

APNs: 0257-071-03, -04, & -39  
 Slover Avenue & Cactus Avenue Warehouse  
 March 2019

## SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of the Initial Study pursuant to San Bernardino County Guidelines under Ordinance 3040 and CEQA Guidelines Section 15063.

### **PROJECT LABEL:**

<b>APN:</b>	0257-071-03, 04, and 39
<b>APPLICANT:</b>	Alere Property Group, LLC
<b>COMMUNITY:</b>	Bloomington / 5 <sup>th</sup> Supervisorial District
<b>LOCATION:</b>	Southwest corner of Slover Avenue and Cactus Avenue
<b>STAFF:</b>	Aron Liang
<b>REP(S):</b>	HPA Architecture
<b>PROPOSAL:</b>	General Plan Amendment and Conditional Use Permit to construct approximately 257,855-square foot warehouse building on approximately 13.27 acres.

**USGS Quad:** Fontana  
**T, R, Section:** T01S R5W 27  
**Specific Plan:** Bloomington Specific Plan  
**Zoning District:** BL/RS-1-AA  
**Planning Area:** n/a  
**Overlay:** Burrowing Owl (SE)

### **PROJECT CONTACT INFORMATION:**

**Lead Agency:** County of San Bernardino  
 Land Use Services Department – Planning Division  
 385 North Arrowhead Avenue, 1<sup>st</sup> Floor  
 San Bernardino, CA 92415-0182

**Contact Person:** Aron Liang, Senior Planner

**Phone No.** (909) 387-0235      **Fax No.** (909) 387-3249

**E-mail:** Aron.Liang@lus.sbcounty.gov

**Project Sponsor:** Alere Property Group, LLC  
 100 Bayview Circle  
 Newport Beach, CA 92660

### **PROJECT DESCRIPTION:**

The Slover Avenue & Cactus Avenue Warehouse project (hereafter referred to as the "Project" and as described in further detail on the following pages) consists of applications for a General Plan Amendment (P20170564) and Conditional Use Permit (P201700563) to develop warehouse building on an approximately 13.27-acre property located immediately southwest of the intersection of Slover Avenue and Cactus Avenue. Figure 1, *Regional Map*, and Figure 2, *Vicinity Map*, depict the location of the Project site. Copies of the entitlement application materials for the proposed Project are herein incorporated by reference pursuant to CEQA Guidelines § 15150 and are available for review at the County of San Bernardino Land Use Services Department, Planning Division, located at 385 N. Arrowhead Avenue, San Bernardino, CA 92415.

### **GENERAL PLAN AMENDMENT**

Under existing conditions, the San Bernardino County General Plan designates the Project site for “Single Residential with Additional Agriculture Overlay (RS-1-AA)” land uses. According to Section 82.07.010 of the San Bernardino County Development Code, the purpose of the Additional Agriculture (AA) Overlay is to “... to create, preserve, and improve areas for small-scale and medium-scale agricultural uses utilizing productive agricultural lands for raising, some processing, and the sale of plant crops, animals, or their primary products. It is an overlay where agricultural uses exist compatibly with a variety of rural residential lifestyles” (SB County, 2016, Section 82.07.010). According to the County of San Bernardino General Plan, the Single Residential land use designation is intended to provide areas for single-family homes on individual lots. The maximum permitted density for the RS-1 land use designation is 1 dwelling unit per acre (du/ac). (SB County, 2007, Table LU-1)

As shown on Figure 3, *General Plan Amendment P20170564*, proposed General Plan Amendment (GPA) P20170564 would amend the County of San Bernardino General Plan Land Use Map by changing the land use designation for the 13.27-acre Project site from Single Residential (RS-1) to Community Industrial (IC), and removing the Additional Agricultural overlay. According to the County of San Bernardino General Plan, the Community Industrial (IC) designation provides for light industrial uses such as wholesale/warehouse services. Designation of the Project site as Community Industrial (IC) would allow for the Project site to be developed as a warehouse facility, as proposed by the Project.

### **CONDITIONAL USE PERMIT (P201700563)**

As shown on Figure 4, *Conceptual Site Plan*, the Project Applicant proposes to construct a 257,855-square foot (sq. ft.) warehouse facility on the subject property. The proposed building would contain 247,855 square feet (s.f.) of warehouse floor area and 10,000 s.f. of office space. Vehicular access to the Project site would be provided by two driveways along Slover Avenue and two driveways along Cactus Avenue.

#### ***Parking and Loading***

Figure 4 depicts the location of parking spaces and loading bays for the Project. The Project would include 134 automobile spaces (including 6 handicap spaces) and 104 truck trailer spaces, and several bicycle rack areas. The Project includes 38 loading docks and two (2) drive through doors within an enclosed loading/unloading area on the north side of the building. The Project complies with the minimum automobile and bicycle parking requirements of the County of San Bernardino Development Code.

#### ***Conceptual Architecture***

Figure 5, *Conceptual Architectural Elevations*, depicts the Project’s conceptual architectural design. The proposed warehouse building would be constructed to a maximum height of approximately 44 feet (measured from finished floor to the top of the parapets). The building would be constructed with painted concrete tilt-up panels and low-reflective, blue-glazed glass. Articulated building elements, including a varied roofline, parapets, wall recesses, reveals, and mullions are proposed as decorative elements. The exterior color palette for the proposed building is comprised of various neutral colors, including shades of white, tan, and gray.

