

**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:**

<b>APNs:</b>	0250-101- 76	<b>USGS Quad:</b>	Fontana 7.5-Minute
<b>Applicant:</b>	Shorecliff Capital LLC	<b>T, R, Section:</b>	T1S R5W Sec. 15
<b>Location</b>	Northeast corner of Cedar Ave & San Bernardino Ave	<b>Thomas Bros</b>	Page 605, Grid E7, San Bernardino and Riverside Counties (2013)
<b>Project No:</b>	PROJ- 2022-00073	<b>Community</b>	Community of Bloomington
<b>Rep</b>	Transtech	<b>LUC: Zone:</b>	Commercial (C) Bloomington/Rural Living (BL/RL-5)
<b>Proposal:</b>	A Zone Change from Rural Living (RL-5) to General Commercial (CG) Zoning District, a Tentative Parcel Map to divide the lot into two parcels, and a Conditional Use Permit to allow for the construction and operation of a commercial center, consisting of a convenience store, gas station, car wash and restaurant on a 3.97 acre lot.	<b>Overlays:</b>	Burrowing Owl (SE), Flood Zone X, Regional Fee Areas

**PROJECT CONTACT INFORMATION:**

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

**Contact person:** Elena Barragan, Senior Planner  
**Phone No:** (909) 387-4422      **Fax No:** (909) 387-3223  
**E-mail:** Elena.barragan@lus.sbcounty.gov

**PROJECT DESCRIPTION:**

**Summary**

Shorecliff Capital, LLC, the applicant, has submitted for a Zoning Amendment from Rural Living, five acre minimum to General Commercial (CG), Tentative Parcel Map to create a 1.68 acre parcel and a 2.29 acre parcel, and a Conditional Use Permit (CUP) to allow the construction and operation of a convenience store, gas station, car wash, restaurant, and Commercial Center in the unincorporated community of Bloomington. The currently vacant property is located at the signalized intersection of Cedar & San Bernardino Avenues. The surrounding area is a variety of new and dated residential developments with scattered vacant lots.

The proposed commercial center consists of a 5,200 square foot convenience store with an attached 1, 458 square foot fully automated car wash, a fuel canopy with 10 fuel pumps (20 fueling positions) is located on the western 1.68 acres of the 3.97-acre parcel. The 5,740 square foot drive-thru restaurant and a two-story 15,350 square-foot retail/office is proposed on the remaining 2.29 acres (see Figure 1, Site Plan)

Adjacent roadways are fully improved, but frontage improvements, such as sidewalks, along San Bernardino are anticipated. The applicant is requesting the use of detached or partially detached sidewalks along San Bernardino to allow the overhead electrical lines and poles to remain in place, similar to a recent project at Santa Ana & Cedar. Sewer to serve this site will be extended approximately 800 liner feet (to the east) and connect to an existing sewer main located in Larch Avenue within the City of Rialto. A service annexation agreement will be required to connect to the City's sewer system. Domestic water to be provided by West Valley Water District is currently available to the site. The Project Site is not near any San Bernardino County Flood Control District (SBCFCD) right-of-way / facilities.

**Surrounding Land Uses and Setting**

The Project Site is within the boundaries of the unincorporated Community of Bloomington, San Bernardino County. The community of Bloomington is an environmental justice community and is considered a sensitive environment as identified in the Countywide Plan. The following table lists the existing adjacent land uses and zoning.

Existing Land Use and Land Use Category			
Location	Existing Land Use	Land Use Category	Zoning
Project Site	Undeveloped and single-family residential	Commercial	Rural Living (RL-5)
North	Single-Family Residential	City of Rialto	City of Rialto: Single Family Residential (R1-D)
South	Single-Family Residential	Low Density Residential (LDR)	Single Residential (RS)
East	Single-Family Residential	Low Density Residential (LDR)	Single Residential (/RS)
West	Single-Family Residential	Low Density Residential (LDR)	Single Residential (RS-10M)

The nearest sensitive receptors to the Proposed Project are single-family residences located to the north and east.

Initial Study PROJ- 2022-00073 ZC/CUP/TPM  
Circle K  
APN: 0250-101- 76  
December 2023

***Project Site Location, Existing Site Land Uses and Conditions***

The predominantly vacant Project Site is located approximately 0.64 miles north of Interstate 10 (I-10) in the unincorporated community of Bloomington and within the City of Rialto's Sphere of Influence. The approximately 3.97 acre site is located on the northeast corner of the intersection of Cedar Avenue and San Bernardino.

**ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES**

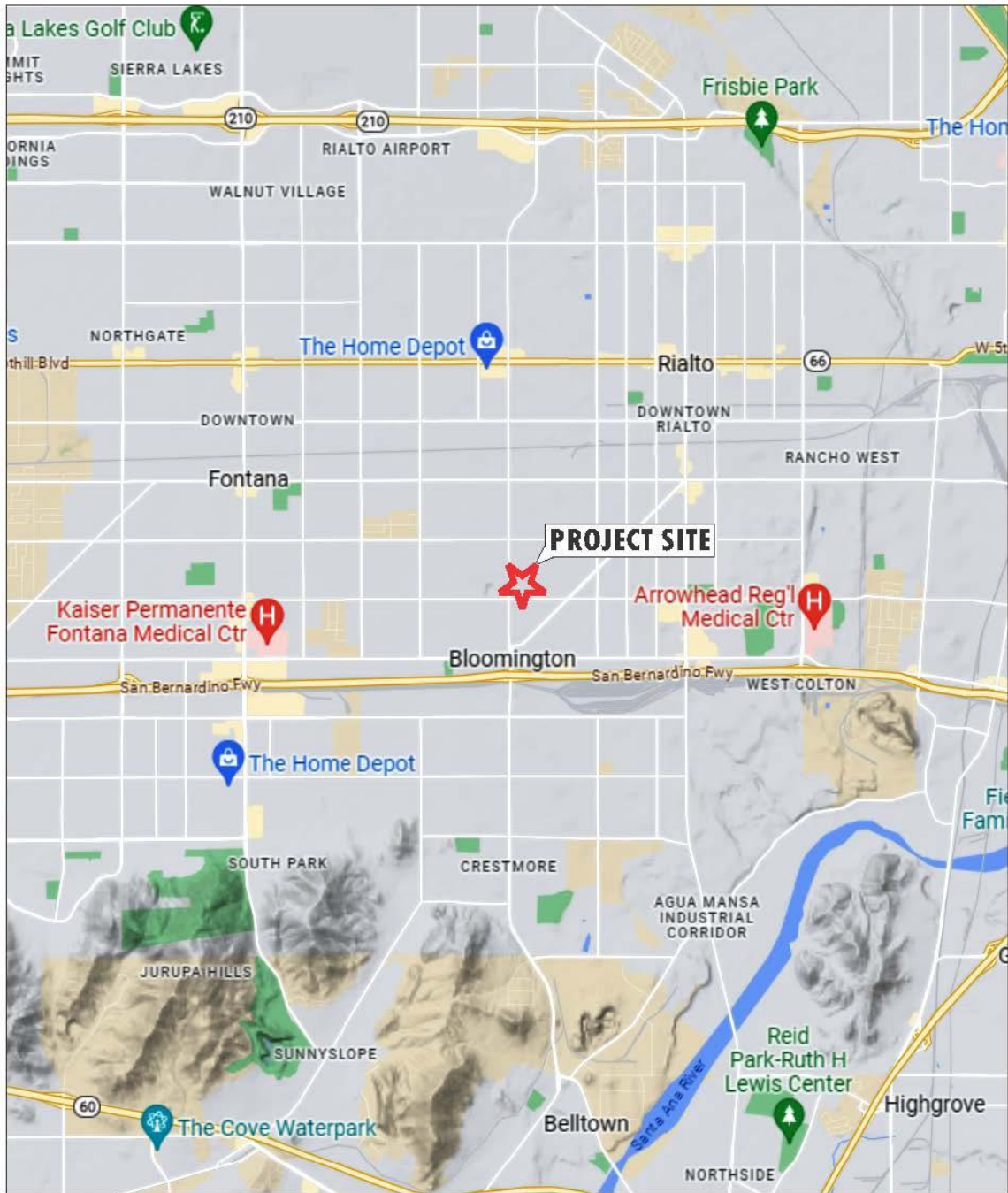
Federal: None.

State of California: None.

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

Regional: South Coast Air Quality Management District.

Local: City of Rialto, Sewer Service Annexation Agreement



### REGIONAL LOCATION

Convenience Store, Gas Station, Car Wash and Restaurant Commercial Center  
San Bernardino Avenue, Bloomington, California

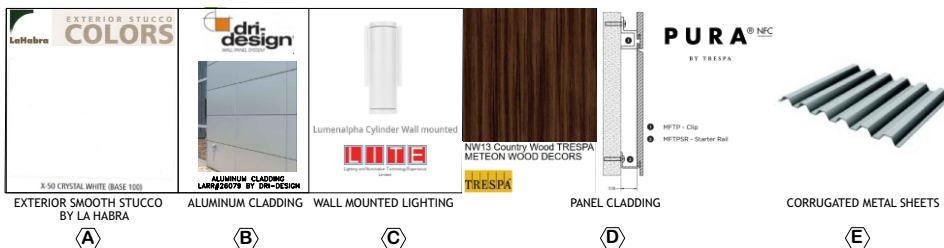
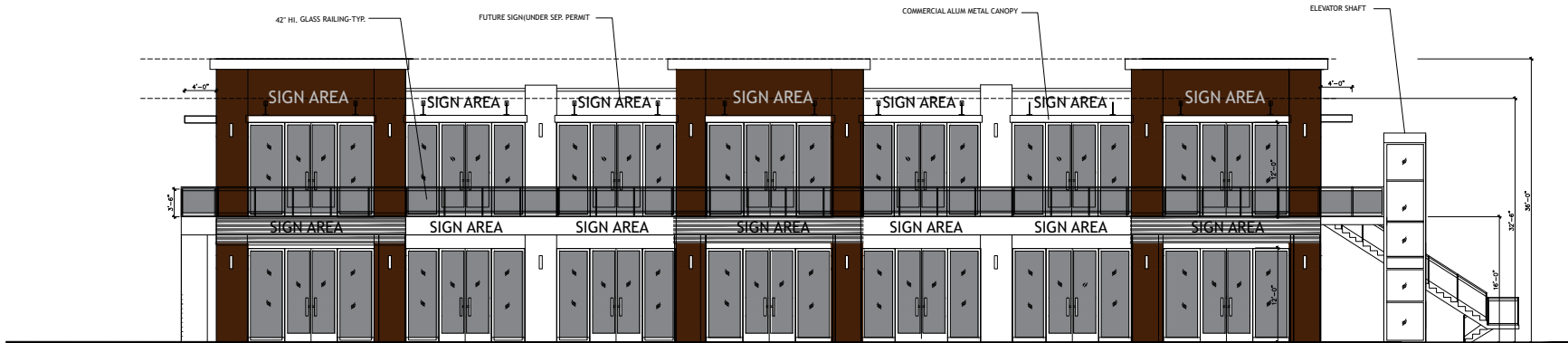
FIGURE 1



**PROJECT VICINITY**  
Convenience Store, Gas Station, Car Wash and Restaurant Commercial Center  
San Bernardino Avenue, Bloomington, California

**FIGURE 2**





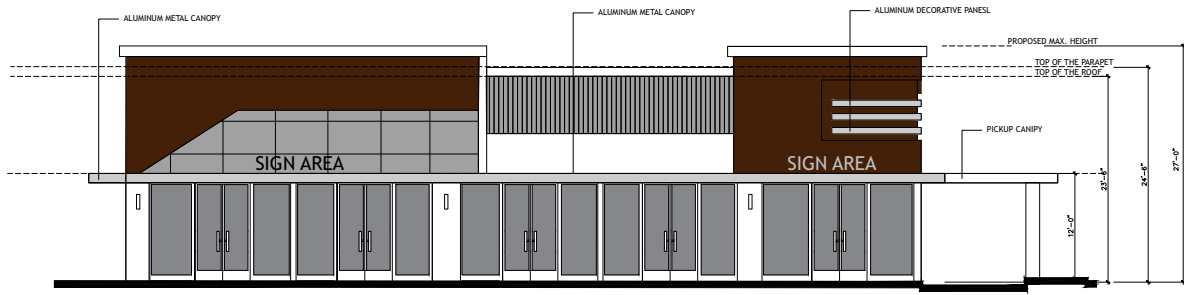
1 WEST ELEVATION (BLD'G A) SC: 3/16"=1'-0"

1 ELEVATIONS (BLD'G A) SC: 3/16"=1'-0"

<p>TWO NEW COMMERCIAL BUILDING 'A' AND 'B'          PROJECT ADDRESS: N.E. CORNER OF CEDAR AND SAN BERNARDINO AVE.          BLOOMINGTON, SAN BERNARDINO COUNTY, CA 92316          DEVELOPER: SHORECLIFF CAPITAL LLC          468 N CAMDEN DRIVE, SUITE 300, BEVERLY HILLS, CA 90210</p>		<p>CONFORMITY STATEMENT          THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE ADDRESS WHERE THEY WERE PREPARED FOR AND FINISHED BY THE BUILDING OFFICIAL AND EXPRESSLY LIMITED TO THIS PROJECT'S SCOPE OF WORK. THE OWNERSHIP OF THE DRAWINGS AND THE SPECIFICATIONS BELONGS TO THE ARCHITECT OF THE RECORD. REUSE, REPRODUCTIONS OR PRODUCTIONS BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED UNDER THE U.S. ARCHITECTURAL DRAWING COPYRIGHT PROTECTION ACT (PUBLIC LAW 94-348) AND CALIFORNIA DESIGNER ACT (PUBLIC LAW 94-348).</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		NO.	DESCRIPTION	BY	DATE	1				2				3				4				5				<p>DESIGNED BY: BABAQ BARDI CHAHARMAHALI          CHECKED BY: BABAQ BARDI CHAHARMAHALI          DRAWN BY: E. SANJODI L. JESSEVAH          DATE DRAWN: 8/6/22          JOB NUMBER: CDD-2214</p>		<p><b>CDD</b> CALIFORNIA DEVELOPMENT &amp; DESIGN INC.          PRINCIPAL: BABAQ BARDI CHAHARMAHALI, AIA (REGISTERED ARCHITECT)          CALIFORNIA LIC. #C-20890, OREGON LIC. #A-1976, TEXAS LIC. #20890          17022 SANTA MONICA BOULEVARD, SUITE 200, LOS ANGELES, CA 90024          TEL: 710-430-3569 FAX: 310-427-7446 EMAIL: INFO@CDDARCH.COM WWW.CDDARCH.COM</p>		<p>ELEVATIONS A3.1A          SHEET TITLE: SHEET NO.</p>	
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# ELEVATIONS-COMMERCIAL CENTER ELEVATION

Convenience Store, Gas Station, Car Wash and Restaurant Commercial Center  
 San Bernardino Avenue, Bloomington, California



① SOUTH ELEVATION (BLD'G B) SC: 3/16"=1'-0"

<p>EXTERIOR SMOOTH STUCCO BY LA HABRA</p>	<p>ALUMINUM CLADDING</p>	<p>WALL MOUNTED LIGHTING</p>	<p>PANEL CLADDING</p>	<p>PANEL CLADDING</p>	<p>CORRUGATED METAL SHEETS</p>
A	B	C	D	E	

