration Feasibility Report (February 2022)

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

The site is currently accessed from Lytle Creek Road. Lytle Creek Road would serve as an evacuation route for residents of the area. During construction, all construction equipment and materials would be staged on-site. Impacts to traffic flow would be addressed by implementation of a traffic control plan, if required. Post-construction, the project would not adversely impact traffic operations on Lytle Creek Road as discussed in Section XVII, *Transportation* and thus, would not impact use of either street as an evacuation route. A **less than significant** impact would occur under this threshold.

Less than significant.

- 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 is surrounded by open space and located within a Very High Fire Hazard Severity Zone as defined by CalFire. Prevailing wind is from the west however, occasionally Santa Ana wind conditions occur which originate from the northeast. The project is located in a flat area; however, vegetation in the area is sparse and there are no areas of native habitat immediately adjacent to the building footprints that could burn in the event a wildfire occurs. However, the hillside adjacent to and west of the site could be susceptible to a wildfire should one occur in the area. As stated, the project would comply with applicable standards required by the responsible Fire Authority, including the standards and provisions of the California Building Code (CBC) Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure) and general development standards under County of San Bernardino Municipal Code 82.13.050. Furthermore, the two new buildings would be concrete tilt-up structures which are less subject to fire damage than wood frame construction. While a wildfire could occur in the area, the project location is not expected to be expose employees to pollutant concentrations from wildfire occurring on surrounding slopes or resulting from prevailing winds. Impacts would be **less than significant**.

Less than significant.

- 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?*

The site is primarily vacant, disturbed and covered with sparse vegetation as described in Section IV, *Biological Resources*. The site is located in a State Responsibility Area and within a designated Very High Fire Hazard Severity Zone (VHFHSZ) (Cal Fire, FHSV Viewer, August 2022). The project would not require the installation of fire breaks emergency water sources, above ground power lines that may exacerbate fire risk and/or cause impacts to the environment. The project would be constructed consistent with San Bernardino County Fire Department standards regarding building materials and defensible space to minimize potential impacts if a wildfire were to occur in the project area. As referenced above, the driveway would be designed to comply with County of San Bernardino design standards to accommodate emergency vehicles. Impacts would be **less than significant**.

Less than significant

- 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?*

As stated, the site is flat; however, there are slopes to the west that could be susceptible to a wildfire, should one occur. As stated in the *Preliminary Geotechnical Investigation and Infiltration Feasibility Report* (LOR Geotechnical Group, Inc., February 2022) and in a supplemental letter prepared by the report author, the hillside areas to the west of the site are underlain by tonalite bedrock that is overlain by old alluvial fan deposits. These materials are generally dense/hard and resistant to erosion. Based on the lack of evidence for any previous landslides or slumps in the hillsides, either directly observed previously mapped, they are considered to be stable. The drainage areas that provide runoff to the small canyons and drainage swales that descend the slope faces in this area are limited. However, during extreme storm events, it is likely that some debris (rocks, soil, vegetative matter) will accumulate along the eastern toe of slope areas where the site becomes flatter. At the time the geotechnical investigation was performed a fire had recently burned much of the hillside area in and above the western portion of the site. Although the post-fire surficial slope stability conditions were undoubtedly lessened by fire impacts, the hillside slope stability is not anticipated to have been impacted. Further, there are no known detrimental flooding and/or erosion events that have taken place at the site since the time of the most recent fire event. Thus, impacts associated with post-fire slope instability or drainage changes would be **less than significant**.

Less than significant.

<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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

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

-
- a) The project would be constructed on a disturbed site. Removal of ruderal vegetation species would be required in some areas prior to construction particularly along the site perimeter. There are no threatened, endangered or sensitive plant or animal species occurring on the site. Implementation of Mitigation Measure BIO-1 would avoid potentially significant adverse impacts to nesting birds that may occur in proximity to the site.

The project site has a low sensitivity to cultural or paleontological resources. However, Mitigation Measures CR-1, CR-2 and CR-3 are included to address potential impacts to cultural resources during project construction (Refer to Impact discussion 5b and 5c above – *Cultural Resources*). Mitigation Measure GEO-1 would address potential impacts to paleontological resources.

In addition, Mitigation Measures TCR-1 and TCR-2 have been included to address tribal cultural resources during project construction (Refer to Impact discussion 18(a)(ii) above – *Tribal Cultural Resources*).

No impacts to paleontological resources are anticipated; thus, no mitigation is required. Impacts to biological resources, cultural resources and Tribal Cultural Resources are determined to be **less than significant with mitigation incorporated**.

Less than significant with mitigation incorporated.

- b) As presented in the discussion of environmental checklist Sections I through XX, the project would have no impact, a less than significant impact, or a potentially significant impact unless mitigation is incorporated with respect to all environmental issues. With mitigation measures, potentially significant biological resource impacts would be reduced to **less than significant**. Based on the limited scope of direct physical impacts to the environment associated with the proposed project, the impacts are project-specific in nature. Consequently, the project along with other cumulative projects would result in a **less than significant** cumulative impact with mitigation incorporated with respect to all environmental issues.

Less than significant with mitigation incorporated.

- c) In general, impacts to human beings are associated with air quality, hazards and hazardous materials and noise. Air emissions would not exceed the SCAQMD standards during either construction or operation. Any hazardous materials stored on-site would be required to meet standards as specified in Section IX, *Hazards and Hazardous Materials*, to avoid impacts associated with the storage or use of these materials on-site. The project would have no adverse noise impact. As presented in the

environmental checklist discussions, the project would have no impact or a less than significant impact with respect to these environmental issues. Therefore, the project would have a **less than significant** impact on human beings.

Less than significant.

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

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