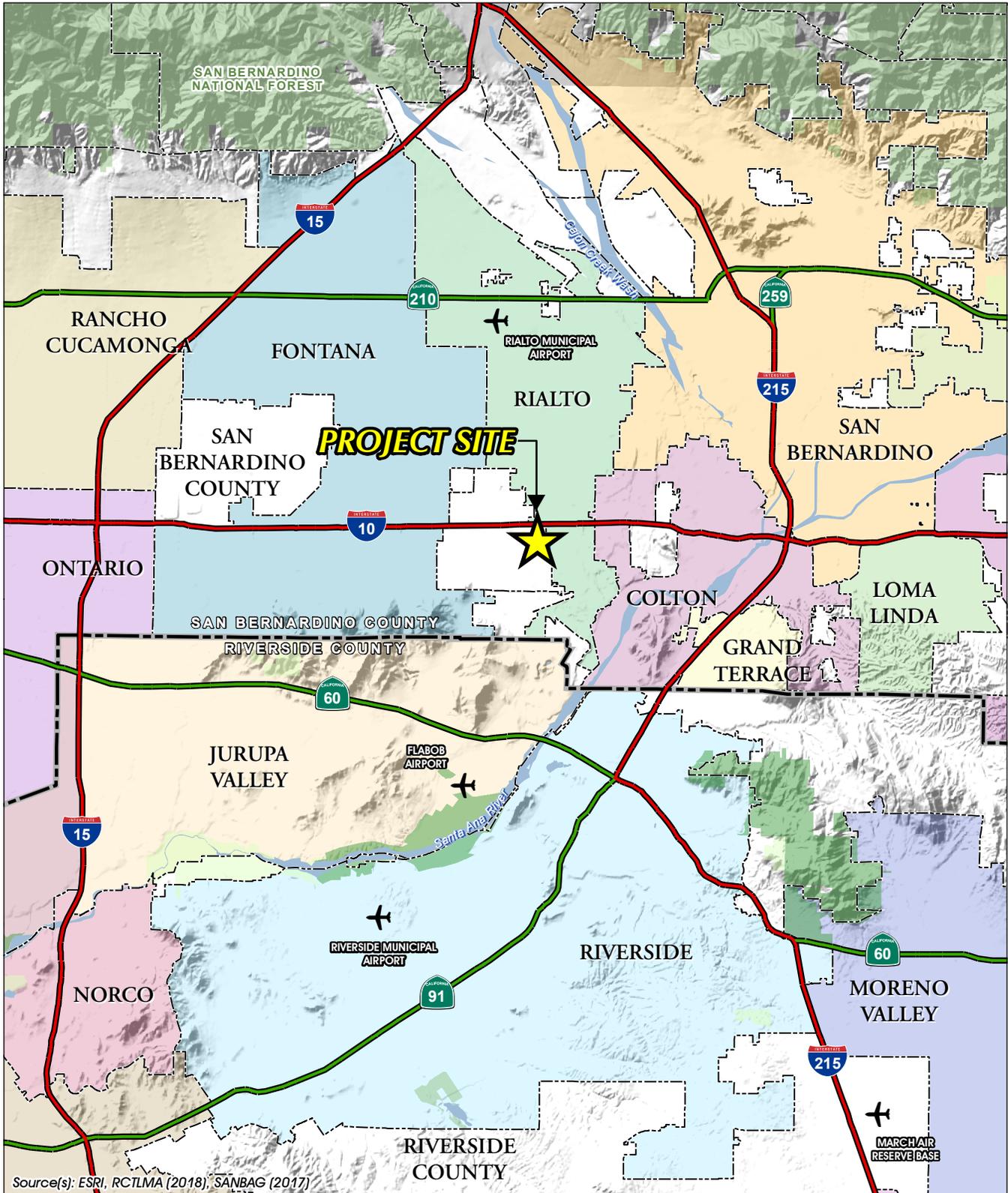
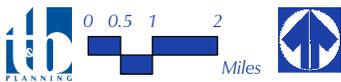


Figure 1



Regional Map

APNs: 0257-071-03, -04, & -39  
Slover Avenue & Cactus Avenue Warehouse  
March 2019

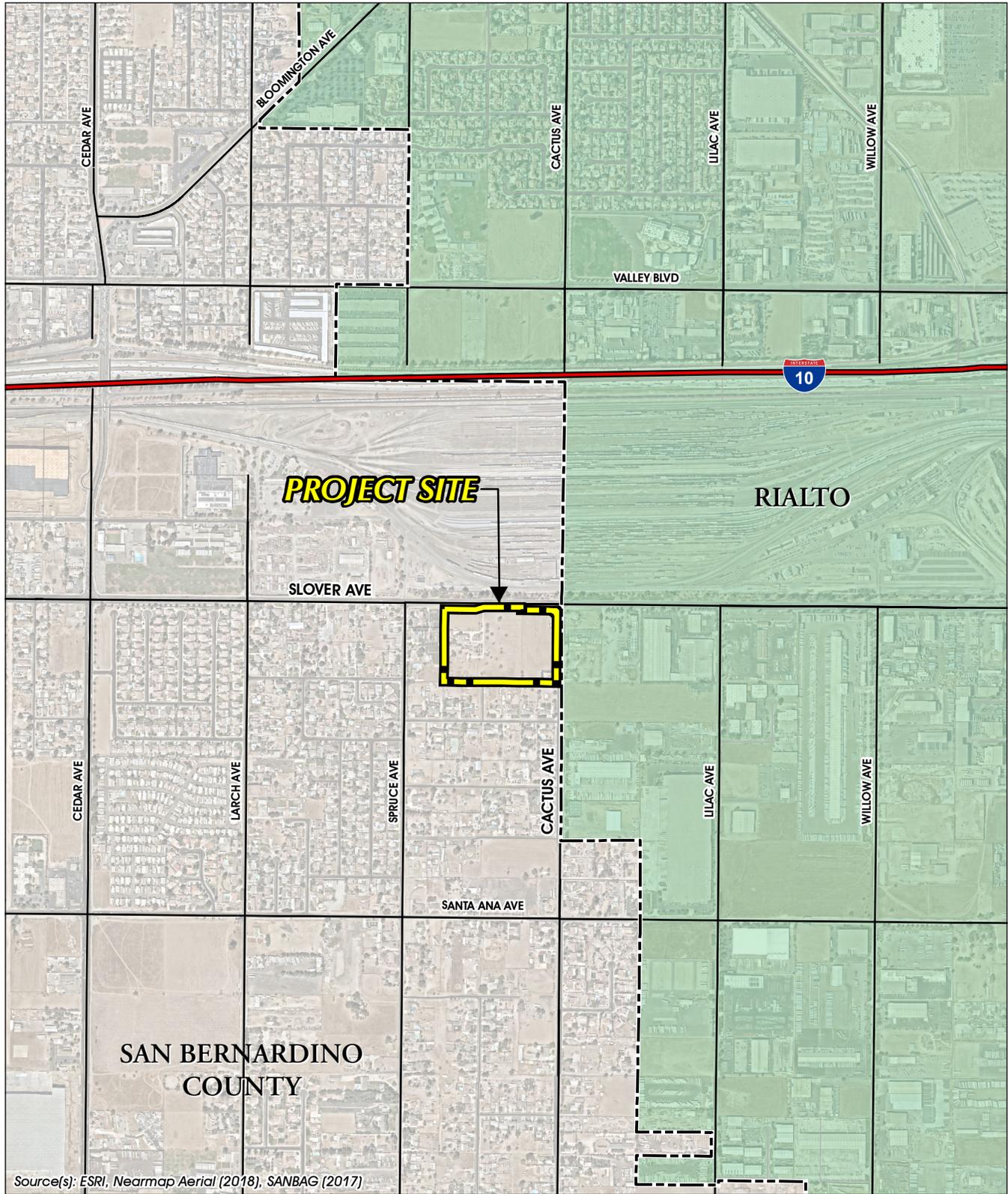
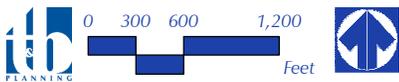