<p>TWO NEW COMMERCIAL BUILDING 'A' AND 'B' PROJECT ADDRESS: N.E. CORNER OF CEDAR AND SAN BERNARDINO AVE. BLOOMINGTON, SAN BERNARDINO COUNTY, CA 92316 DEVELOPER: SHORECLIFF CAPITAL LLC 468 N CAMDEN DRIVE, SUITE 300, BEVERLY HILLS, CA 90210</p>	<p>CONFORMITY STATEMENT THE USE OF THESE DIMENSIONS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE ADDRESS WHICH THEY WERE PROVIDED FOR AND INTENDED BY THE BUILDING OFFICIALS AND APPLICABLE LIMITED TO THIS PROJECT. ANY OTHER USE, REPRODUCTION OR PRODUCTION OF ANY METHOD IN WHOLE OR IN PART IS PROHIBITED UNDER THE US ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, PUBLIC LAW 94-553, 17 USC 101 AND 102, HOLIDAY ARCHITECTS SEC. 9536.4</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE	1				2				3				4				5					<p>DESIGNED BY: BABAK BARZI CHAHARMHALI CHECKED BY: BABAK BARZI CHAHARMHALI DRAWN BY: E.SANAJADI L.MESBAH DATE DRAWN: 8/4/22 JOB NUMBER: CDD-2214</p>	<p>CALIFORNIA DEVELOPMENT &amp; DESIGN INC. PRINCIPAL: BABAK BARZI CHAHARMHALI, AIA (REGISTERED ARCHITECT) CALIFORNIA LIC. #C34450, OREGON LIC. #26379, TEXAS LIC. #26090 11522 SANTA MONICA BLVD., #500, LOS ANGELES, CA 90025 TEL: 310-410-5165 FAX: 310-427-7948 EMAIL: INFO@CDDARCH.COM WWW.CDDARCH.COM</p>	<p>ELEVATIONS</p>	<p>A3.1B</p>
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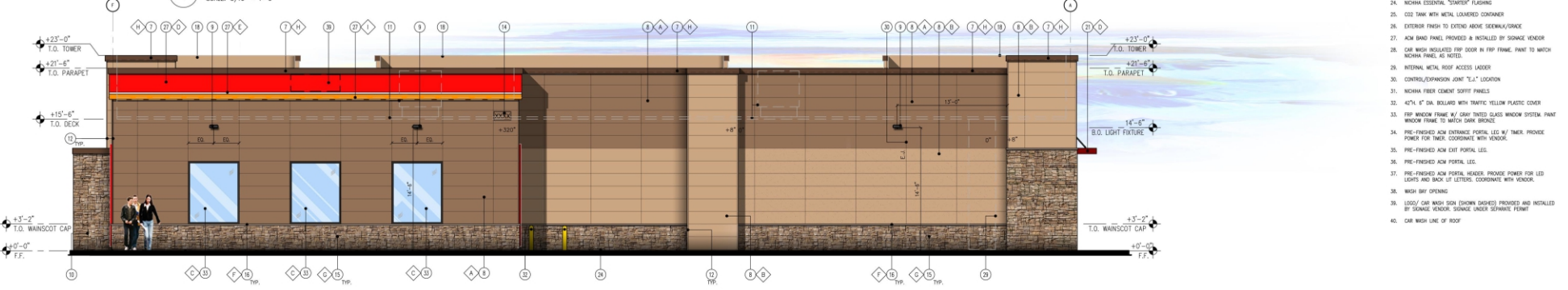
# ELEVATIONS-COMMERCIAL CENTER ELEVATION

Convenience Store, Gas Station, Car Wash and Restaurant Commercial Center  
San Bernardino Avenue, Bloomington, California

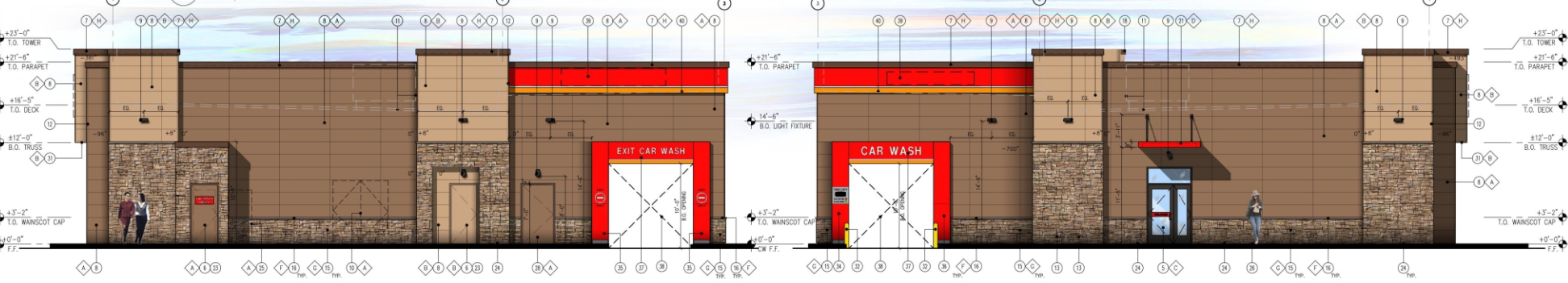




1 SOUTH - FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



2 NORTH - BACK ELEVATION  
SCALE: 3/16" = 1'-0"



3 EAST - SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



4 WEST - SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

FINISH SCHEDULE	KEY NOTES
-----------------	-----------

- |   |  |   |
|---|--|---|
| ◆ | MCMHWA TUFF BLOCK  | 1. STEEL COLUMN WRAP WITH BREAK METAL   |
| ◆ | COLOR TO MATCH #PW 8035 TOASTY   | 2. LINE OF CONCRETE / SCOFF   |
| ◆ | MCMHWA TUFF BLOCK  | 3. DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS FOR SOLARWALL SURROUNDING SPACES  |
| ◆ | COLOR TO MATCH #PW 8115 TOTALTY TAN  | 4. POTENTIAL C-STORE SIGN LOCATION (SEEN SEPARATE PERMIT)   |
| ◆ | 1" INSULATED DOUBLE PANELED GRAY TINTED GLASS  | 5. DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM   |
| ◆ | SHERWIN WILLIAMS #PW 4081  | 6. SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL  |
| ◆ | #SW417Y RED  | 7. PRE-FINISHED METAL COPING  |
| ◆ | SHERWIN WILLIAMS #PW 7005  | 8. MCMHWA FIBER CEMENT WALL PANEL SYSTEM  |
| ◆ | CIRCLE K WHITE   | 9. WALL MOUNTED LIGHT FIXTURE, COLOR: BRONZE  |
| ◆ | MCMHWA CHECKED GULL TAN  | 10. SEE PANEL LOCATION  |
| ◆ | MCMHWA LEDESSTEIN BLUFF  | 11. ROOF LINE AND HANG UNITS  |
| ◆ | SHERWIN WILLIAMS #PW 6000 - 200A   | 12. 1/2" MCMHWA CORNER KEY EDGE, TYP. TO ALL CORNERS  |
| ◆ | PRESTIGE MANGROVE BROWN SS   | 13. ROOF DRAIN LEADER AND TAIL OVERLAP DRAIN TO DRAINAGE AT SOLARWALL CURB  |
| ◆ | (USE FOR PRE-FINISHED METAL COPING)  | 14. ADDRESSING LOCATION, 8" TALL BLACK NUMBERS, FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.  |
| ◆ | CIRCLE K ORANGE #PWS 144   | 15. 1/2" THK. 4" X 4" MCMHWA KINETIC GLOBE FIBER GLASS WAINSCOT   |
| ◆ | MCMHWA TUFF BLOCK  | 16. 1/2" HIGH MCMHWA FIBER CEMENT CAP METALL PER WFL SPECS.   |
| ◆ | COLOR TO MATCH #PW 4081  | 17. MCMHWA ESSENTIAL OVERHANG FLASHING  |
| ◆ | USE SHERWIN WILLIAMS MANUFACTURER ONLY   | 18. PARAPET METAL BEYOND  |
| ◆ | COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION                 | 19. (DNK) KEY-BOX AT 6'-0" AHT (IF REQUIRED BY FIRE DEPARTMENT)   |
| ◆ | FURNISHED BY CIRCLE K VENDOR, PROVIDE BIDDING IN EXTERIOR WALL FOR AIRING AND SUPPORTS | 20. FIRE DEPARTMENT CONNECTION (IF REQUIRED)  |
| ◆ | COORDINATE WITH CK PW AND OWNER'S REP  | 21. ALUMINUM RAINING WITH SUPPORT RIDGES ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR, PROVIDE BIDDING IN EXTERIOR WALL FOR AIRING AND SUPPORTS |
| ◆ | www.circlek.com  | 22. EMERGENCY FUEL SHUT-OFF SWITCH  |
|   |  | 23. INSULATED METAL DOOR  |
|   |  | 24. MCMHWA ESSENTIAL "STARTER" FLASHING   |
|   |  | 25. GSS TRAP WITH METAL LANDING COVERED   |
|   |  | 26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/DOOR   |
|   |  | 27. ACM PANEL PANEL PROVIDED & INSTALLED BY SIGNAGE VENDOR  |
|   |  | 28. CAR WASH INCLUDED FRP DOOR IN FRP FRAME, PAINT TO MATCH MCMHWA PANEL AS NOTED.  |
|   |  | 29. INTERNAL METAL ROOF ACCESS LADDER   |
|   |  | 30. CONTROL/EXPANSION JOINT "L.I." LOCATION   |
|   |  | 31. MCMHWA FIBER CEMENT SMOKE PANELS  |
|   |  | 32. 47/8" 4" DIA. BOLLARD WITH TRAFFIC YELLOW PLASTIC COVER   |
|   |  | 33. FRP WINDOW FRAME W/ GRAY TINTED GLASS WINDOW SYSTEM, PAINT WINDOW FRAME TO MATCH DARK BRONZE  |
|   |  | 34. PRE-FINISHED ACM ENTRANCE PORTAL, LED W/ TRIMER, PROVIDE POWER FOR TRIMER, COORDINATE WITH VENDOR.  |
|   |  | 35. PRE-FINISHED ACM PORTAL LEG.  |
|   |  | 36. PRE-FINISHED ACM PORTAL LEG.  |
|   |  | 37. PRE-FINISHED ACM PORTAL HEADER, PROVIDE POWER FOR LED LIGHTS AND BACK OF LED LIGHTS, COORDINATE WITH VENDOR.                                |
|   |  | 38. WASH BAY OPENING  |
|   |  | 39. LOGO / CAR WASH SIGN (SHOWN DASHED) PROVIDED AND INSTALLED BY SIGNAGE VENDOR, SIGNAGE UNDER SEPARATE PERMIT                                 |
|   |  | 40. CAR WASH LINE OF ROOF   |

**GF**  
30 Executive Park  
Suite 100  
Irvine, CA 92614  
t: 949 296 0450

**K** CIRCLE K STORES INC.  
255 E. Rincon St. Ste 100  
Corona, California 92879  
t: (956) 371-2205

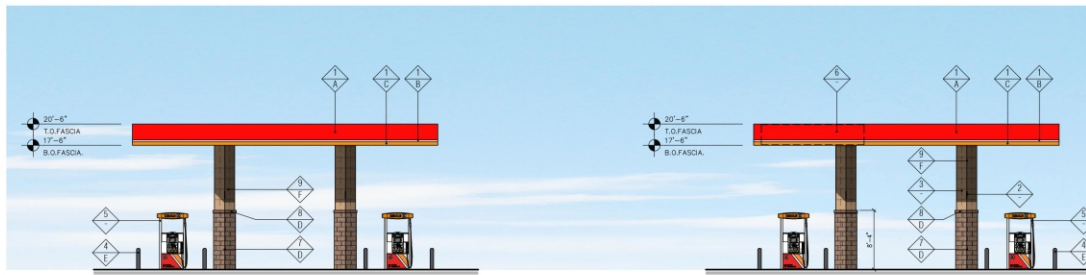
**D** LAND DEVELOPMENT CONSULTANTS, LLC  
3281 E. Guasti Rd. Suite #700  
Ontario, California 91761  
t: (909) 974-9422

**CIRCLE K** EXTERIOR ELEVATIONS - 5200 W/CW ATTACHED  
CEDAR AVE & SAN BERNARDINO AVE  
BLOOMINGTON, SAN BERNARDINO COUNTY, CA  
20190407.0  
SCALE: AS NOTED  
**A-2**

3/23/2022

**LILBURN**  
CORPORATION

**ELEVATIONS-CONVENIENCE STORE**  
Convenience Store, Gas Station, Car Wash and Restaurant Commercial Center  
San Bernardino Avenue, Bloomington, California

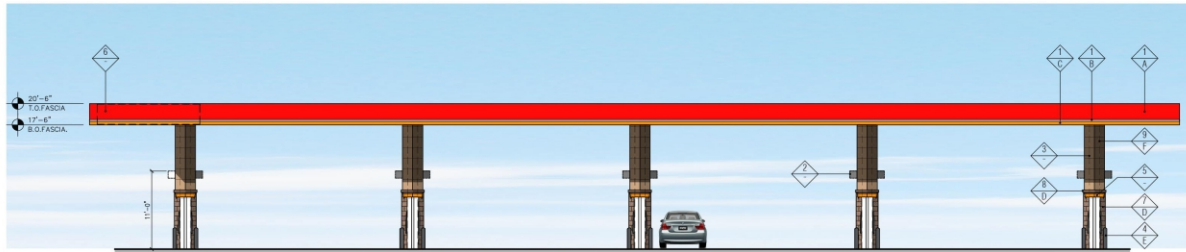


3 "SIDE" ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"

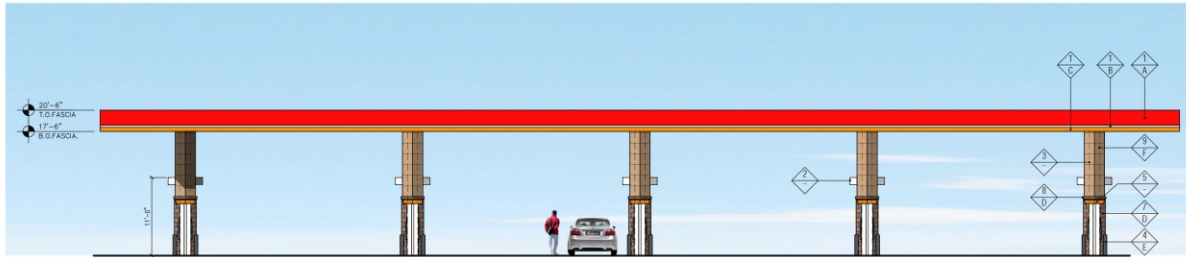
4 "SIDE" ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE	
FINISH MATERIAL	
1	ACM PANEL
2	COLUMN FLAGS BY SIGNAGE VENDOR
3	LINE OF STEEL COLUMN WITHIN
4	6" Ø BOLLARD, 36" HIGH
5	FUEL PUMP
6	POTENTIAL SIGN LOCATION (UNDER SEPARATE PERMIT)
7	480X16 CMU VENEER, SPLIT FACE, GROUTED TO MATCH CMU COLOR
8	480X6 SOLID CMU CAP, INSTALL PER MFR. SPECS
9	NICHHA FIBER CEMENT WALL PANEL SYSTEM
FINISH COLOR	
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K ORANGE #PMS 144
D	SUPERLITE BLOCK SPLITFACE CMU - "BOOM BROWN"
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	NICHHA TUFF BLOCK - COLOR TO MATCH SHERWIN WILLIAMS - SW6115 - TOTALLY TAN

Notes:  
 1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.  
 2. The fascia panels are pre-finished by signage vendor.  
 3. All signs require a separate submittal.  
 4. All lighting on canopy to be flush mounted with fascia.



2 "FRONT" ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"



1 "REAR" ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"



30 Executive Park  
 Suite 100  
 Irvine, CA 92614  
 t: 949 296 0450



CIRCLE K STORES INC.  
 255 E. Rincon St. Ste 100  
 Corona, California 92879  
 t: (951) 371-2205



LAND DEVELOPMENT CONSULTANTS, LLC  
 3281 E. Guasti Rd. Suite #700  
 Ontario, California 91761  
 t: (909) 974-8422

CIRCLE K  
 CEDAR AVE & SAN BERNARDINO AVE  
 BLOOMINGTON, SAN BERNARDINO COUNTY, CA  
 20190407.0






FUEL CANOPY EXTERIOR ELEVATIONS - DS10  
 SCALE: AS NOTED

A-4

3/23/2022



**Signs and symbols**

-  Existing 8 Ft CMU Wall
-  New 8-FT CMU Wall
-  Proposed Buildings
-  Receiver
-  Point source (HVAC)
-  Line Source (Que)
-  Area source (Loading, Fueling Area)
-  Parking lot

An eight foot concrete barrier shall be constructed extending from the existing 8 foot concrete barrier to the northeastern property line and along the eastern side of the proposed trash area (as shown in this figure) in order to keep from exceeding daytime noise standards. Nighttime noise standards will be achieved by limiting operation of the car wash and vacuum to daytime hours only.

**SENSITIVE RECEPTORS**

Convenience Store, Gas Station, Car Wash and Restaurant Commercial Center  
 San Bernardino Avenue, Bloomington, California

**FIGURE 8**

**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 March 7, 2023, San Bernardino County mailed notification pursuant to AB52 to the following tribes: San Gabriel Band of Mission Indians, Twenty-Nine Palms Band of Mission Indians, Morongo Band of Mission Indians, Yuhaaviatam of San Manuel Nation and Gabrieleno Band of Mission Indians - Kizh Nation. Requests for consultations were due to the County by April 31, 2023. The table below shows a summary of comments and responses.

**AB 52 Consultation**

<b>Tribe</b>	<b>Comment Letter Received</b>	<b>Summary of Response</b>	<b>Conclusion</b>
San Gabriel Band of Mission Indians	NO		
Twenty-Nine Palms Band of Mission Indians	NO		
Gabrieleno Band of Mission Indians - Kizh Nation	YES	NO CONSULTATION REQUESTED	STANDARD MITIGATION PROVIDED AND INCORPORATED INTO THIS DOCUMENT
Morongo Band of Mission Indians	NO		
Yuhaaviatam of San Manuel Nation	NO		

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
--------------------------------	--	-----------------------	-----------

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

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

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

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

  
 Signature: (Elena Baragan, Senior Planner)

12/14/2023  
 Date

  
 Signature: (Steven Valdez, Planning Manager)

12/14/2023  
 Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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**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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from 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 Countywide Plan, approved October 27, 2020, adopted November 27; San Bernardino Countywide Plan Draft EIR; San Bernardino County Development Code**

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

The Project Site is located within the City of Rialto’s Sphere of Influence, in the unincorporated Community of Bloomington, San Bernardino County. It is surrounded by single-family residences to the east, west, north and south. The Countywide Plan (adopted November 27, 2020) does not identify a scenic vista within the vicinity of the Project Site.<sup>1</sup> The Project Site has a land use category of Commercial and is zoned Rural Living (RL-5). With approval of the Zone Change from Rural Living (RL-5) to a General Commercial (CG) Zoning District, and issuance of a CUP, the Proposed Project would be an allowable use. The Proposed Project would be required to maintain the

<sup>1</sup> San Bernardino Countywide Plan. Adopted November 27, 2020. [http://countywideplan.com/wp-content/uploads/2020/08/CWP\\_PolicyPlan\\_PubHrngDraft\\_HardCopy\\_2020\\_July.pdf](http://countywideplan.com/wp-content/uploads/2020/08/CWP_PolicyPlan_PubHrngDraft_HardCopy_2020_July.pdf). Accessed December 17, 2020.

maximum height limit of 35 feet.<sup>2</sup> The Proposed Project will have maximum building and gas station canopy height of 23 feet (see Figure 4 – Elevations – Convenience Store and Figure 5 – Elevations – Gas Station). 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 currently vacant Project site is located on the northeast corner of Cedar Avenue and San Bernardino Avenue. These roads are neither designated State scenic routes nor County Scenic Routes.<sup>3</sup> The closest Scenic Highway is Route 38, located approximately 12 miles east of the Project Site. With approval of the Zone Change, Conditional Use Permit (CUP), and Tentative Parcel Map the Project would be consistent with the General Commercial (CG) zoning district standards. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant 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?*

In the CG Zone, structures of the Proposed Project cannot exceed 35 feet in height. Compliance with this height limit will minimize potential obstruction of views of the surrounding mountains and other public views. The Project Applicant will be required to provide a minimum landscape area of 20% of the lot area<sup>4</sup> or approximately 37,179 SF of the Project Site. Shrubs and trees would be planted along the perimeter of the Project Site. The Proposed Project would not substantially degrade the existing visual character or quality of public views of the site or vicinity. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The nearest sensitive receptors to the Project Site are the single-family residences to the east and the north. According to the San Bernardino County Development Code, Section 83.07.030(a) Glare and Outdoor Lighting, outdoor lighting must be fully shielded to preclude light pollution or light trespass on an abutting residential land use zoning district, a residential parcel or public right-of-way. The Proposed Project will be designed

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<sup>2</sup>San Bernardino County. Development Code.

<http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DCWebsite.pdf>. Accessed January 11, 2023.

<sup>3</sup> San Bernardino County. San Bernardino Countywide Plan Draft EIR. Figure 5.1-1. Accessed January 11, 2022.

<sup>4</sup> San Bernardino County Development Code. Page 3-102.

<http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DCWebsite.pdf#PAGE=97>



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**

**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>
<b>II.</b>	<b>AGRICULTURE AND FORESTRY RESOURCES</b> - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

**Countywide Plan; California Department of Conservation Farmland Mapping and Monitoring Program; San Bernardino County Agricultural Resources GIS Map**

- 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 California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project Site as "Urban and Built-Up Land" in its California Important Farmland Finder.<sup>5</sup> "Urban and Built-Up Land" is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity.<sup>6</sup> The Proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

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

The Project Site is not under or adjacent to any lands under a Williamson Act Contract.<sup>7</sup> The Proposed Project includes a Zone Change from Rural Living (RL-5) to General Commercial (CG); there are no agriculturally zoned properties in the vicinity within the Countywide Plan. There are no properties nearby that are under Williamson Contracts. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

The Project Site is currently zoned for residential uses. There are no forest land designations in the Valley portion of the County. Implementation of the Proposed Project

<sup>5</sup> <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed January 11, 2023.

<sup>6</sup> San Bernardino County. San Bernardino Countywide Plan. NR-5 "Agricultural Resources." Accessed January 11, 2023.

<sup>7</sup> San Bernardino County. San Bernardino Countywide Plan. NR-5 "Agricultural Resources." Accessed January 11, 2023.

would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

The Project Site is currently vacant and does not support forest land. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

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

The Project Site is currently zoned Rural Living and there are no farmlands or forest lands in the vicinity. Implementation of the Proposed Project would not result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

**Countywide Plan; CalEEMod Output**

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

The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the SCAB establishes a program of rules and regulations administered by the SCAQMD to obtain attainment of the state and federal ambient air quality standards. The SCAB is classified as an “extreme” nonattainment area for the 2015 Ozone National Ambient Air Quality Standards (NAAQS). The most recent AQMP (AQMP 2022) was developed to address the requirements for meeting this standard and was adopted by the SCAQMD on December 2, 2022. The 2022 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2020 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories. Consistency with the AQMP 2022 for general development projects is determined by demonstrating compliance with local land use plans and/or employment projections.

A project is inconsistent with the AQMP if: (1) it does not comply with the approved general plan; or (2) it uses a disproportionately large portion of the forecast growth increment (change population or employment levels). The Proposed Project includes a Zone Change from Rural Living (RL-5) to a General Commercial (CG) Zoning District. However, the Project Site is currently designated in the Countywide Plan for commercial use and the Proposed Project is therefore consistent with the general plan document and the AQMP.

Although the Proposed Project is consistent with the Countywide Plan land use designation, Table 1 is presented to show operational emissions associated with a residential use and the proposed use with Zone Change.

**Table 1  
 Operational Emissions  
 (Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Development Under Existing Zoning	0.35	0.1	0.9	0.0	0.1	0.1
Development Under Proposed Zone Change	39.0	35.6	258	1.9	22.6	4.4
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2022.1 Summer Emissions

As shown in Table 1 operational impacts resulting from development allowable under either the existing or proposed zoning would not exceed SCAQMD thresholds. Therefore, the Proposed Project would not result in an increase in the frequency or severity of existing air quality violations, or delay the attainment of air quality standards specified in the AQMP. Refer to Appendix A for Proposed Project emissions output and Appendix A-1 for existing single-family residence output.

### Less Than Significant Impact

- b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?*

Construction and operational emissions were screened using CalEEMod version 2022.1. The model incorporates Rule 403 as a default to control dust during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). Two of the analyzed pollutants, ROG and NO<sub>x</sub>, are ozone precursors. Both summer and winter season emission levels were estimated.

### Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site preparation, grading (fine and mass grading), building construction, paving, and architectural coating. Construction was modeled with an anticipated start date in late 2023 and be completed in early 2024. The resulting emissions generated by construction of the Proposed Project is shown in Table 2, which represent summer and winter construction emissions.

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

Source/Phase	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Daily Summer (max)	12.7	40.0	37.1	0.1	9.7	5.7
Daily Winter (max)	1.3	12.0	13.8	0.0	0.6	0.6
Average Daily (max)	1.2	7.1	7.7	0.0	0.6	0.5
<b>Highest Value (lbs./day)</b>	<b>12.7</b>	<b>40.0</b>	<b>37.1</b>	<b>0.1</b>	<b>9.7</b>	<b>5.7</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022.1

Phases do not overlap and represent the highest concentration.

As shown in Table 2, construction emissions during either summer or winter seasonal conditions would not exceed the SCAQMD thresholds. Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM<sub>10</sub> and PM<sub>2.5</sub>).

Compliance with SCAQMD Rules 402 and 403

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

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

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

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO<sub>x</sub> and PM<sub>10</sub> levels in the area. Therefore, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.

7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

### Operational Emissions

The operational mobile source emissions were calculated using the Traffic Impact Analysis (TIA) prepared by Ganddini Group in May 5, 2023. The TIA determined that the Proposed Project would generate approximately 9,247 daily vehicle trips. Emissions associated with the Proposed Project's estimated total daily trips were modeled. Operational emissions are listed in Table 3 and Table 4, which represent summer and winter operational emissions, respectively.

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

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	0.5	-	-	-	-	-
Energy	0.0	0.2	0.2	0.0	0.0	0.0
Mobile	38.4	32.9	305	0.7	22.6	4.4
<b>Totals (lbs./day)</b>	<b>39.3</b>	<b>33.1</b>	<b>305.2</b>	<b>0.7</b>	<b>22.6</b>	<b>4.4</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022.1

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

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	0.5	-	-	-	-	-
Energy	0.0	0.2	0.2	0.0	0.0	0.0
Mobile	35.4	35.4	258	0.6	22.6	4.4
<b>Totals (lbs./day)</b>	<b>36.1</b>	<b>35.6</b>	<b>258.2</b>	<b>0.6</b>	<b>22.6</b>	<b>4.4</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022.1

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

A Toxic Air Contaminant Health Risk Assessment Technical Memorandum dated November 9, 2022, was prepared for Proposed Project by Ganddini Group and is available for review at County offices.

The ARB Air Quality and Land Use Handbook (ARB Handbook) provides an advisory recommendation that a 50-foot separation be provided between sensitive receptors and typical gasoline dispensing facilities and a 300-foot separation be provided between sensitive receptors and a large gasoline station. According to the SCAQMD CEQA Handbook, any project that has the potential to expose the public to toxic air contaminants in excess of the following thresholds would be considered to have a significant air quality impact:

- If the Maximum Incremental Cancer Risk is 10 in one million or greater; or
- Toxic air contaminants from the proposed project would result in a Hazard Index increase of 1 or greater

The Proposed Project includes the construction and operation of a 10-fuel pump (20-fueling position) gas station. As provided by the project applicant, the proposed gasoline service station is anticipated to have an annual throughput of up to approximately 4.8 million gallons. The closest sensitive receptors to the proposed service station are located at a distance of approximately 113 feet (~34 meters) from the underground storage tanks and approximately 160 feet (~49 meters) from the service station canopy.

The gas station portion of the project will be permitted by SCAQMD and fuel-related emissions will be regulated by the SCAQMD Rule 461.A Permit To Operate issued by SCAQMD will be required. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. Phase II EVR has an average efficiency of 95.1 percent and Phase I EVR have an average efficiency of 98 percent. Therefore, the potential for fugitive VOC or TAC emissions from the gasoline pumps is negligible.

Assuming 4.8 million gallons per year of throughput for, using the SCAQMD Risk Assessment Procedures for Rules 1401, 1401.1 and 2124 and the SCAQMD Permit Application Package "N"5 and a downwind distance of approximately 34 meters, in the Fontana area, the residential cancer risk for the closest residential receptor is 9.57 in a million. As such, the Proposed Project will not be a significant source of toxic air contaminants or fugitive VOC emissions and sensitive receptors would not be exposed to toxic sources of air pollution. The health risk impacts associated with the proposed gasoline fueling facility are considered to be less than significant. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. Standard construction requirements would minimize odor impacts resulting from



construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with County of San Bernardino solid waste regulations. The Proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. There may also be odors during operations associated with food preparation at the restaurants. Compliance with SCAQMD Rule 1138 would ensure that any such odors are minimized to the extent feasible. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>IV. BIOLOGICAL RESOURCES – Would the project:</b>				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Countywide Plan; Biological Resources Assessment, May 2022, EMLT Consulting**

- 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?

A Biological Resources Assessment (BRA) was prepared for the Proposed Project by ELMT Consulting dated May 31, 2022 (available at County office for review). A literature review and records search was conducted for special status biological resources potentially occurring on or within the vicinity of the project site. The literature review provided a baseline from which to inventory the biological resources potentially occurring within the Project Site.

On March 10, 2022, ELMT conducted a field survey of the Project Site. The Project Site largely supports undeveloped land that has been subject to a variety of anthropogenic disturbances and is surrounded by existing urban development.