Figure 2



Vicinity Map

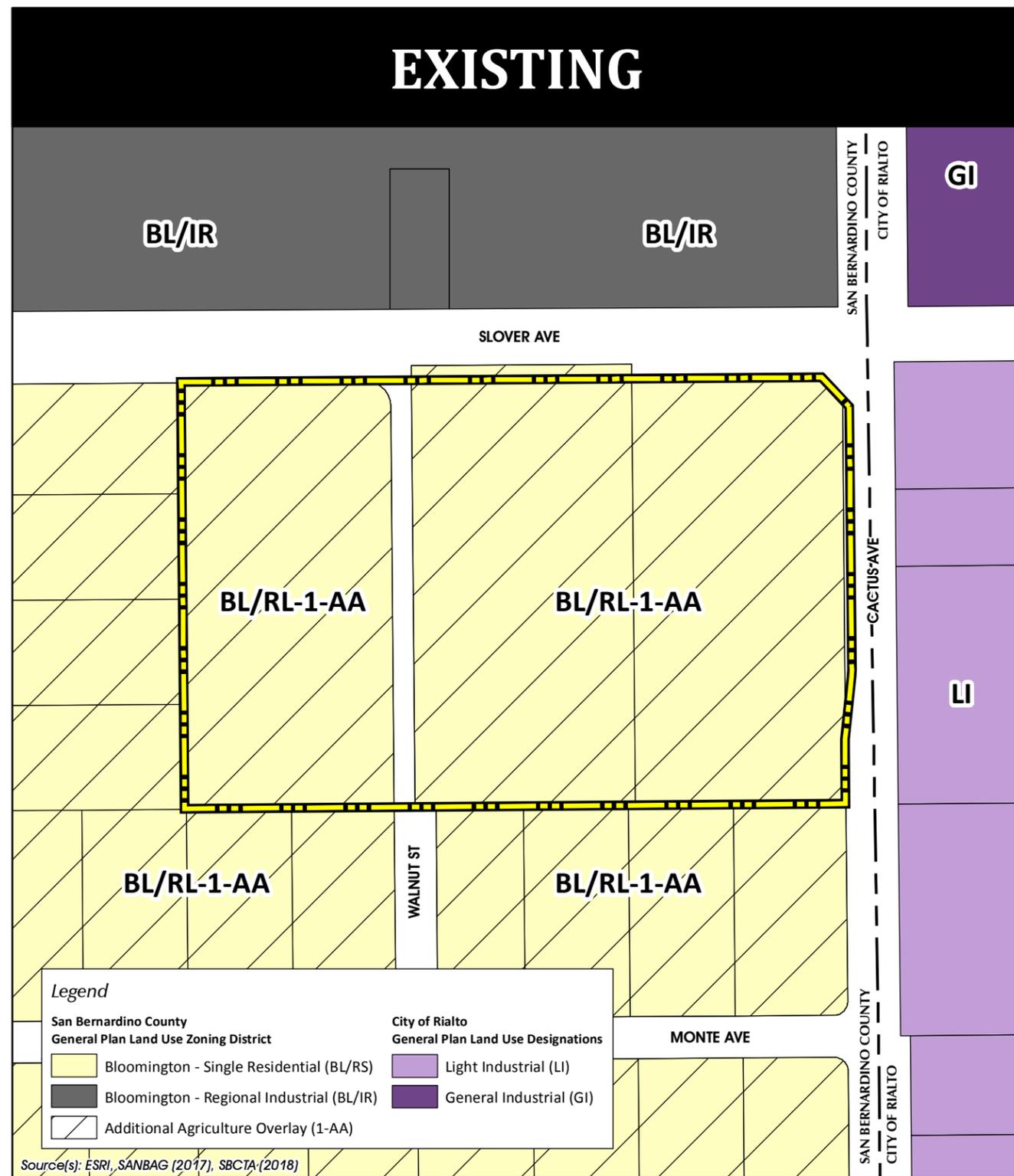
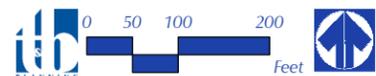
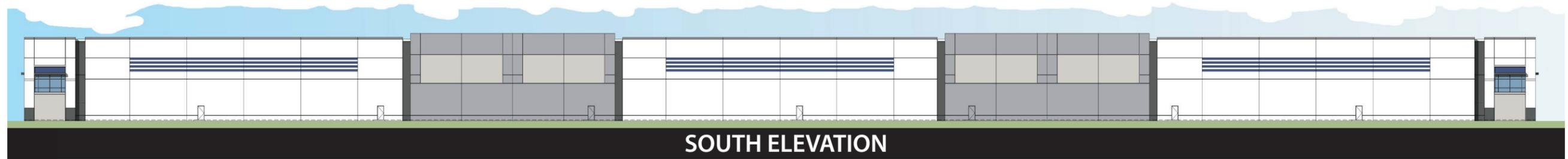
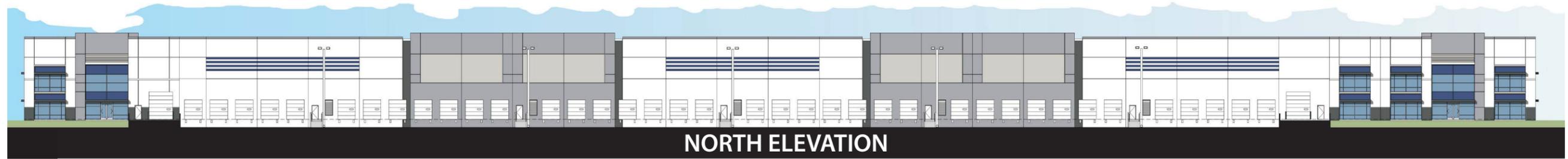


Figure 3







Source(s): HPA Architecture (10-05-2018)

Figure 5

### ***Conceptual Landscape Plan***

The Project's conceptual landscape plan is depicted in Figure 6, *Conceptual Landscape Plan*. Proposed landscaping would be ornamental in nature. Landscaping would feature drought-tolerant trees, shrubs, accent succulents and ornamental grasses, and groundcovers. Plant materials would be concentrated along the Project site's frontage with Cajon Boulevard, along the slopes at the northern boundary of the Project site, at building entries, and within the automobile parking lot. The Project's planting and irrigation plans are required to comply with Chapter 83.10 of the County of San Bernardino Municipal Code, which establishes requirements for landscape design, irrigation system design, and water-use efficiency.

## **PROJECT TECHNICAL CHARACTERISTICS**

### ***Project Improvements***

#### Public Roadway Improvements

Under existing conditions, Slover Avenue abuts the Project site on the north. Slover Avenue is a four-lane east-west oriented roadway with a painted median and lanes that is classified as a 104-foot-wide Major Highway by the County of San Bernardino Circulation Master Plan. Cactus Avenue, a two-lane north-south oriented roadway with a painted median and lanes that is classified as a 66-foot-wide Collector by the county of San Bernardino Circulation Master Plan, abuts the Project site to the east. The Project would improve the south side of Slover Avenue to its ultimate half-width along the Project site's frontage, including the construction of a 6-foot-wide curb-adjacent sidewalk, widening of the existing roadway, repaving of the existing eastbound lanes, and adding two (2) 100-foot-long two-way left-turn lanes along westbound Slover Avenue to facilitate access to the two (2) Project driveways proposed along Slover Avenue. The Project would improve the west side of Cactus Avenue along the Project site's frontage to the ultimate half-width of Cactus Avenue which would include the construction of a 11 to 12-foot-wide curb-adjacent sidewalk, widening of the existing street, and repaving the existing southbound lane.

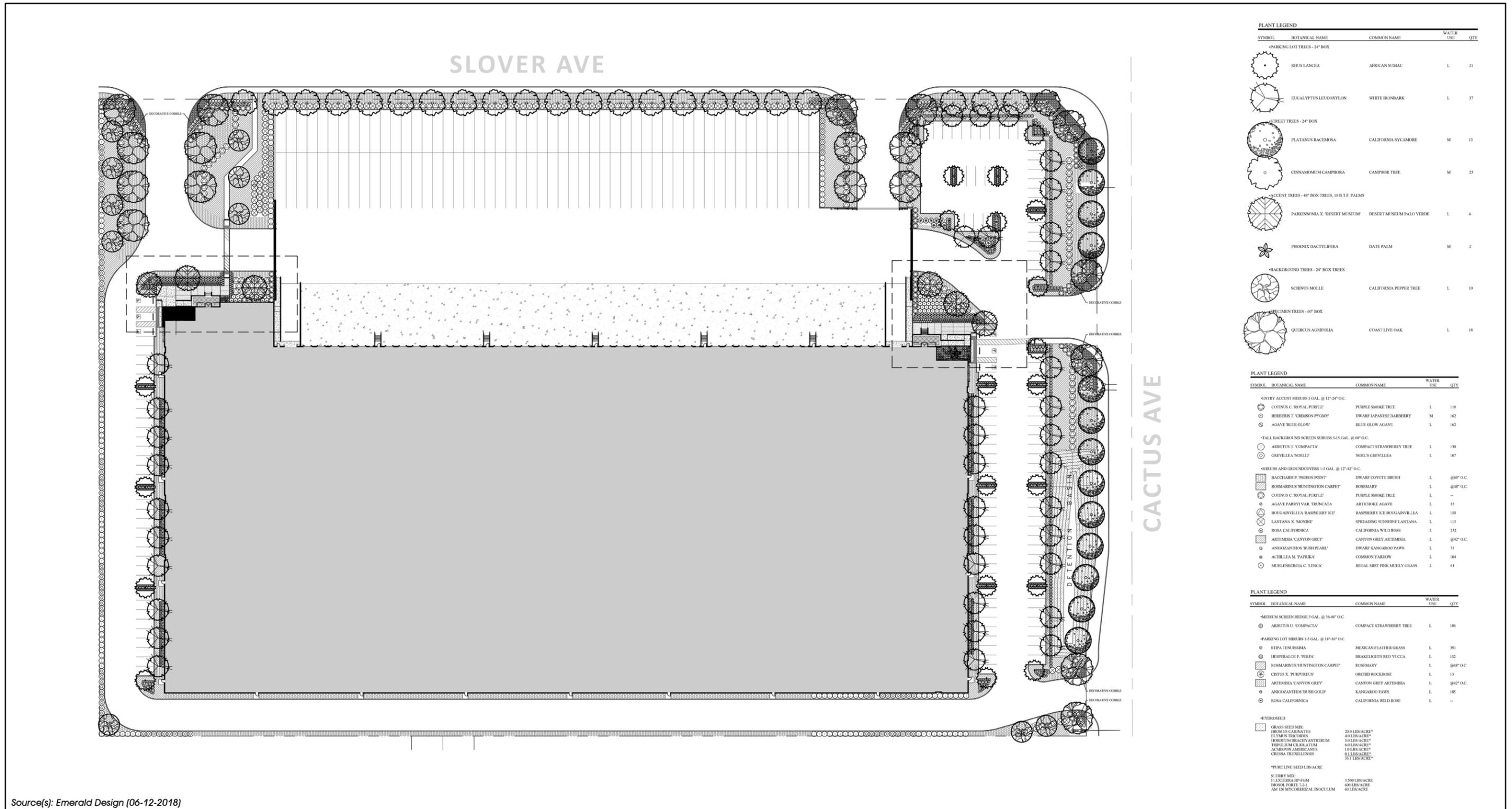
#### Water Infrastructure

Water service would be provided to the Project site by the West Valley Water District (WVWD). Under pre-development conditions, water service is available to the Project area via a 12-inch-diameter water main beneath Cactus Avenue and existing 8-inch-diameter and 18-inch-diameter water mains beneath Slover Avenue.

To provide water service to the Project site, the Project would construct six (6) new connections to the existing 12-inch-diameter water main beneath Cactus Avenue – two (2) connections for fire service, one (1) connection for new domestic service, and one (1) connection for irrigation service. The Project also would construct two (2) public fire hydrants in the sidewalk proposed along the Project site's frontage with Cactus Avenue. The Project's proposed water infrastructure improvements are depicted on Figure 7, *Conceptual Water and Sewer Plan*. All proposed water facilities would be designed and constructed in accordance with WVWD standards.