Vegetation

According to ELMT, the disturbed portion of the Project Site is moderately to densely vegetated with a variety of weedy and early successional plants and is dominated by fiddleneck (*Amsinckia spp.*) and non-native grasses such as oats (*Avena spp.*), bromes (*Bromus spp.*), and foxtail (*Hordeum murinum*). Other plant species observed during the field investigation include cheeseweed (*Malva Parviflora*), Russian thistle (*Salsola tragus*), redstemmed filaree (*Erodium cicutarum*), mustard (*Brassica tournefortii*), hedge mustard (*Sisymbrium orientale*), tumbleweed (*Amaranthus albus*), common groundsel (*Senecio vulgaris*), common groundsel, and southern crabgrass (*Digitaria ciliaris*). Developed portions of the site are unvegetated.

Wildlife

Mammalian species detected during the field survey include pocket gopher (*Thomomys bottae*) and domestic cat (*Felis catus*). Avian species observed during the field investigation include Cooper's hawk (*Accipiter cooperii*), Eurasian collared dove (*Streptopelia decaocto*), Anna's hummingbird (*Calypte anna*), common raven (*Corvus*

*corax*), rock pigeon (*Columba livia*), house sparrow (*Passer domesticus*), European starling (*Sturnus vulgaris*), and northern mockingbird (*Mimus polyglottos*). The only reptile species observed during the field investigation was western side-blotched lizard (*Uta stansburiana elegans*).

### Special Status Species

According to the CNDDDB, forty-seven (47) special-status wildlife species have been reported in the Fontana quadrangle. The only special-status wildlife species observed during the field investigation was Cooper's hawk. The Project Site largely supports undeveloped land that has been subject to a variety of anthropogenic disturbances and is surrounded by existing urban development. These disturbances have eliminated the natural plant communities that once occurred on-site which has reduced potential foraging and nesting/denning opportunities for wildlife species. Based on habitat requirements for specific species and the availability and quality of onsite habitats, it was determined that the Project Site has a high potential to support sharp-shinned hawk (*Accipiter cooperii*), and California horned lark (*Eremophila alpestris actia*). However, the Project Site does not provide suitable habitat for any of the other special-status wildlife species known to occur in the area since the Project Site have been heavily disturbed from onsite disturbances and surrounding development. None of the aforementioned special-status wildlife species are federally or state listed as endangered or threatened.

Although, no active nests or birds displaying nesting behavior were observed during the field survey, the Proposed Project may have potential significant impacts on nesting birds.

### **Mitigation Measure BIO-1:**

Nesting bird surveys shall be conducted prior to any construction activities taking place during the nesting season to avoid potentially taking any birds or active nests. If construction occurs between February 1<sup>st</sup> and August 31<sup>st</sup>, a pre-construction clearance survey for nesting birds shall be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report 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 shall stay outside of a no-disturbance buffer. 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 the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.

With implementation of Mitigation Measure BIO-1, the Proposed Project would not have a substantial adverse effect on any species identified as a candidate, sensitive or special status species.

### **Less than Significant with Mitigation**

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?*

Three key agencies regulate activities within inland streams, wetlands, and riparian areas in California. The U.S. Army Corps of Engineers (ACOE) Regulatory Branch regulates discharge of dredge or fill materials into waters of the United States. These watersheds include wetlands and non-wetland bodies of water that meet specific criteria. The California Department of Fish and Wildlife (CDFW), through provisions of State of California Administrative Code, is empowered to issue agreements for any alteration of a river, stream or lake where fish or wildlife resources may adversely be affected. Streams (and rivers) are defined by the presence of a channel bed and banks, and at least an intermittent flow of water. The use of a 404 permit in California is regulated by the Regional Water Resources Control Boards (RWQCB) under Section 401 of the Clean Water Act regulations. The Board has authority to issue a 401 permit that allows the use of a 404 permit in the state.

ELMT's survey found no streams, channels, washes, or swales that meet the definitions of Section 1600 of the State of California Fish and Game Code (FGC) under the jurisdiction of the CDFW, Section 401 ("Waters of the State" ) of the Clean Water Act (CWA) under the jurisdiction of the RWQCB, or "Waters of the United States" (WoUS) as defined by Section 404 of the CWA under the jurisdiction of the ACOE within the site boundaries. The Project Site does not have any drainages or areas that support riparian habitat. Implementation of the Proposed Project would not result in impacts to riparian habitat. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

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

The ACOE regulates discharge of dredge or fill materials into waters of the United States. These watersheds include wetlands and non-wetland bodies of water that meet specific criteria. CDFW regulates wetland areas only if those wetlands are part of a river, stream or lake as defined by CDFW. The Project Site does not have any drainages or areas that support wetland, as stated in the BRA. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

#### **Less Than Significant 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?*

Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. Habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. 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. The Project Site is surrounded by single-family residences to the east, west, north and south. It does not contain nor is it adjacent to any wildlife corridors.<sup>9</sup>

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 of the County.<sup>10</sup> The Project Site is located within an urban area at least 10 miles away from the foothills. Therefore, the Project Site would not be suitable as a native resident or migratory wildlife corridor or for facilitating the movement of any native resident or migratory wildlife species. No significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

According to ELMT, the disturbed portion of the Project Site is moderately to densely vegetated with a variety of weedy and early successional plants and is dominated by fiddleneck (*Amsinckia spp.*) and non-native grasses such as oats (*Avena spp.*), bromes (*Bromus spp.*), and foxtail (*Hordeum murinum*). Other plant species observed during the field investigation include cheeseweed (*Malva Parviflora*), Russian thistle (*Salsola tragus*), redstemmed filaree (*Erodium cicutarium*), mustard (*Brassica tournefortii*), hedge mustard (*Sisymbrium orientale*), tumbleweed (*Amaranthus albus*), common groundsel (*Senecio vulgaris*), common groundsel, and southern crabgrass (*Digitaria ciliaris*). Developed portions of the site are unvegetated.

There are no prominent geologic features occurring on or near the Project Site. The Project Site is primarily bare ground with almost no vegetation. It does not contain biological resources protected under local policies or ordinances. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the California Department of Fish and Wildlife's California Natural Community Conservation Plans Map (April 2019).<sup>11</sup> No impacts are identified or are anticipated, and no mitigation measures are required.

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<sup>9</sup> San Bernardino Countywide Plan, NR-2 Parks and Open Space Resource. Accessed January 14, 2023.

<sup>10</sup> San Bernardino Countywide Plan Draft EIR. Biological Resources. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>. Accessed January 14, 2023.

<sup>11</sup> <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>. Accessed January 14, 2023.

**No Impact**

**Therefore, no significant adverse impacts are identified or anticipated with the implementation of Mitigation Measure BIO-1.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>V. CULTURAL RESOURCES – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**Phase I Cultural Resources Investigation, Brian Smith and Associates Inc. August 9, 2022**

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

A Cultural Resources Study, dated August 9, 2022, was prepared for the Proposed Project by Brian F. Smith and Associates Inc. (BFSA) and is available for review at the County offices. The purpose of the assessment was to identify and document any cultural resources that may potentially occur within the Project Site. The investigation was completed for compliance with the California Environmental Quality Act (CEQA), as amended, the San Bernardino County policies and guidelines. The archaeological investigation of the project also includes the review of an archaeological records search performed at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project or in the immediate vicinity. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC).

The SCCIC records search results indicated that there are five previously recorded resources located within one-half mile of the project, neither of which are located with the project's boundaries. These resources include one historic railroad and one historic structure.

Principal Investigator Brian F. Smith conducted the archaeological survey for the Proposed Project on June 17, 2022. The archaeological survey was an intensive reconnaissance consisting of a series of survey transects across the Project Site. The Project Site was vacant and had been mowed prior to the field visit. The grass clippings were not removed, covered the property, and rendered ground visibility to be approximately 50 to 75 percent. No structures have ever been constructed on the property and the survey did not result in the identification of any historic or prehistoric cultural resources.

The Project Site did not historically contain any structures and was primarily utilized for agriculture. Therefore, given the lack of historic development/ occupation within the property coupled with the previous ground-disturbing activities associated with agricultural disturbance, there is minimal potential for historical resources to be encountered by the proposed project. and no mitigation measures are recommended.

### **Less Than Significant Impact**

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

An archaeological records search for a one-half-mile radius around the project was requested by BFSA at the SCCIC at CSU Fullerton on July 26, 2022. Results were received from the SCCIC on May 19, 2022. The SCCIC records search results indicated that there are five previously recorded resources located within one-half mile of the project, neither of which are located within the project's boundaries. The records search results also indicated that a total of eight cultural resources studies have been conducted within one-half mile of the project. None of these studies include the Project Site. None of these studies include the Project Site.

While BFSA's investigation did not indicate the presence of any visible archaeological resources within the project, the absence of positive results does not necessarily indicate the absence of resources. Therefore, it is recommended that the Mitigation Measures CR-1 below to be implemented. With the implementation of Mitigation Measure CR-1, less than significant impacts would occur.

### **Mitigation Measure CR-1:**

In the event that any historic or prehistoric cultural resources are inadvertently discovered, all construction work in the immediate vicinity of the discovery shall stop and a qualified archaeologist shall be engaged to discuss the discovery and determine if further mitigation measures are warranted.

### **Less than Significant with Mitigation**

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

Research provided for BFSA's report did not result in any evidence of human remains within the Project Site, but the presence cannot be completely ruled out. Construction

activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. To ensure adequate and compliant management of any buried remains that may be identified during project development, the following mitigation measure is required as a condition of project approval to reduce any potential impacts to a less than significant level.

**Mitigation Measure CR-2:**

If, at any time, evidence of human remains (or suspected human remains) are uncovered, the County Coroner must be contacted immediately and permitted to examine the find in situ. A buffer must be established around the find (minimum of 50 feet) and the consulting archaeologist must also be notified.

If the remains are determined to be of Native American origin, the Coroner will contact the Native American Heritage Commission and the Most Likely Descendant (MLD) will be named. In consultation with the MLD, the County, project proponent, and consulting archaeologist, the disposition of the remains will be determined. Any costs incurred will be the responsibility of the project proponent/property owner.

If the remains are determined to be archaeological, but non-Native American, the consulting archaeologist will oversee the removal, analysis, and disposition of the remains. Any costs incurred will be the responsibility of the project proponent/property owner.

If the remains are determined to be of forensic value, the County Coroner will arrange for their removal, analysis, and disposition. The Coroner’s activities will not involve any costs to the project proponent/property owner.

With implementation of Mitigation Measure CR-2, the Proposed Project would not have a significant impact on human remains.

**Less than Significant with Mitigation**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>VI. ENERGY – Would the project:</b>				
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?

***SUBSTANTIATION: California Energy Consumption Database; Title 24 Building Energy Efficiency Standards; CalEEMod Output***

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

Natural Gas: Natural gas service for the Proposed Project would be provided by Southern California Gas Company (SoCalGas). The Project Site is currently vacant and has no demand for natural gas. Therefore, the development of the Proposed Project will create a permanent increase demand for natural gas. According to the California Energy Commission, the natural gas consumption of the SoCalGas planning area commercial building sector was 871,416,674 therms in 2021.<sup>12</sup> The Proposed Project's estimated annual natural gas demand is 7,392.09 therms. The Proposed Project's estimated annual natural gas consumption compared to the 2021 annual natural gas consumption of the overall commercial building sector in the SoCalGas Planning Area would account for approximately 0.0008483% percent of total natural gas consumption.

Electricity: Southern California Edison (SCE) would provide electricity to the Project Site. According to the California Energy Commission, the commercial building sector of the Southern California Edison planning area consumed 34,087,019,307 GWh of electricity in 2021.<sup>13</sup> The Project Site is currently vacant and does not use electricity. The implementation of the Proposed Project would result in an increase in electricity demand. The estimated electricity demand for the Proposed Project is 0.348583 GWh per year. The Proposed Project's estimated annual electricity consumption compared to the 2021 annual electricity consumption of the overall commercial building sector in the SCE Planning Area would account for approximately 0.0010226 percent of total electricity consumption. The increase in electricity demand from the Proposed Project is insignificant compared to the projected electricity demand for SCE's entire service area.

The Proposed Project has been designed to comply with the 2022 Building Energy Efficiency Standards. San Bernardino County would review and verify that the Proposed Project plans would be in compliance with the most current version of the Building and Energy Efficiency Standards. The Proposed Project would also be required adhere to CALGreen, which establishes planning and design standards for sustainable developments and energy efficiency. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

<sup>12</sup> <https://ecdms.energy.ca.gov> Accessed May 23, 2023.

<sup>13</sup> <https://ecdms.energy.ca.gov> Accessed May 23, 2023.

**Less Than Significant Impact**

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

The Proposed Project would be designed to comply with the San Bernardino County Greenhouse Gas Emissions Reduction Plan (see Section VIII), and the State Building Energy Efficiency Standards (Title 24). Project development would not cause inefficient, wasteful and unnecessary energy consumption, and no adverse impacts would occur.

The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, including Title 24, AB 32, and SB 32; therefore, the Project is consistent with AB 32, which aims to decrease emissions statewide to 1990 levels by to 2020. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no impacts are identified or anticipated, and no mitigation measures are recommended.

**Less Than Significant Impact**

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

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>VII.</b>	<b>GEOLOGY AND SOILS - Would the project:</b>				

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- |  |                          |                                     |                                     |                                     |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii. Strong seismic ground shaking?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| iii. Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv. Landslides?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

- |    |  |                          |                                     |                                     |                          |
|----|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| c) | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Be located on expansive soil, as defined in Table 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) | Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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):  
**Countywide Plan; Geotechnical Engineering Investigation, More Twinning Associates, Inc. June 2020; Fault Activity Map of California, 2010; California Important Land Finder; Phase I Cultural Resources Investigation**

- 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

A Geotechnical Engineering Investigation, dated June 2020, was prepared for the Proposed Project by More Twinning Associates, Inc. (available at County offices for review). The Project Site does not occur within an Alquist-Priolo Earthquake Fault Zone<sup>14</sup> or County Fault Hazard Zone.<sup>15</sup> The nearest fault zone is the San Jacinto Fault Zone, which is approximately 4.5 miles northeast of the Project Site. The Proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with these codes and standards would address potential impacts resulting from an earthquake event.

<sup>14</sup>Department of Conservation Fault Activity Map of California (2010). <http://maps.conservation.ca.gov/cgs/fam/>. Accessed January 15, 2023.

<sup>15</sup> San Bernardino Countywide Plan. HZ-1 Earthquake Fault Zones. Accessed January 15, 2023.

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

### **Less Than Significant Impact**

#### *ii) Strong seismic ground shaking?*

No active faults pass through Bloomington.<sup>16</sup> As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance can ensure that the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Implementation of mitigation measure GEO-1 below would ensure that seismic impacts due to seismic activity are reduced to less than significant level.

#### **Mitigation Measure GEO-1:**

The recommendations in the Geotechnical Investigation Report reviewed and approved by the County Geologist shall be incorporated into the Proposed Project's design and construction specifications.

With implementation of Mitigation Measure GEO-1, the Proposed Project would not cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

### **Less than Significant with Mitigation**

#### *iii) Seismic-related ground failure, including liquefaction?*

Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as fluid. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. Ground failure associated with liquefaction can result in severe damage to structures. The Project Site is not located in an area susceptible to liquefaction.<sup>17</sup> Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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<sup>16</sup> San Bernardino Countywide Plan: HZ-1 Earthquake Fault Zones. Accessed January 15, 2023.