#### Wastewater Infrastructure

Wastewater conveyance and treatment services are provided to the Project site by the City of Rialto. Under existing conditions, sewer service is available in the Project area via a 12-inch-diameter sewer main beneath Slover Avenue. As shown on Figure 7, *Conceptual Water and Sewer Plan*, the Project



Source(s): Emerald Design (06-12-2018)

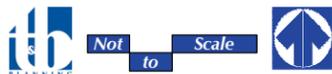


Figure 6

Conceptual Landscape Plan

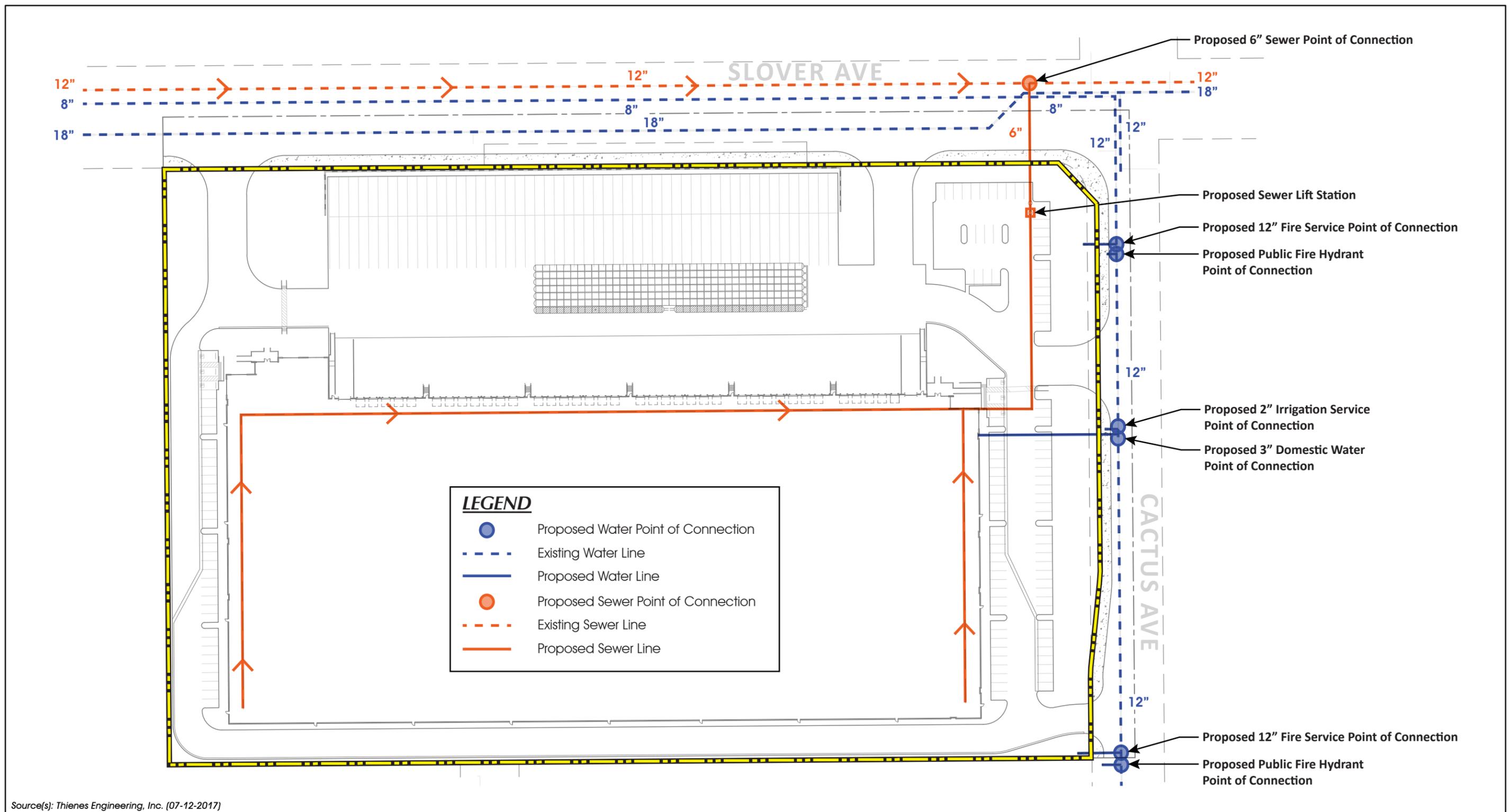
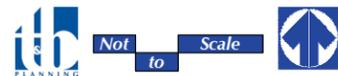


Figure 7



Conceptual Water and Sewer Plan

---

would construct one (1) new connection to the existing 12-inch-diameter sewer main beneath Slover Avenue. The proposed wastewater connection is required to be designed and constructed in accordance with City of Rialto standards.

Drainage Plan

The Project's storm water drainage system is depicted on Figure 8, *Conceptual Drainage Plan*. The Project's on-site storm water drainage system would consist of catch basins, underground storm drain pipes, a detention basin on the eastern portion of the Project site, and one (1) underground infiltration basin comprised of 264 chambers on the northern portion of the Project site. The system is designed to collect, treat, and/or temporarily detain storm water runoff before discharging treated flows off-site (into a proposed parkway drain within the Cactus Avenue right-of-way). The proposed underground infiltration basins would facilitate percolation to maximize on-site infiltration and minimize off-site storm water discharge.

Earthwork and Grading

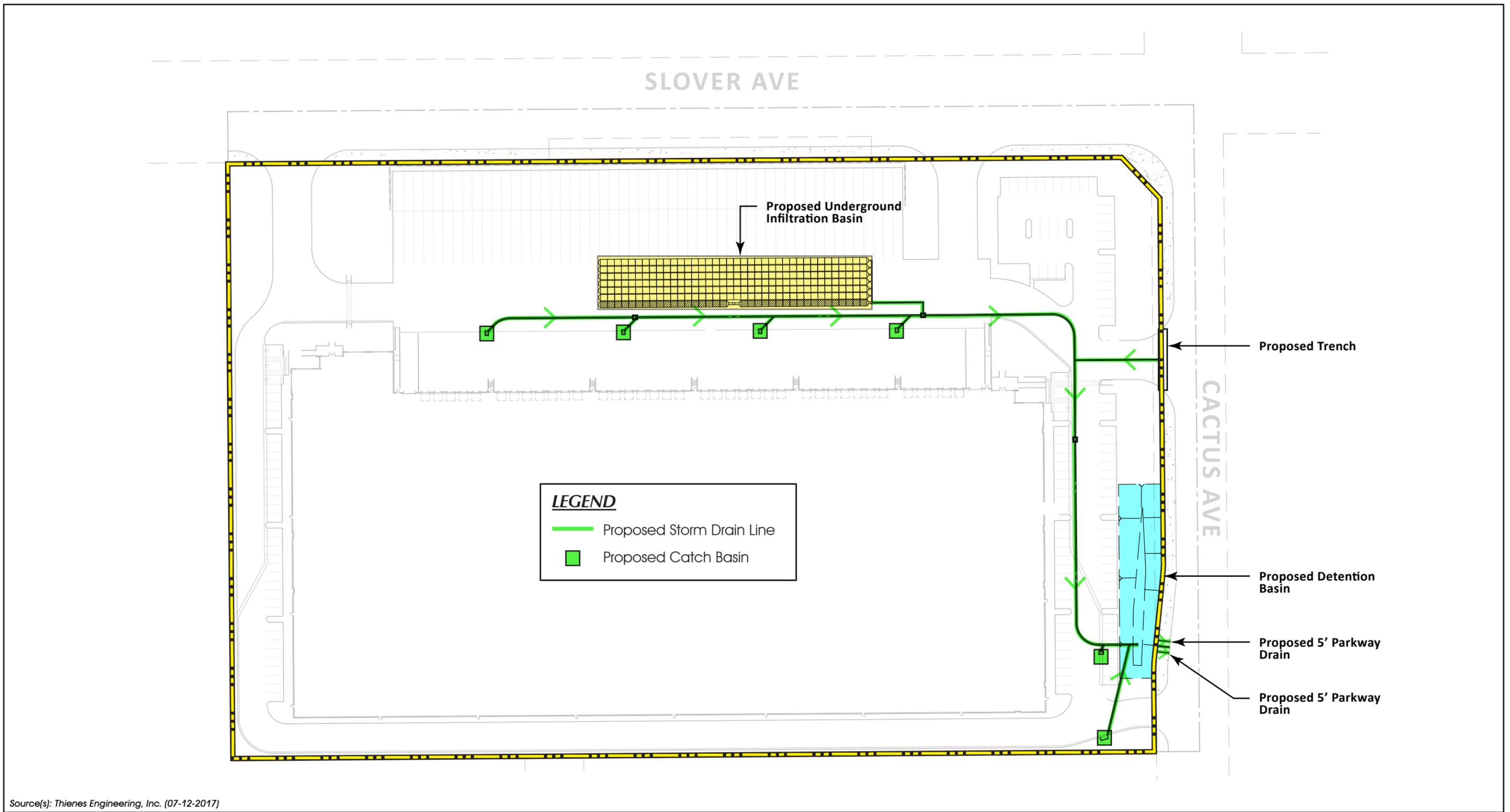
As shown on Figure 9, *Conceptual Grading Plan*, earthwork and grading would occur over the entirety of the Project site and within the Slover Avenue and Cactus Avenue rights-of-way to facilitate the Project's proposed half-width improvements to those roadways. Proposed earthwork and grading activities would occur in one phase and would result in approximately 38,606 cubic yards (c.y.) of cut and 38,606 c.y. of fill. No import or export of soil materials would be required. Proposed manufactured slopes on-site (i.e., the banks of the proposed storm water detention basin) would reach a maximum incline of 3:1.

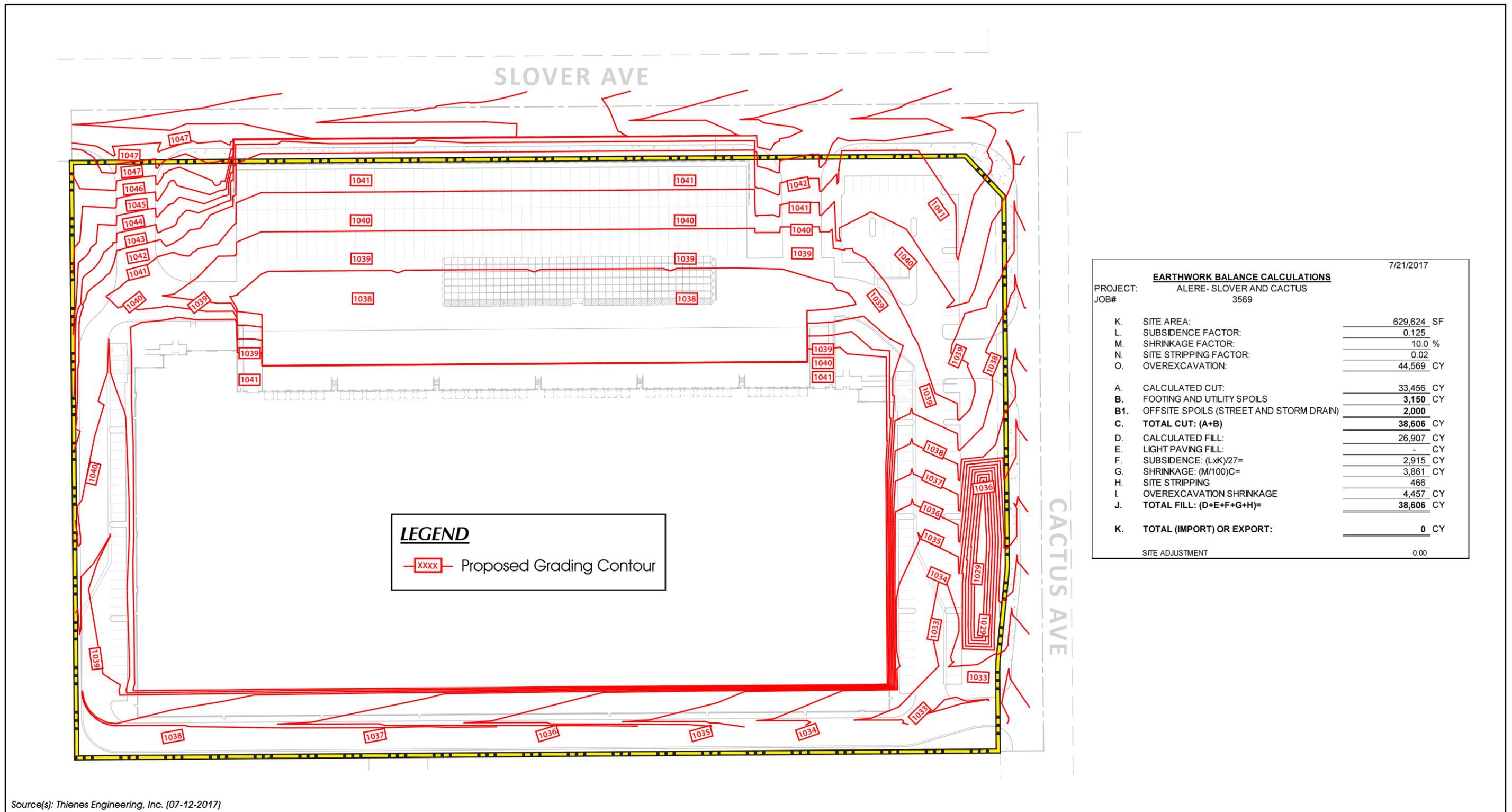
***Construction Characteristics***

Construction activities would commence with site preparation and the removal of the existing residences on the subject property. After site preparation, the property would be graded, and underground infrastructure would be installed. Next, surface materials would be poured and the building would be erected, connected to the underground utility system, and painted. Lastly, landscaping, fencing/walls, and other site improvements would be installed, and fine grading would occur. Construction equipment is expected to be in operation on the Project site eight hours per day, five days per week during the construction phase.