<sup>17</sup> San Bernardino Countywide Plan. HZ-2 Liquefaction & Landslide. Accessed January 15, 2023.

*iv) Landslides?*

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project Site is not located within an area susceptible to landslides.<sup>18</sup> Furthermore, the Project Site is near level with the surrounding area. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

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

Implementation of the Proposed Project would disturb more than one acre of soil. Therefore, the Proposed Project is subject to requirements of the State Water Resources Control Boards General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Examples of BMPs include i.e., sandbag barriers, sediment traps, rip rap soil stabilizers, sweep roadway from track-out, and rumble strips. BMPs applicable to the Proposed Project will be subject to County approval and provided in contract bid documents. Adherence to BMPs would ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?*

The Project Site is relatively flat with no prominent geologic features occurring on or within the vicinity of the Project Site. The Project Site is not within an area susceptible to liquefaction or landslides.<sup>19</sup> Seismically induced lateral spreading involves lateral movement of soils due to ground shaking. Because the Project Site is relatively level, the potential for seismically induced lateral ground spreading should be considered low. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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<sup>18</sup> San Bernardino Countywide Plan. HZ-2 Liquefaction & Landslide. Accessed January 15, 2023.

<sup>19</sup> San Bernardino Countywide Plan. HZ-2 Liquefaction & Landslide. Accessed January 15, 2023.

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

Expansive soils (shrink-swell) are fine-grained clay silts subject to swelling and contracting in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. A high shrink-swell potential indicates a hazard to structures built on or with material having this rating. The Project Site consists of Tujunga Loamy Sand soils.<sup>20</sup> Loamy sand soils are usually very stable soil that shows little change with the amount of moisture. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The Proposed Project does not include the installation of a new septic tank or any other alternative wastewater disposal system. The Proposed Project will connect to an existing sewer line in San Bernardino Avenue. Therefore, no significant adverse impact is identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

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

A Paleontological Assessment dated July 6, 2022 was completed by Brian F. Smith and Associates, Inc. for the Proposed Project. While fossil specimens are not associated with the younger Quaternary deposits, the older deposits have been known to yield specimens. The occurrence of terrestrial vertebrate fossils at shallow depths from Pleistocene alluvial fan sediments across the Inland Empire is well documented. The "High" paleontological sensitivity rating typically assigned to Pleistocene alluvial fan sediments for yielding paleontological resources supports the recommendation that paleontological monitoring be implemented during mass grading and excavation activities in undisturbed Pleistocene old alluvial fan sediments to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources.

The following mitigation measures are recommended to insure adequate and compliant management of any resources that may be identified within the Project Site during project development:

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<sup>20</sup> Natural Resources Conservation Service. Web Soil Survey. Accessed January 15, 2023.

**Mitigation Measure GEO-2:**

Based on the conclusions and recommendations of the July 2022 Paleontological Assessment, a Paleontological Resource Impact Mitigation Program (PRIMP) is recommended prior to approval of the grading permit.

**Mitigation Measure GEO-3:**

Full-time monitoring of undisturbed Pleistocene old alluvial fan deposits at the project is warranted starting at the surface. For areas mapped as young alluvial fan deposits, full-time monitoring is recommended starting at a depth of five feet below the surface. If a fossil(s) is found at shallower depths, earth disturbance activities should be halted within a radius of 50 feet from the location of the fossil, and a qualified, project-level paleontologist shall be consulted to determine the significance of the fossilized remains.

Implementation of Mitigation Measure GEO-2 and GEO-3 would ensure that no significant impacts to paleontological resources occur.

**Less than Significant with Mitigation**

**Therefore, potential impacts can be reduced to less than significant level 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>
<b>VIII. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with 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:  
 Countywide Plan; CalEEMod Output***

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

San Bernardino County adopted its "Greenhouse Gas Emissions Reduction Plan" (GHG Reduction Plan) in December 2011. The GHG Reduction Plan was updated in June

2021 (GHGRP Update).<sup>21</sup> A review standard of 3,000 metric tons of carbon dioxide equivalents (MTCO<sub>2</sub>e) 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. Projects that result in GHG emissions exceeding the County's screening threshold of 3,000 MTCO<sub>2</sub>e per year would require the use of the Screening Tables for emission reduction. Each option within the Screening Tables includes point values based upon the GHG reduction that option 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.

GHG emissions were screened using CalEEMod version 2022.1. Construction is anticipated to begin in 2023 and completed in late 2024. The operational mobile source emissions were calculated using the Traffic Impact Analysis (TIA) prepared by Ganddini Group in May 5, 2023. The TIA determined that the Proposed Project would generate approximately 9,247 daily vehicle trips. Emissions associated with the Proposed Project's estimated total daily trips were modeled.

As shown in Tables 7 and 8 the Proposed Project would generate approximately 11,253.8 MTCO<sub>2</sub>e per year and would exceed the County screening threshold of 3,000 MTCO<sub>2</sub>e. Therefore, project operational activities were evaluated compared to the San Bernardino County GHG Reduction Plan Screening Tables. The Project Applicant has selected options from the Screening Tables totaling 100 points or more and include reduction measures such as enhanced insulation for roofs and windows, Very High Efficiency HVAC systems and water heaters, and Very High Efficiency Lights (see Appendix B – Screening Tables). Having achieved the 100 points allows that the Proposed Project be determined to have provided a fair-share contribution of GHG reductions and, therefore, is considered consistent with the GHGRP Update.

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

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	R <sup>1</sup>
2023	222	0.0	0.0	0.0
2024	122	0.0	0.0	0.0
<b>Total (MTCO<sub>2</sub>e)</b>	<b>344</b>			
Construction Amortized 30 Years	<b>11.5</b>			

Source: CalEEMod.2022.1 Annual Emissions.

1) Common refrigerant GHGs used in air conditioning and refrigeration equipment.

<sup>21</sup> LSA Associates, Inc. County of San Bernardino Greenhouse Gas Reduction Plan Update. Adopted September 21, 2021. [http://www.sbcounty.gov/uploads/LUS/GreenhouseGas/GHG\\_2021/GHG%20Reduction%20Plan%20Update-Greenhouse%20Gas%20Reduction%20Plan%20Update%20-%20Adopted%209-21-2021.pdf](http://www.sbcounty.gov/uploads/LUS/GreenhouseGas/GHG_2021/GHG%20Reduction%20Plan%20Update-Greenhouse%20Gas%20Reduction%20Plan%20Update%20-%20Adopted%209-21-2021.pdf).



**Table 8  
 Greenhouse Gas Operational Emissions  
 (Metric Tons per Year)**

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Area	0	0.0	0.0	0.0
Energy	94.3	0.0	0.0	94.8
Mobile	10,909	0.6	0.6	11,113
Waste	7.7	0.8	0.0	26.8
Water	4.6	0.1	0.0	7.7
<b>Construction amortized</b>	<b>11.5</b>			
<b>Total MTCO<sub>2</sub>e</b>	<b>11,253.8</b>			
County Screening Threshold	3,000			

Source: CalEEMod.2022.1 Annual

With implementation of the GHG reduction Measures and design features, the Proposed Project would garner 154 points using the Screening Tables (see Appendix B). Therefore, it would provide the fair share contribution of reductions and is considered consistent with the County's GHG reduction plan. Less than significant impact is anticipated.

**Less than Significant with Mitigation**

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

The Proposed Project would comply with applicable County GHG Plan strategies. The Proposed Project would garner 154 points using the Screening Tables. Therefore, it would provide the fair share contribution of reductions and would be in compliance with the County's GHG reduction plan. Less than significant impacts are identified or anticipated.

**Less Than Significant Impact**

**Therefore, with implementation of Mitigation Measure GHG-1, impacts would be 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>
<b>IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				

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

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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:***

***EnviroStor Database; San Bernardino Countywide Plan Draft EIR: Hazards and Hazardous Materials***

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

The Proposed Project is a retail development includes a service station/convenience store, car wash, and restaurant. Construction and operation of the Proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. The fueling station component would be required to prepare a Spill Contingency Plan for filing with the San Bernardino County Hazardous Materials Department and all operations of the fueling station and related USTs would be required to comply with all federal, state, and local laws regulating the management and use of hazardous materials. Therefore, impacts associated with long-term operations

would not result in significant impacts. The fueling station would also be directly connected to a fuel spill holding tank which would discharge to the retention basins for water quality purposes.

Operations would also include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public. All materials required during construction would be kept in compliance with State and local regulations and Best Management Practices.

Development of the Proposed Project would disturb more than one acre and would therefore be subject to the NPDES permit requirements. Requirements of the permit would include development and implementation of a SWPPP, which is subject to Santa Ana Regional Water Quality Control Board (RWQCB) review and approval. The purpose of an SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The SWPPP would include BMPs to control and abate pollutants. Examples of BMPs include i.e., sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track-out, and rumble strips. BMPs applicable to the Proposed Project will be subject to County approval and provided in contract bid documents. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Hazardous or toxic materials transported in association with construction of the Proposed Project may include items such as oils, paints, and fuels. All construction materials would be kept in compliance with State and local regulations. Operational activities include standard maintenance that involve the use of commercially available productions, which would not create significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **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?*

Smith School is the nearest school to the Project Site.<sup>22</sup> It is located 0.20 miles to the northwest of the Project Site at 9551 Linden Avenue. Hazardous materials for the proposed gas station would be handled in accordance to State and local regulations as

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<sup>22</sup> San Bernardino Countywide Plan, HW-1 Education Facilities. Accessed January 17, 2023

as noted in a) above to avoid any hazardous materials conditions in the surrounding area. As discussed in Section III, no sensitive receptors in the vicinity would be exposed to a cancer risk of greater than 10 in one million. The maximum risk estimate at any sensitive land use in the vicinity of the Project Site would be 9.57 in one million. The Proposed Project's gas station operations would therefore not generate emissions that would cause or result in an exceedance of the applicable SCAQMD cancer threshold of 10 in one million.

Construction of the Proposed Project would be temporary and short-term. All materials required during construction would be kept in compliance with State and local regulations and Best Management Practices. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system.<sup>23</sup> EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are located within or in the immediate vicinity of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

### **No Impact**

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

The Project Site is not within an airport safety review area or Airport Runway Protection Zone.<sup>24</sup> The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is San Bernardino International Airport, approximately 6.0 miles northeast of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

### **No Impact**

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

The Project Site does not contain any emergency facilities. The I-10 freeway is an evacuation route within the Valley Region of the County.<sup>25</sup> The Project Site is

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<sup>23</sup>California Department of Toxic Substances Control. EnviroStor. Accessed January 17, 2023.

<sup>24</sup> San Bernardino Countywide Plan, HZ-9 Airport Safety Zones. Accessed January 17, 2023.

<sup>25</sup> San Bernardino Countywide Plan, PP-2 Evacuation Routes. Accessed January 17, 2023.

approximately 0.64 mile north of I-10. Adequate on-site access for emergency vehicles would be verified during the County’s plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

The Project Site is not located within a High or Very High Fire Hazard Severity Zone.<sup>26</sup> In addition, there are no intermixed wildland areas within the vicinity of the Project Site. The nearest wildland areas would be Jurupa Hills, located approximately 1.0 mile southwest of the Project Site. The Proposed Project is the development of a gas station/convenience store, car wash, drive-through restaurant and retail building. It would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The Proposed Project is subject to review and approval from the San Bernardino County Fire Marshal. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statues, codes, ordinances, and standards of the San Bernardino County Fire Department. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>X. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>26</sup> San Bernardino Countywide Plan, HZ-5 Fire Hazard Severity Zones. Accessed January 17, 2023.

- |    |   |                          |                          |                                     |                                     |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|    | iv. impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |

**SUBSTANTIATION:**

**Countywide Plan; Preliminary WQMP, Transtech Engineers, Inc., April 24, 2023; Preliminary Drainage Report, Transtech Engineers, Inc., May, 2022**

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

The Proposed Project would disturb approximately 3.97 acres and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES) permit. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State’s General Construction permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a SWPPP. The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters.

The RWQCB has issued an area-wide NPDES Storm Water Permit for San Bernardino County, the San Bernardino County Flood Control District and the unincorporated areas of San Bernardino County. The implementation of NPDES permits ensures that the State and Federal mandatory standards for the maintenance of clean water are met.

In addition, the County requires the preparation of a Water Quality Management Plan (WQMP) for development projects that involve the creation of 10,000 ft<sup>2</sup> or more of impervious surface collectively over the entire site and parking lots of 5,000 ft<sup>2</sup> or more exposed to storm water. A preliminary WQMP dated April 24, 2023, was prepared for the Proposed Project by Transtech Engineers. (available at County office) and submitted to the County for review. The WQMP is intended to comply with the requirements of the County of San Bernardino and the NPDES Area wide Stormwater Program requiring the preparation of a WQMP. All BMPs included as part of the project WQMP are required to be maintained through regularly scheduled inspection and maintenance. Review and approval of the WQMP would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The San Bernardino Valley Municipal Water District (SBVMWD) is a regional water management agency that covers about 325 square miles in southwestern San Bernardino County, including the Community of Bloomington. Water supply to the Project Site would be provided by the West Valley Water District (WVWD), a retailer within the boundaries of the SBVMWD. According to the 2020 Upper Santa Ana River Watershed Urban Water Management Plan, during a five year drought, the total water supply for the region is to be 519,910 acre-feet, while the total five year drought water demand is projected to be 410,712 AF in the same year, resulting in a surplus of 108,698 AF. Therefore, the region's water supplies are sufficient to meet demand within the SBVMWD's service area.

Implementation of the project Best Management Practices (BMPs) would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the Project Site to be utilized as a resource that can eventually be used for groundwater recharge. Therefore, the Proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge. No significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
- i) *Result in substantial erosion or siltation on- or off-site;*

Erosion is the wearing away of the ground surface as a result of the movement of wind or water, and siltation is the process by which water becomes dirty due to fine mineral particles in the water. Soil erosion could occur due to a storm event. Thus, the Proposed Project is subject to the requirements of the State Water Resources Control Board

General Permit for Discharges of Storm Water Associated with Construction Activity. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs would prevent substantial soil erosion or the loss of topsoil. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;*

A Preliminary Drainage Study was prepared for the Proposed Project by Transtech Engineers, Inc. in April 2023 (available at County offices for review). Natural drainage on the Project Site tends to flow in a northeasterly to southwesterly direction. Natural slope across the site is approximately one percent. There are not any natural drainage courses on the site as flows tend to be sheet flow until reaching the adjacent streets along the south and west portions of the site.

The Proposed Project storm drain system will collect runoff from the building roofs, parking areas and other impervious surfaces in an on-site storm drainage system primarily of surface flows. Storm water runoff will be conveyed as surface flow and directed to the perimeter landscaped areas of the Project Site. During 100-year storm events, flows will be discharged into a series of bio-retention basins located along the perimeter of the Project Site (northern, southern, western and eastern frontages). The total design capture volume is approximately 27,695 cubic feet (CF) for the bio-retention basins. Overflow discharge from the basins will be through parkway culverts discharging directly into the existing curbs and gutters of the San Bernardino Avenue and Cedar Avenue. The increase in runoff and flow rates shall be mitigated by implementing with incorporation of the underground storm infiltration chambers into site design. Therefore, the Proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite.