***Operational Characteristics***

The future occupant(s) of the Project proposed warehouse building are unknown. The Project Applicant expects that the building would be occupied by warehouse distribution operators. The Project could be operational 24 hours per day, seven days per week, with exterior loading, and parking areas illuminated at night. Lighting would be subject to compliance with San Bernardino County Municipal Code § 83.07.030, which states that outdoor lighting of commercial or industrial land uses shall be fully shielded to preclude light pollution or light trespass. The building is designed such that business operations would be conducted within the enclosed building, with the exception of traffic movement, parking, and the loading, and unloading of tractor trailers at designated loading bays.





Source(s): Thienes Engineering, Inc. (07-12-2017)

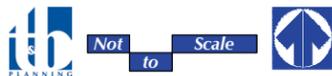


Figure 9

Conceptual Grading Plan

---

---

**ENVIRONMENTAL/EXISTING SITE CONDITIONS:*****General Plan and Zoning Designations***

The County of San Bernardino General Plan Land Use and Zoning District Maps designate the Project site for “Single Residential with Additional Agriculture Overlay (RS-1-AA)” land uses. The Single Residential (RS-1) land use designation is intended to provide areas for single-family homes on individual lots. The maximum permitted density for the RS-1 land use designation is one dwelling unit per acre (du/ac) (SB County, 2007a, Table LU-1). According to Section 82.07.010 of the San Bernardino County Development Code, the purpose of the Additional Agriculture (AA) Overlay is to “... to create, preserve, and improve areas for small-scale and medium-scale agricultural uses utilizing productive agricultural lands for raising, some processing, and the sale of plant crops, animals, or their primary products. It is an overlay where agricultural uses exist compatibly with a variety of rural residential lifestyles” (SB County, 2016, Section 82.07.010). The entire Project site is also located within the “Burrowing Owl (SE)” overlay (SB County, 2012).

***Project Site Conditions***

As shown on Figure 10, *USGS Topographic Map*, the current topography of the Project site ranges from approximately 1,030 feet above mean sea level (amsl) at the southeast corner and 1,045 feet amsl at the northwest corner. As shown on Figure 11, *Aerial Photograph*, under existing conditions, the Project site contains four single-family residences: two on the western portion, one on the southeastern corner and one on the northeastern portion of the Project site. The central portion of the Project site consists of former (fallow) agricultural land subject to weed abatement.

***Surrounding Land Uses and Development***

Figure 12, *Surrounding Land Uses and Development*, depicts the existing land uses immediately surrounding the Project site. The specific land uses surrounding the Project site are described below.

**North**

The Project site’s northern boundary abuts Slover Avenue. The Union Pacific Railroad Yard is located north of Slover Avenue. (Google Earth, 2018)

**East**

Cactus Avenue abuts the Project site to the east. East of Cactus Avenue are single-family homes, a junkyard, a SC Fuels gas station, a lubricant manufacturing plant, and vacant, undeveloped land. (Google Earth, 2018)

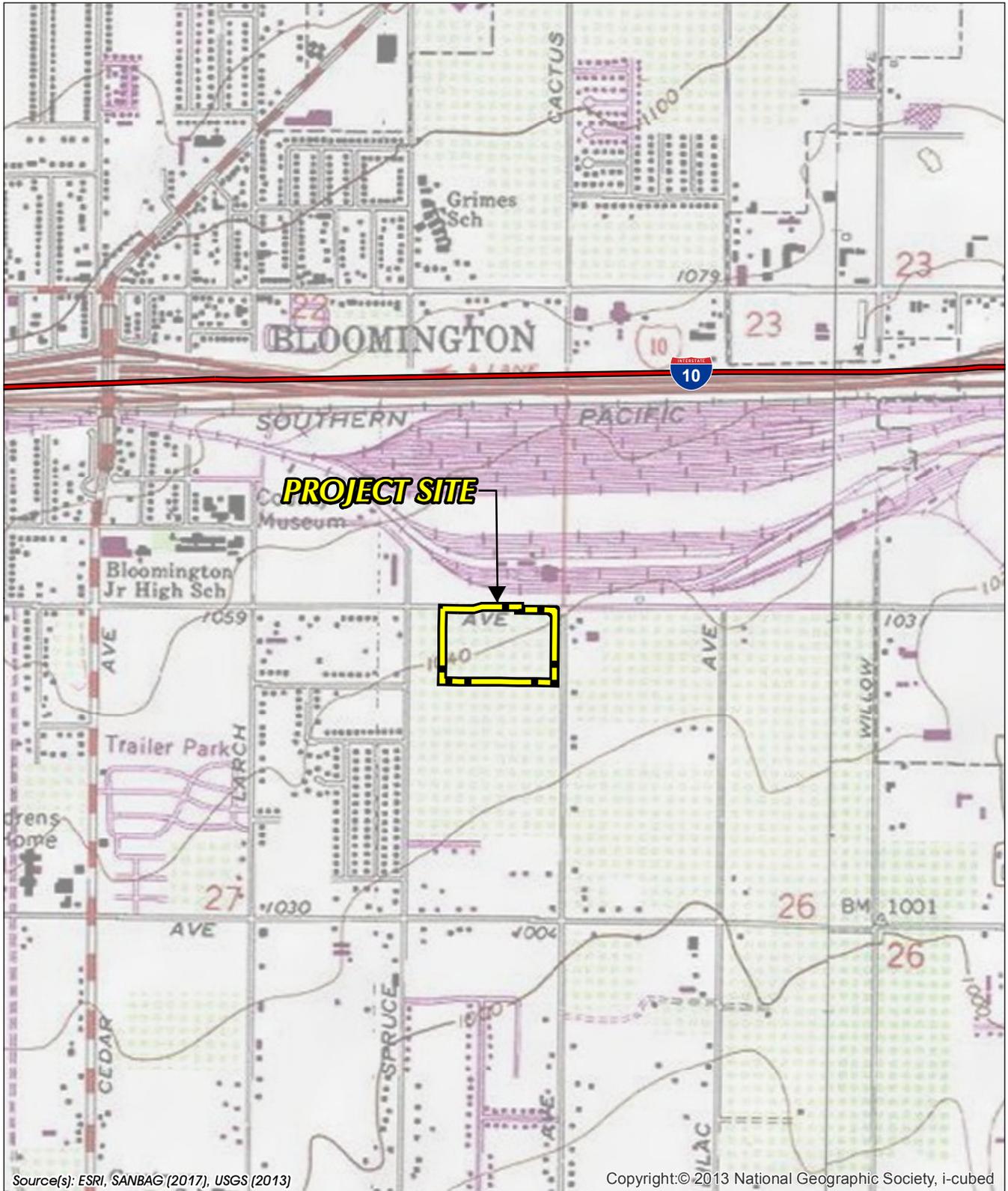
**South**

Single-family residences abut the Project site to the south. A trailer truck parking facility and various industrial land uses are located farther to the southeast of the Project site. (Google Earth, 2018)