### **Less Than Significant Impact**

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

Because there are no storm drain facilities adjacent to the Project Site and no sufficient elevation to accommodate an outlet for an onsite detention basin, the only option to mitigate storm water flow is an underground infiltration system. Storm runoff would drain to an underground storm infiltration chamber with the capacity of 27,695 CF. The increase in runoff and flow rates shall be mitigated by implementing with incorporation of the underground storm infiltration chambers into site design. The Proposed Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff and therefore, no mitigation measures are required.

### **Less Than Significant Impact**



iv) *Impede or redirect flood flows?*

The Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.<sup>27</sup> Under existing conditions, the site generally flows southwest towards Cedar Avenue and San Bernardino Avenue. Under proposed conditions, storm water runoff will be conveyed as surface flow and directed to the perimeter landscaped areas and discharged into a series of bio-retention basins located along the perimeter of the Project Site (northern, southern, western and eastern frontages). Overflow discharge from the basins will be through parkway culverts discharging directly into the existing curbs and gutters of the San Bernardino Avenue and Cedar Avenue. Development of the Proposed Project would not substantially impede or redirect flood flows. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

Due to the inland distance from the Pacific Ocean and any other significant body of water, tsunamis and seiches are not potential hazards in the vicinity of the Project Site. The closest body of water to the Project Site is Lake Evans, located approximately 4.36 miles southeast of the site and approximately 200 feet lower in elevation. The Project Site is neither located within a Federal Emergency Management Agency (FEMA) 100-year floodplain nor a 500-year floodplain.<sup>28</sup> Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

Mandatory compliance with the Proposed Project's WQMP, in addition to compliance with NPDES Permit requirements, would ensure that the Proposed Project does not conflict with or obstruct implementation of a water quality control plan. As discussed in item X(b) above, the Proposed Project would not exceed the available supply of water or obstruct with implementation of a substantial groundwater management plan. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

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<sup>27</sup> San Bernardino Countywide Plan Draft EIR. Hydrology and Water Quality. Figure 5.9-2 "Flood Hazard Zones in the Valley and Mountain Regions."

<sup>28</sup> San Bernardino Countywide Plan Draft EIR. Hydrology and Water Quality. Figure 5.9-2 "Flood Hazard Zones in the Valley and Mountain Regions."

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

**SUBSTANTIATION:**

**Countywide Plan**

- a) *Physically divide an established community?*

The Proposed Project is the development of a commercial retail center on a vacant 3.97-acre property. The Project Site is located on the northwest corner of Cedar Avenue and San Bernardino Avenue. It is surrounded by residential uses on all sides.

The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project does not include the construction of a linear feature. Therefore, the Proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. No significant impacts are identified or anticipated, and no mitigation measures are required.

- 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?*

Provided below is an evaluation of the Proposed Project’s consistency with applicable Countywide Policies.

<b>Policy No.</b>	<b>Policy</b>	<b>Project Consistency</b>
<b>Land Use Element</b>		
LU-1.1:Growth	We support growth and development that is fiscally sustainable for the County. We accommodate growth in the	Consistent. The Proposed Project will provide

	unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.	commercial services to the existing community.
LU-1.2: Infill Development	We prefer new development to take place on existing vacant and underutilized lots where public services and infrastructure are available	Consistent. The Project Site is currently vacant.
LU-1.3 Fiscal sustainability	When determining fiscal impacts, we consider initial capital investments, long-term operations and maintenance, desired levels of service for public facilities and services, capital reserves for replacement, and impacts to existing uses in incorporated and unincorporated areas.	Consistent. The Proposed Project would pay its fair share in development impact fees.
LU-1.4 Funding and financing mechanisms	We require the establishment of community facility districts, lighting and landscaping maintenance districts, and other types of funding and financing mechanisms for new development when the County determines that it may be necessary to maintain fiscal sustainability. We prefer the expansion of existing districts to the establishment of new districts.	Consistent. The Proposed Project would pay its fair share in development impact fees.
LU-1.5 Development impact fees	We require payment of development impact fees to ensure that all new development pays its fair share of public infrastructure.	Consistent. Prior to development permits, the Proposed Project will pay development impact fees.
Policy LU-1.6 Tax sharing	We may utilize tax sharing as a tool to extend public facilities and services from adjacent municipalities into unincorporated areas as an alternative to the County's direct	Consistent. The Proposed Project will contribute to tax sharing through annual payment of property tax.

	provision of public facilities and services when it is fiscally sustainable for the County	
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 Proposed Project has been analyzed through this Initial Study to ensure less than significant impacts occur to adjacent and nearby property owners and/or neighbors.
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. The Proposed Project is consistent with the Land Use Map. However, the Project includes a request for a Zone Change from Bloomington/Rural Living (BL/RL-5) to a General Commercial Zoning District. With approval of the Zone Change, the Proposed Project will be consistent with the Zoning District.
LU-2.6 Coordination with adjacent entities	We require that new and amended development projects notify and coordinate with adjacent local, state, and federal entities to maximize land use compatibility, inform future planning and implementation, and realize mutually beneficial outcomes.	Consistent. The Proposed Project has been designed using development code standards and requires county approval prior to development.
LU-2.7 Countywide	We prioritize growth that furthers a countywide balance of jobs and housing to reduce vehicle miles	Consistent. The Proposed Project will create new job opportunities for the nearby

jobs-housing balance	traveled, increase job opportunities and household income, and improve quality of life. We also strive for growth that furthers a balance of jobs and housing in the North Desert region and the Valley region.	residents and Bloomington community.
LU-2.10 Unincorporated commercial development	We intend that new commercial development in the unincorporated areas serve unincorporated residential areas, tourists, and/or freeway travelers. We encourage new commercial development to be concentrated to enhance pedestrian circulation and reduce vehicular congestion and vehicle miles traveled, with new development directed into existing centralized areas when possible.	Consistent. The Project design has been reviewed and approved by County Traffic Engineer and Planning Department.
LU-3.3 City/town standards in SOIs	Upon negotiation with individual jurisdictions, we may require new development in unincorporated municipal sphere of influence areas to apply the improvement standards for roads and sidewalks of the incorporated jurisdiction.	Consistent. As shown in Figure 3: Site Plan, the Proposed Project includes off-site improvements. The Project design has been reviewed and approved by County Traffic Engineer and Planning Department.
LU-4.3 Native or drought-tolerant landscaping	We require new development, when outside of high and very high fire hazard severity zones, to install and maintain drought-tolerant landscaping and encourage the use of native species.	Consistent. The Proposed Project will adhere to Development Code 83.10.060 "Landscape Area Requirements" which requires water efficient landscaping.
LU-4.5 Community identity	We require that new development be consistent with and reinforce the physical and historical character and identity of our unincorporated communities, as described in Table LU-3 and in the values section of Community Action Guides. In addition, we consider	Consistent. The Proposed Project is consistent with the Values and Aspiration sections of the Bloomington Community Action Guide. The Proposed Project will provide convenient places for shopping, fueling and dining.

	the aspirations section of Community Action Guides in our review of new development.	
LU-6.3 Commercial amendments	We will only approve Land Use Plan amendments that would introduce new commercial areas in the context of a comprehensive Land Use Plan amendment. We may waive this requirement when the proposed amended area abuts an existing or designated commercial area and the amount of land available for new commercial uses falls below 15 percent of the total commercially-designated land in the area.	Consistent. The Proposed Project includes a Zone Change from Bloomington/Rural Living (BL/RL-5) to a Bloomington/Neighborhood Commercial (BL/CN) Zoning District.

The Project Site is located within the Community of Bloomington. According to the Countywide Plan, the Project Site has a land use category of Commercial and is zoned Rural Living RL-5). The applicant is requesting a Zone Change from Rural Living (RL-5) to a General Commercial (CG) Zoning District and a conditional use permit for fuel sales (service station). The community of Bloomington is an environmental justice community and is considered a sensitive environment as identified in the Countywide Plan. The Proposed Project area includes single-family residential dwelling units located the east, west, north and south.

Although not required to meet Countywide Plan polices related to environmental justice, the Applicant has initiated a Community Outreach effort and held two meetings within the community to inform the residents and any other interested parties of the Proposed Project. The first meeting was conducted with the Bloomington MAC group on 11/2/2022, where the Board members of the Bloomington MAC group introduced the project to the public. The second meeting was conducted on 12/07/2022 and gave a formal presentation to the MAC group and Public. The applicant, David Mynarski, answered questions from the public and Environmental Justice organizations. Other issues related to environmental justice are associated with air quality, health risk, and noise; these issues are addressed in other sections of this Initial Study. With approval of the Zone Amendment from RL-5 to a CG Zoning District and a CUP, the Proposed Project would be an allowable use. 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>
<b>XII. MINERAL RESOURCES - Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Countywide Plan; Mineral Land Classification**

- 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 Project Site occurs within Mineral Resource Zone 3 (MRZ-3).<sup>29</sup> An MRZ-3 zone is an area containing known or inferred mineral occurrences of undetermined mineral resource significance. An area with undetermined mineral significance would not be valuable to the region or residents of the state until its mineral significance is confirmed. Moreover, the Project Site is surrounded residential uses. The current surrounding uses are not compatible for mineral resource extraction. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- b) *Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

The Project Site has a current land use category of Commercial. Although the Project Site is within an MRZ-3 zone, the size of the property and surrounding uses make the site unsuitable for mineral resources extraction. 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.**

<sup>29</sup> San Bernardino Countywide Plan, NR-4 Mineral Resource Zones Map. Accessed 1/20/2023.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIII. NOISE - Would the project result in:</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Countywide Plan Noise Element ):

**Countywide Plan; Noise Impact Analysis, Ganddini Group, June 23, 2023**

- 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?*

A Noise Impact Analysis, dated December 22, 2022 and updated June 9, 2023, was prepared for the Proposed Project by Ganddini Group Inc. and is available at County offices for review. The noise study provides information regarding noise fundamentals, sets out the local regulatory setting, presents the study methods and procedures for transportation related Community Noise Equivalent Level (CNEL) traffic noise analysis, and evaluates the future exterior noise environment. It also includes an analysis of the potential Project-related long-term stationary-source operational noise and short-term construction noise and vibration impacts

Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum.

The Project Site is bordered by single-family residential uses to the north, south, east, and west as well as Cedar Avenue to the west and San Bernardino Avenue to the south.



The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single and multiple family residential, including transient lodging, motels and hotel uses make up the majority of these areas. Sensitive land uses that may be affected by project noise include the existing single-family residential uses located adjacent to the north and east and approximately 80 feet south (across San Bernardino Avenue), 100 feet west (across Cedar Avenue), and 165 feet southwest (across the intersection of Cedar Avenue and San Bernardino Avenue) of the project site. Multi-family residential uses are also located approximately 80 feet east of the project site along Vine Street.

On-Site Construction Modeled construction noise levels reach up to 79.1 dBA Leq at the nearest residential property line to the north of the project site, 72.8 dBA Leq at the nearest residential property line to the east of the project site, 75 dBA Leq at the nearest residential property line to the south of the project site, and 70.2 dBA Leq at the nearest residential property line to the west of the project site.

Construction noise sources are regulated within Section 83.01.080(g)(3) of of San Bernardino County Development Code which exempts construction activities other than between the hours of 7:00 AM and 7:00 PM, except Sundays and Federal holidays.

Project construction will not occur outside of the hours outlined as “exempt” in County of San Bernardino Development Code Section 83.01.080(g)(3) and therefore, will not result in or generate 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.

In addition to adherence to San Bernardino County Development Code which limits the construction hours of operation, the project applicant will include the following Best Management Practices (BMPs) on project plans and in contract specifications to further reduce construction noise emanating from the proposed project:

#### Construction Noise - Best Management Practices

1. All construction equipment whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards.
2. All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
3. As applicable, all equipment shall be shut off when not in use.
4. To the degree possible, equipment staging will be located in acres that create the greatest distance between construction-related noise and vibration sources and existing sensitive receptors.

5. Jackhammers, pneumatic equipment, and all other portable stationary noise sources will be directed away and shielded from existing residences in the vicinity of the project site. Either one-inch plywood or sound

blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and existing residences. The shielding should be without holes and cracks.

6. No amplified music and/or voice will be allowed on the project site.

7. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per County of San Bernardino Development Code within Section 83.01.080(g)(3).

#### Off-Site Construction

Construction truck trips would occur throughout the construction period. Given the project site's proximity to the 10 Freeway, it is anticipated that vendor and/or haul truck traffic would take the most direct route to the appropriate freeway ramps.

According to the FHWA, the traffic volumes need to be doubled in order to increase noise levels by 3 dBA CNEL. The estimated existing average daily trips along Cedar Avenue in the vicinity of the project site range between 22,700 to 39,700 average daily vehicle trips and along San Bernardino Avenue in the vicinity of the project site range between 6,000 to 7,900 average daily vehicle trips. As estimated using CalEEMod, the greatest number of construction-related vehicle trips per day would be during grading at up to 20 vehicle trips per day (worker trips). Therefore, the addition of project vendor/haul trucks and worker vehicles per day along off-site roadway segments would not be anticipated to result in a doubling of traffic volumes. Off-site project generated construction vehicle trips would result in a negligible noise level increase and would not result in a substantial increase in ambient noise levels. Impacts would be less than significant. No mitigation measures are required.

#### Operational Noise

During operation, the proposed project is expected to generate approximately 9,271 average daily trips with 277 trips during the AM peak-hour and 317 trips during the PM peak-hour. Existing traffic noise levels range between 64 to 78 dBA CNEL at the right-of-way and the modeled Existing Plus Project traffic noise levels range between 65 to 78 dBA CNEL at the right-of-way. Project generated vehicle traffic is anticipated to increase the noise between 0.09 to 1.11 dBA CNEL. Project generated operational vehicle traffic will not result in substantial increases in ambient noise levels. This impact would be less than significant; no mitigation is required.

The California Environmental Quality Act (CEQA) qualifies an increase in ambient noise levels as an increase that exceeds standards established in the local general plan or noise ordinance. The project operation would result in noise impacts to surrounding sensitive receptors shown on Figure 6 – Sensitive Receptors. The project operation would result in an increase in ambient noise levels less than zero at Receptors 1, 2, 4, 7 and 8, and increases of 1.8, 5.4, and 11.2 dBA Leq at receptors 3, 5 and 6 respectively,

without mitigation. Increases at receptors 3, 5 and 6 would also result in violations of the County's stationary noise source standards. Therefore, project operational noise would result in substantial increases in ambient noise levels without mitigation. As such, mitigation scenario achieves daytime noise standards by adding an 8-foot barrier and limiting operation of the car wash and vacuum to daytime hours only (7:00 AM to 10:00 PM). The 8-foot wall achieves daytime standards but not nighttime standards. The 8-foot wall with hours of operation limited to daytime hours, achieves both daytime and nighttime noise standards. The wall would be required to be constructed extending east from the existing 8-foot concrete barrier to the northeastern property line and also along the eastern side of the proposed trash enclosure (refer to Figure 6). Project operational noise impacts would be less than significant with implementation of the Mitigation Measure N—1 Below:

**Mitigation Measure N-1:**

The Proposed Project shall include an eight- foot high concrete barrier constructed extending east from the existing 8-foot concrete barrier to the northeastern property line and also along the eastern side of the proposed trash enclosure, and a limitation on car wash operating hours (7:00 AM to 10:00 PM)

**Less than Significant with Mitigation**

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

Per the FTA *Transit Noise and Vibration Impact Assessment Manual* (7), vibration is the periodic oscillation of a medium or object. The peak particle velocity (PPV) is defined as the maximum instantaneous peak of the vibration signal. The human body responds to average vibration amplitude often described as the root mean square (RMS). The RMS amplitude is defined as the average of the squared amplitude of the signal and is most frequently used to describe the effect of vibration on the human body. Decibel notation (VdB) is commonly used to measure RMS. Decibel notation (VdB) serves to reduce the range of numbers used to describe human response to vibration.

Construction Vibration

The nearest off-site structures include the single-family residential dwelling units located as close as approximately 10 feet east of the project's eastern property line, 21 feet north of the project's northern property line, 95 feet south of the project's southern property line, and 108 feet west of the project's western property line (refer to Figure 6). Temporary vibration levels associated with project construction could exceed the threshold at which there is a risk to "architectural" damage to older residential structures PPV of 0.3 in/sec PPV and the County's threshold of 0.2 in/sec PPV at the residential structures east. In addition, in regard to vibratory rollers, the vibration levels at the residential uses to the north may also exceed the County's threshold of 0.2 in/sec PPV. However, it is anticipated that project construction will occur within the exempt hours as identified in Section 83.01.090(c) of the County's Development Code. A best management practice limiting the use of vibratory rollers within 20 feet and large bulldozers within 12 feet of the residential structures to the east will reduce potential impacts. The project does not propose any non-construction related sources of ground-

borne vibration. Temporary vibration levels associated with project construction would be less than significant; no mitigation is required.

Annoyance - Groundborne vibration becomes strongly perceptible to sensitive receptors at a level of 0.1 in/sec PPV. Therefore, project construction could cause annoyance to the residential uses to the east and north of the project site. However, annoyance will be short-term and will occur only during site grading and preparation which will be limited to daytime hours. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?*

The Project Site is not within an airport safety review area or Airport Runway Protection Zone.<sup>30</sup> The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport is San Bernardino International Airport, which is approximately 5.8 miles east of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

**Therefore, potential impacts can be reduced to less than significant level 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>
<b>XIV. POPULATION AND HOUSING - Would the project:</b>				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>30</sup> San Bernardino Countywide Plan Draft EIR. Hazards and Hazardous Materials. Figure 5.8-2 "Airport Safety Zones."

**SUBSTANTIATION:**  
**Countywide Plan; Submitted Project Material**

- 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 is estimated to require a maximum of 15 employees. The unemployment rate for the San Bernardino County area is currently estimated to be at 4.2 percent. The Proposed Project would provide employment opportunities for the area and jobs are anticipated to be filled by the local labor pool. Construction activities would be temporary and would not attract new employees to the area. The Proposed Project does not involve construction of new homes, or extension of roads or other infrastructure and would therefore not induce unplanned population growth either directly or indirectly. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

The Project Site is currently vacant. Implementation of the Proposed Project would not require construction of replacement housing elsewhere. No housing or people would be displaced. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**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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**XV. PUBLIC SERVICES**

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

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

Other Public Facilities?

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**SUBSTANTIATION:**

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**Countywide Plan, 2020**

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- 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 San Bernardino County Fire Department (SBCFD) serves the area of the Project Site. The nearest Fire Station is located at San Bernardino County Fire Station 77, at 17459 Slover Ave, approximately 1.9 miles southwest of the Project Site. The Proposed Project would be required to comply with County fire suppression standards and provide adequate fire access subject to County Fire Marshal approval. The SBCFD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Property tax revenues provide funding to offset potential increases in the demand for fire services. The Proposed Project would receive adequate fire protection services and would not result in the need for new or physically altered fire protection facilities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*Police Protection?*

The San Bernardino County Sheriff's Department (SBCSD) serves the Community of Bloomington and other unincorporated portions of the County. The nearest police station to the Project Site is the SBCSD station located at 17780 Arrow Boulevard, approximately 1.5 miles northwest of the Project Site. The Proposed Project use is not typically related to a high demand for law enforcement response. The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Property tax revenues provide funding to offset potential increases in the demand for police services. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*Schools?*

The Proposed Project does not include development of residential dwelling units; therefore, no new population or students would be generated that would impact the Colton Joint Unified School District. Construction activities would be temporary and would not result in substantial population growth. Employees required for operations are expected to come from the local labor force. The Proposed Project is not expected to draw any new residents to the region that would require expansion of existing schools

or additional schools. With the collection of school district fees, impacts related to school facilities are expected to be less than significant. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*Parks?*

The Proposed Project would neither induce residential development nor significantly increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of any facilities would result. Operation of the Proposed Project would place no demands on parks because it would not involve the construction of housing and would not involve the introduction of new population into the area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

*Other Public Facilities?*

The Proposed Project would not result in an increased residential population or a significant increase in the work force. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

***SUBSTANTIATION:***

- a) *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?*

Employees are expected to come from the local labor force. The Proposed Project does not include development of residential housing or other uses that would lead to substantial population growth. Therefore, the Proposed Project would not result in an increase in the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. Property tax revenues provide funding to offset potential increases in demand for services. No impacts are identified or anticipated, and no mitigation measures are required.

**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 does not include the construction or expansion of recreational facilities. The employees required for the operations of the Proposed Project would come from the local labor force. No recreational facilities would be removed, and the addition of employees would not create the need for additional facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVII. TRANSPORTATION – Would the project:</b>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<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>
or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***SUBSTANTIATION:***  
***Countywide Plan; Traffic Analysis, Ganddini Group Inc., June 9, 2023***

- a) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

A Traffic Impact Analysis (TIA), dated June 9, 2023, was prepared for the Proposed Project by Ganddini Group, Inc. (available at County offices for review). The purpose of the TIA is to evaluate the potential circulation system deficiencies that may result from the development of the Proposed Project, and where necessary, recommend improvements to achieve acceptable operations consistent with General Plan level of service goals and policies. The TIA has been prepared in accordance with the San Bernardino County Congestion Management Program (CMP) Guidelines for CMP Traffic Impact Analysis Reports, the County of San Bernardino Transportation Impact Study Guidelines, the California Department of Transportation (Caltrans) Guide for the Preparation of Traffic Impact Studies, and consultation with County staff during the TIA scoping process.

Countywide Plan Consistency

The Transportation and Mobility Element of the Countywide Plan:

- Establishes the location and operational conditions of the roadway network.
- Coordinates the transportation and mobility system with future land use patterns and projected growth.
- Provides guidance for the County’s responsibility to satisfy the local and subregional mobility needs of residents, visitors and businesses in unincorporated areas.
- Addresses access and connectivity among the various communities, cities, towns, and regions, as well as the range and suitability of mobility options: vehicular, trucking, freight and passenger rail, air, pedestrian, bicycle, and transit.

Access to the Proposed Project will be provided by one driveway on Cedar Avenue and two driveways on San Bernardino Avenue. The Proposed Project is forecast to generate a total of approximately 9,247 new daily trips, including 277 new trips during the AM peak hour and 317 new trips during the PM peak hour. The following details how the Proposed Project would be consistent with the Countywide Plan goals and policies:

**Goal TM 1: Unincorporated areas served by roads with capacity that is adequate for residents, businesses, tourists and emergency services.**

**Policy-1.7:** We require new developments to pay its fair share contribution towards off-site transportation improvements.

**Consistent:** Prior to the issuance of building permits, the Project Applicant shall pay the Project's fair share contribution, as detailed in Chapter 8 of the May 5, 2023 Traffic Impact Analysis.

**Goal TM-2: Roads designed and built to standards in the unincorporated areas that reflect the rural, suburban, and urban context as well as the regional (valley, mountain, and desert) context.**

**Policy TM-2.2:** We require roadway improvements that reinforce the character of the area, such as curbs and gutters, sidewalks, landscaping, street lighting, and pedestrian and bicycle facilities. We require fewer improvements in rural areas and more improvements in urbanized areas, consistent with the Development Code. Additional standards may be required in municipal spheres of influence.

**Consistent:** The Proposed Project would include landscaping within the Project Site and curbs, gutters, sidewalks in the public right-of-way.

**Policy TM-2.3:** We require new development to mitigate project transportation impacts no later than prior to occupancy of the development to ensure transportation improvements are delivered concurrent with future development.

**Consistent:** Fair-share contributions would be paid prior to the issuance of building permits.

**Policy TM-2.6:** We promote shared/central access points for direct access to roads in unincorporated areas to minimize vehicle conflict points and improve safety, especially access points for commercial uses on adjacent properties.

**Consistent:** The Proposed Project will include three driveways; one drive on Cedar Avenue and two on San Bernardino avenue.

**Goal TM-3: A pattern of development and transportation system that minimizes vehicle miles traveled (VMT).**

**Policy TM-3.1:** We promote new development that will reduce household and employment VMT relative to existing conditions.

**Consistent:** The Proposed Project resides within a traffic analysis zone (TAZ) that generates VMT per employee that is 11.9% below the County existing VMT per employee threshold.

**Policy TM-3.2:** We support the implementation of transportation demand management techniques, mixed use strategies, and the placement of development in proximity to job and activity centers to reduce the number and length of vehicular trips.

**Consistent:** The Project Site is located within a developed area and surrounded by residential development. The Proposed Project is anticipated to be locally serving retail.

The Proposed Project would be consistent with the Transportation and Mobility Element of the Countywide Plan. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

#### Bicycle and Pedestrian Facilities

According to the Countywide Plan TM-4: Bicycle & Pedestrian Planning shows that Class II Bicycle paths run along Cedar Avenue and San Bernardino Avenue.<sup>31</sup> The development of the Proposed Project is not anticipated to impact the planned bicycle lane. Therefore, no significant impacts to bicycle and pedestrian facilities are anticipated.

#### Transit Service

The study area is currently served by Omnitrans, a public transit agency serving various jurisdictions within San Bernardino County, with bus service existing along San Bernardino Avenue.<sup>32</sup> Transit service is reviewed and updated by Omnitrans periodically to address ridership, budget, and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate. Therefore, no significant impacts to bicycle and pedestrian facilities are anticipated.

### **Less Than Significant Impact**

- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?*

Senate Bill 743 (SB 743), approved in 2013, endeavors to change the way transportation impacts will be determined according to the CEQA. In December 2018, the Natural Resources Agency finalized updates to CEQA Guidelines to incorporate SB 743 (i.e., Vehicle Miles Traveled [VMT]). A VMT Analysis, dated January 12, 2020, was prepared for the Proposed Project by Urban Crossroads, Inc. (available at County office). The VMT Analysis was done with the understanding that San Bernardino County utilizes the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool (Screening Tool).

The focus of the VMT Analysis is to more thoroughly evaluate each of the applicable screening thresholds to determine if the Proposed Project would be expected to cause a less-than-significant impact to VMT without requiring a more detailed VMT analysis.

The County Guidelines provides details on appropriate “screening thresholds” that can be used to identify when a proposed land use project is anticipated to result in a less-than-significant impact without conducting a more detailed analysis. Screening thresholds are broken into the following three types:

- Transit Priority Area (TPA) Screening
- Low VMT Area Screening

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<sup>31</sup> San Bernardino Countywide Plan, TM-4: Bicycle & Pedestrian Planning. 2020.

<sup>32</sup> San Bernardino Countywide Plan, TM-2: Transit Network. 2020.

- Project Type Screening

A land use project needs to meet one of the above screening thresholds to result in a less-than-significant impact.

#### TPA Screening

Consistent with guidance identified in the Technical Advisory, the County Guidelines note that projects located within a Transit Priority Area (TPA) (i.e., within ½ mile of an existing “major transit stop” or an existing stop along a “high-quality transit corridor”) may be presumed to have a less than significant impact absent substantial evidence to the contrary. Based on the Screening Tool results, the Project Site is not located within ½ mile of an existing major transit stop, or along a high-quality transit corridor. The TPA screening threshold is not met.

#### Low VMT Area Screening

As noted in the Technical Advisory, “residential and office projects that are located in areas with low VMT and that incorporate similar features (density, mix of uses, and transit accessibility) will tend to exhibit similarly low VMT.” The Screening Tool uses the sub-regional San Bernardino Transportation Analysis Model (SBTAM) to measure VMT performance within individual traffic analysis zones (TAZ’s) within the region. The Project Site’s physical location, based on parcel number, is input into the Screening Tool to determine project generated VMT. The Proposed Project is located in TAZ 53749201 and APNs 025721101, 025721102, 025721103, and 025722101. The parcels containing the Proposed Project was selected and the Screening Tool was run for Production/Attraction (PA) Home-Based Work VMT per Worker measure of VMT.

County Guidelines indicate that projects with VMT per employee lower than 4% below the existing VMT per person for the unincorporated County are considered to have a less than significant impact. SBCTA has published VMT per employee values for the unincorporated County region for both the SBTAM Base Year (2016) model and the Horizon Year (2040) model. Based on the Screening Tool results, the VMT per Worker for TAZ 53749201 is 17.4. Using linear interpolation between the Base Year (2016) and Horizon Year (2040) VMT per employee values published by SBCTA for unincorporated County of San Bernardino, the unincorporated County existing (2020) VMT per employee is 19.74. Therefore, the Proposed Project resides within a TAZ that generates VMT per employee 11.9% below the County existing VMT per employee threshold.

In addition, a review of the socio-economic data contained within TAZ 53749201 was found to include retail employment type, which is consistent with the Proposed Project’s land use. The Proposed Project is found to be located in a low VMT generating area and would be consistent with the underlying land use assumptions in the model.

#### Project Type Screening

The County Guidelines identifies that local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition to local serving retail, other types of local serving uses (e.g., day care centers, non-destination hotels, affordable housing,

places of worship, etc.) may also be presumed to have a less than significant impact as their uses are local serving in nature and would tend to shorten vehicle trips. The Proposed Project is anticipated to be local serving retail and would be presumed to have a less than significant impact. The Project Type screening threshold is met.

The Proposed Project meets the Low VMT Area and Project Type screening and would therefore be presumed to result in a less than significant VMT impact. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

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

The Project Site is not adjacent to windy roads. The intersection of Cedar Avenue and San Bernardino Avenue currently consists of traffic lights, which decreases potential safety hazards resulting from implementation of the Proposed Project. The Proposed Project is the development of a gas station/convenience store, car wash and drive-through restaurant and retail building. It does not include a geometric design or incompatible uses that would substantially increase hazards. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

#### **No Impact**

- d) *Result in inadequate emergency access?*

Access along the southern frontage would be provided by a 40-foot driveway and 40-foot and 30-foot driveways along San Bernardino Avenue. Access along the western front of the Project Site would be provided by two 34-foot driveways along Cedar Avenue. The driveways are wide enough to allow evacuation and emergency vehicles simultaneous access. The Proposed Project would require approval by the San Bernardino County Fire Department to maintain adequate emergency access. Therefore, less than 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>
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**XVIII. TRIBAL CULTURAL RESOURCES**

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

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

***Phase I Cultural Resources Investigation, by?***

- 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;*
- 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?*

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

On August 9, 2022, Brian F. Smith and Associates, Inc. completed a Phase I Cultural Resources Investigation for the Project Site (available at the County offices). The investigation has been completed for compliance with the CEQA, as amended, the San Bernardino County policies and guidelines..

The Phase I survey of the Circle K Bloomington Project did not result in the identification of any cultural resources within the project's boundaries. Further, the records search did not identify any recorded prehistoric resources within one-half mile of the project and the most common resource types identified within the records search are associated with the historic built environment. However, the subject property did not historically contain any structures and was primarily utilized for agriculture. Therefore, given the lack of historic development/occupation within the property, coupled with the previous ground-disturbing activities associated with agricultural disturbance, there is minimal potential for archaeological resources to be encountered by the Proposed Project.

Brian F. Smith and Associates, Inc. initiated consultation with the Native American Heritage Commission (NAHC) for the nearby property to inquire about any recorded sacred or religious sites in Project Site. This consultation includes the Project Site. The NAHC completed a record search of their Sacred Lands File (SLF) and results were negative. This level of consultation is considered preliminary, leaving AB-52 consultation to the County, as they are responsible for government-to-government consultation.

On March 7, 2023, San Bernardino County mailed notification pursuant to AB52 to the following tribes: San Gabriel Band of Mission Indians, Twenty-Nine Palms Band of Mission Indians, Morongo Band of Mission Indians, Yuhaaviatam of San Manuel Nation and Gabrieleno Band of Mission Indians - Kizh Nation. The Gabrieleno Band of Mission Indians/ KIZH Nation provided Tribal Mitigations Measures on June 29, 2023. As such, adherence to the Tribal Mtigaiton Measures below would ensure less than significant impacts;

**TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities**

A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

**TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)**

A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

**TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects**

A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.



E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

**Less than Significant with Mitigation**

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required at this time.**

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

**Countywide Plan; California Energy Commission Energy Report**

- 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?*

According to the WVWD Adequate Service Certificate dated May 10, 2023, there are currently existing adequate source, storage, and distribution line capacities to provide potable water to the Project Site. The City of Rialto has confirmed that it will provide sewer service for the Proposed Project. The Proposed Project will connect to existing sewer lines along San Bernardino Avenue. All of the wastewater flows from the City's service area, which includes the Project Site are delivered to the City's Wastewater Treatment Plant on Richmond Avenue. The Plant provides tertiary treatment prior to discharge to the Santa Ana River and currently treats 7-8 million gallons of sewage every day. An expansion of the plant has been designed and is under construction as of June 2023. The Proposed Project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities.

Storm flows will be collected by on-site catch basins and conveyed, via the on-site storm drain, to the underground infiltration system. In accordance with San Bernardino County's drainage requirements, the infiltration system will be sized to retain the difference in runoff volume between the proposed condition and the existing condition for the 100-year storm. Storm flows that exceed the capacity of the infiltration system will be transported off-site through a proposed curb inlet catch basin located on San Bernardino Avenue. The Proposed Project would not require an expansion of existing off-site drainage facilities.

Southern California Edison (SCE) provides electrical service to the project area. The Proposed Project will receive electrical power by connecting to SCE's existing power lines along San Bernardino Avenue, south of the Project Site. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 Gigawatt hours between the years 2015 and 2026. The increase in electricity demand from the Proposed Project as previously presented (see Section VI. Energy) would represent an insignificant percent of the overall demand in SCE's service area. The Proposed Project would not require the expansion or construction of new electrical facilities.

Southern California Gas Company (SoCalGas) would provide natural gas service to the Project Site. Therefore, the Proposed Project would connect to SoCalGas' high-pressure distribution lines along San Bernardino Avenue. The natural demand from the Proposed Project as previously presented would represent an insignificant percent of the overall demand in SCE's service area. The Proposed Project would not require the expansion or construction of new natural gas facilities.

The Proposed Project will be served by AT&T for telecommunication services. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The San Bernardino Valley Municipal Water District (SBVMWD) is a regional water management agency that covers about 325 square miles in southwestern San Bernardino County, including the Community of Bloomington. Water supply to the Project Site would be provided by the West Valley Water District (WVWD), a retailer within the boundaries of the SBVMWD. According to the 2020 Upper Santa Ana River Watershed Urban Water Management Plan, during a five year drought, the total water supply for the region is to be 519,910 acre-feet, while the total five year drought water demand is projected to be 410,712 AF in the same year, resulting in a surplus of 108,698 AF. Therefore, water supplies are sufficient to meet demand within the district's service area.

During operations of the Proposed Project, water would be required for management of the landscape, and building. It does not include uses that are water intensive. An Adequate Service Certification dated May 10, 2023 by WVWD states that there is currently existing adequate source, storage, and distribution line capacities to provide potable water to the referenced site in sufficient quantities to satisfy the domestic water service and fire protection requirements of the proposed use.

There are no groundwater recharge facilities in the area; the Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin.<sup>33</sup> Moreover, implementation of the project Best Management Practices (BMPs) would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the Project Site to be utilized as a resource that can eventually be used for groundwater recharge. No significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

According to City of Rialto General Plan, the City owns, operates, and maintains the local public sanitary sewer system, which includes a wastewater collection system and treatment plant that serve most properties within the City limits. All of the wastewater flows from the City's service area, which includes the Project Site are delivered to the City's Wastewater Treatment Plant on Richmond Avenue. The Plant provides tertiary treatment prior to discharge to the Santa Ana River and currently treats 7-8 million gallons of sewage every day. An expansion of the plant has been designed and is under construction as of June 2023. The Proposed Project would not generate more wastewater than planned by the City as the proposed use is consistent with the land use

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<sup>33</sup> 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, Table 5-7. Regional Water Budget Summary for a 5-Year Drought (AFY). Page 5-17.

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

### **No 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?*

The Project Site is located approximately 5.0 miles southeast of the West Valley Transfer Station and approximately 5.0 miles south of the Mid-Valley Landfill. According to the CalRecycle's estimated solid waste generation rates for the commercial sector, the Proposed Project would generate at most, approximately 341 pounds of solid waste per day, based on 13 pounds per 1,000 sq ft per day.<sup>34</sup> The Mid-Valley Sanitary Landfill currently has a maximum permitted throughput of 7,500 tons/day.<sup>35</sup>

Waste generated from the Proposed Project is not expected to significantly impact the solid waste collection systems. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

Burrtec is the franchise waste hauler for the general area. The purpose of California Assembly Bill 341 is to reduce greenhouse gas emissions by diverting commercial solid waste from landfills by recycling. It mandates businesses and public entities generating 4-cubic yards or more of trash to establish and maintain recycling services. County of San Bernardino, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects which are required to submit a Construction and Demolition Solid Waste Management Plan. The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan would ensure that impacts related to construction waste would be less than significant.

A project's waste management plan is to consist of two parts which are incorporated into the Conditions of Approval by the County. As part of the plan, projects are required to estimate the amount of tonnage to be disposed and diverted during construction. Additionally, projects must provide the amount of waste that will be diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary.

The Proposed Project would comply with all federal, State, and local statutes and regulations related to solid waste. Solid waste produced during the construction phase or operational phase of the Proposed Project would be disposed of in accordance with all applicable statutes and regulations. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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<sup>34</sup> <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>. Accessed March 30, 2023.

<sup>35</sup> San Bernardino Countywide Plan Draft EIR. Geology and Soils. Table 5.18-9 "Landfill Capacity: Landfills Serving Unincorporated San Bernardino County"

**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>
<b>XX. WILDFIRE:</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***SUBSTANTIATION:***

***San Bernardino Countywide Plan; CalFire VHFHSZ in LRA***

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

The Project Site is not located within a Very High Fire Hazard Severity Zone.<sup>36</sup> The Project Site does not contain any emergency facilities. The I-10 freeway is an evacuation route within the Valley Region of the County. The Project Site is at the northwest corner of Cedar Avenue and San Bernardino Avenue, approximately 0.5 miles north of I-10. Adequate on-site access for emergency vehicles would be verified during the County’s plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as

<sup>36</sup> San Bernardino Countywide Plan, HZ-5 Fire Hazards Severity Zones. 2020.

required by the County. Operations at the site would not interfere with an adopted emergency response or evacuation plan. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

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

The Project Site is relatively flat. It is not located within a Very High Fire Hazard Severity Zone.<sup>37</sup> The Project Site is currently vacant. It is surrounded by single-family residences. No wildlands occur within the vicinity. Due to the lack of wildfire fuel factors within the Project Site, the risk of wildfires is low. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

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

The Proposed Project is the development gas station/convenience store, car wash and restaurant. It does not require the installation or maintenance of associated infrastructure that would exacerbate fire risk as the immediate area surrounding the Project Site is developed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

#### **No Impact**

- d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The Project Site is relatively flat. Therefore, it would not be subject to post-fire slope instability. The Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.<sup>38</sup> Moreover, there are no dams, reservoirs, or large bodies of water near the Project Site. The Proposed Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

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<sup>37</sup> San Bernardino Countywide Plan, HZ-5 Fire Hazards Severity Zones. 2020.

<sup>38</sup> San Bernardino Countywide Plan, HZ-5 Fire Hazards Severity Zones. 2020.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE:</b>				

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

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

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?*

ELMT Consulting found no active nests or birds displaying nesting behavior were observed during the field survey, the Proposed Project may have potential significant impacts on nesting birds. Therefore, Mitigation Measure BIO-1 should be implemented. Brian Smith and Associates Inc (BFSA) conducted an archaeological records search for a one-half-mile radius around the project was requested by BFSA at the SCCIC at CSU Fullerton and the results indicated that there are five previously recorded resources located within one-half mile of the project, neither of which are located within the project’s boundaries. The search did not indicate the presence of any visible archaeological resources within the Project Site, but the absence of positive results does not necessarily indicate the absence of resources. Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery.

Therefore, to ensure less than significant impacts occur Mitigation Measures CR-1 and CR-2 will be implemented. BFSA states that fossil specimens are not associated with the younger Quaternary deposits, the older deposits have been known to yield fossils. Earth moving activities associated with construction may impact. Therefore, to ensure less than significant impacts occur Mitigation Measure GEO-2 and GEO-3 will be implemented.

### **Less than Significant with Mitigation**

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

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

- (a) Cumulative impacts shall be discussed when the project’s incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

With implementation greenhouse gas reduction measures, the Proposed Project would be in compliance with the County’s GHG reduction plan. Given this consistency, it is concluded that the project’s incremental contribution to greenhouse gas emissions and their effects on climate change would not be cumulatively considerable.

Impacts identified in this Initial Study can be reduced to a less than significant impact. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

### **Less than Significant with Mitigation**

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

Bloomington, as is the case for most of Southern California, is located within a seismically active region. As stated in the soils report, the San Jacinto Fault is 5.06 miles from the Project Site. Although the potential for rupture on-site cannot be dismissed, it is considered low due to the absence of known faults within the immediate vicinity. Nonetheless, the Proposed Project would be required to comply with the California



Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Furthermore, implementation of Mitigation Measure GEO-1 can reduce the potential environmental effects due to geological hazards.

All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. The Proposed Project does not involve a General Plan Amendment or Zone change and therefore the County policies related to an Environmental Justice Community (which Bloomington is) are not applicable. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further ensure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

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

### **Less Than Significant Impact**

**Therefore, no significant adverse impacts are identified or anticipated with incorporation of mitigation measures.**

### Conclusion

This document evaluated all CEQA issues contained in the Initial Study Checklist form. The evaluation determined that either no impact or less than significant impacts would be associated with the issues of Aesthetics, Air Quality, Agriculture, Energy, Greenhouse Gases, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire. The issues of Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Transportation, and Tribal Cultural Resources require the implementation of mitigation measures as prescribed to reduce project specific and cumulative impacts to a less than significant level. The required mitigation has been proposed in this Initial Study to reduce impacts for these issues to a less than significant level.

Based on the evidence and findings in this Initial Study, San Bernardino County proposes to adopt a Mitigated Negative Declaration for the Bloomington Gas Station, Restaurant, and Commercial Center. A Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) will be issued for this project by the County. The Initial Study and NOI will be circulated for 30 days of public comment. At the end of the 30-day review period, a final MND package will be prepared, and it will be reviewed by the County for possible adoption at a future County Planning Commission meeting, the date for which has yet to be determined. If you or your agency comments on the MND/NOI for this project, you will be notified about the meeting date in accordance with the requirements in Section 21092.5 of CEQA (statute).

## **MITIGATION MEASURES**

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

### **Biological Resources**

**Mitigation Measure BIO-1: Pre-Construction Nesting Bird Survey.** Nesting bird surveys shall be conducted prior to any construction activities taking place during the nesting season to avoid potentially taking any birds or active nests. If construction occurs between February 1<sup>st</sup> and August 31<sup>st</sup>, a pre-construction clearance survey for nesting birds shall be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report 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 shall stay outside of a no-disturbance buffer. 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 the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.

### **Cultural Resources**

**Mitigation Measure CR-1:** In the event that any historic or prehistoric cultural resources are inadvertently discovered, all construction work in the immediate vicinity of the discovery shall stop and a qualified archaeologist shall be engaged to discuss the discovery and determine if further mitigation measures are warranted.

**Mitigation Measure CR-2:** If, at any time, evidence of human remains (or suspected human remains) are uncovered, the County Coroner must be contacted immediately and permitted to examine the find in situ. A buffer must be established around the find (minimum of 50 feet) and the consulting archaeologist must also be notified.

If the remains are determined to be of Native American origin, the Coroner will contact the Native American Heritage Commission and the Most Likely Descendant (MLD) will be named. In consultation with the MLD, the County, project proponent, and consulting archaeologist, the disposition of the remains will be determined. Any costs incurred will be the responsibility of the project proponent/property owner.

If the remains are determined to be archaeological, but non-Native American, the consulting archaeologist will oversee the removal, analysis, and disposition of the remains. Any costs incurred will be the responsibility of the project proponent/property owner.

If the remains are determined to be of forensic value, the County Coroner will arrange for their removal, analysis, and disposition. The Coroner's activities will not involve any costs to the project proponent/property owner.

### **Geology and Soils**

**Mitigation Measure GEO-1:** The recommendations in the Geotechnical Investigation Report reviewed and approved by the County Geologist shall be incorporated into the Proposed Project's design and construction specifications.

**Mitigation Measure GEO-2:** Based on the conclusions and recommendations of the July 2022 Paleontological Assessment, a Paleontological Resource Impact Mitigation Program (PRIMP) is recommended prior to approval of the grading permit.

**Mitigation Measure GEO-3:** Full-time monitoring of undisturbed Pleistocene old alluvial fan deposits at the project is warranted starting at the surface. For areas mapped as young alluvial fan deposits, full-time monitoring is recommended starting at a depth of five feet below the surface. If a fossil(s) is found at shallower depths, earth disturbance activities should be halted within a radius of 50 feet from the location of the fossil, and a qualified, project-level paleontologist shall be consulted to determine the significance of the fossilized remains.

### **Noise**

**Mitigation Measure N-1:** The Proposed Project shall include an eight-foot high concrete barrier constructed extending east from the existing 8-foot concrete barrier to the northeastern property line and also along the eastern side of the proposed trash enclosure, and a limitation on car wash operating hours (7:00 AM to 10:00 PM).

### **Tribal Cultural Resources**

**Mitigation Measure TCR-1:** Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well

as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

**TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)**

A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

**TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects**

A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

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