**West**

Single-family residences and the Peña plant nursery abut the Project site to the west. (Google Earth, 2018)

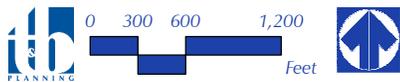
APNs: 0257-071-03, -04, & -39  
Slover Avenue & Cactus Avenue Warehouse  
March 2019



Source(s): ESRI, SANBAG (2017), USGS (2013)

Copyright:© 2013 National Geographic Society, i-cubed

Figure 10

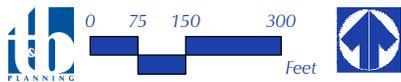


USGS Topographic Map



Source(s): ESRI, Nearmap Aerial (2018), SANBAG (2017)

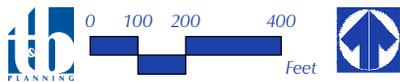
Figure 11



Aerial Photograph



Figure 12



Surrounding Land Uses and Development

**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 16000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. The Project is evaluated based upon its effect on 19 major categories of environmental factors. Each factor in the Initial Study Checklist is reviewed by responding to a series of questions regarding the impact of the Project on specific elements of the overall factor. Substantiation is provided to justify each determination. The effect of the project is categorized into one of the following four categories of possible determinations:

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less-than-Significant Impact:** No substantial adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less-than-Significant Impact with Mitigation Incorporated:** A substantial adverse impact is identified or anticipated; but, the application of mitigation measure(s) would avoid or mitigate the effects to a point where clearly no significant impact would occur.
4. **Potentially Significant Impact:** A substantial adverse impacts is identified or anticipated for which adequate mitigation may not be feasible. An Environmental Impact Report (EIR) is required to evaluate these impacts.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

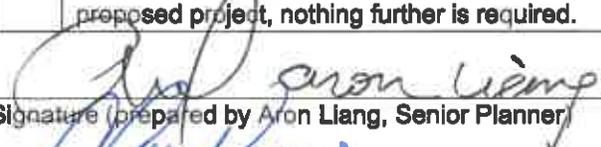
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

**DETERMINATION:**

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

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input checked="" 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 (prepared by Aron Liang, Senior Planner)

3.4.2019  
 Date

  
 Signature (Supervising Planner)

3-4-2019  
 Date

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS</b>				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>SUBSTANTIATION:</i> Check <input type="checkbox"/> if project is located within the view-shed of any Scenic Route listed in the General Plan.				

**I-a) Potentially Significant Impact.** The San Bernardino County General Plan does not designate specific scenic vistas throughout the County; however, General Plan Policy OS 5.1 states that a scenic resource includes “vista[s] that provide relief from less attractive views of nearby features (such as views of mountain backdrops from urban areas)” (SB County, 2007a, pp. VI-12 - VI-13). The Project site is located in a relatively flat valley floor approximately 9.6 miles southwest of the foothills of the San Bernardino Mountains, 9.4-miles southeast of the Glen Helen foothills, 2.3 miles northwest of the La Loma Hills, and 2.2 miles northeast of the foothills of the Jurupa Mountains. Under existing conditions, prominent views of the surrounding mountains and foothills are available within the areas adjacent to the Project site on Slover Avenue and Cactus Avenue on clear days.

The Project proposes to construct a 257,855-sq. ft. warehouse facility with a maximum height of 44 feet above finished floor surface. Accordingly, implementation of the Project may impede views of the surrounding foothills and mountains and therefore has the potential to result in a substantial adverse effect on a scenic vista. The Project’s potential to substantially adversely affect scenic vistas shall be evaluated in the required EIR.

**I-b) No Impact.** The Project site does not contain scenic resources, such as trees of scenic value, rock outcroppings, or historic buildings. There are no State-designated or eligible scenic highways within the vicinity of the Project site (CalTrans, 2018). Accordingly, the Project site is not located within a state scenic highway corridor and implementation of the proposed Project would not have a substantial effect on scenic resources within a state scenic highway corridor.

- 
- I-c) Potentially Significant Impact.** Under existing conditions, the Project site consists of single-family homes and vacant/disturbed land with scattered trees. The existing surrounding areas are characterized by roadways, residential land uses, a large railyard, and industrial land uses. Implementation of the Project would convert land that was previously used for residential land uses and vacant/disturbed land to one warehouse building and associated loading docks, parking spaces, drive aisles, utility infrastructure, landscaping, exterior lighting and signage. Therefore, the proposed Project would alter the visual character of the site in a potentially significant manner, and the proposed Project's impacts on the existing visual character of the Project site shall be evaluated in the required EIR.
- I-d) Less-Than-Significant Impact.** Under existing conditions, the Project site generates a negligible amount of glare from the existing residential homes and is subject to light and glare from the surrounding land uses (Union Pacific railyard, roadways, single-family homes, and industrial land uses) and improvements (i.e., streetlights). New light sources are required to comply with the provisions of the County of San Bernardino Municipal Code § 83.07.030, which requires that outdoor lighting for commercial or industrial land uses be fully shielded to preclude substantial light pollution, light trespass, or glare. Accordingly, mandatory compliance with County of San Bernardino Municipal Code § 83.07.030 would reduce the Project's light and glare impacts to less-than-significant.

**Potentially significant impacts have been identified which shall be evaluated in the EIR.**

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>II. 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code section 12220(9)), 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 loss of forest land or conversion of forest land non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION:</b> Check <input type="checkbox"/> if project is located in the Important Farmlands Overlay.				

**II-a) No Impact.** According to Farmland Mapping and Monitoring Program mapping information available from the California Department of Conservation (DOC), the Project site does not contain any soils designated by the DOC as “Prime Farmland,” “Unique Farmland,” or “Farmland of Statewide Importance” (DOC, 2016a). As such, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. No impact would occur.

**II-b) Less-than-Significant Impact.** The Project site is zoned “Single Residential with Additional Agriculture Overlay (RS-1-AA).” According to Section 82.07.010 of the San Bernardino County Development Code, the purpose of the Additional Agriculture (AA) Overlay is to “... to create, preserve, and improve areas for small-scale and medium-scale agricultural uses utilizing productive agricultural lands for raising, some processing, and the sale of plant crops, animals, or their primary products. It is an overlay where agricultural uses exist compatibly with a variety of rural residential lifestyles” (SB County, 2016, Section 82.07.010). The

proposed Project would amend the San Bernardino County General Plan Land Use Zoning District Map to remove the Additional Agricultural Overlay from the Project site. Because the Project proposes to remove the Additional Agricultural Overlay designation/zoning from the Project site, the Project would conflict with existing zoning for an agricultural use.

The agricultural value of the Project site was evaluated using the DOC's California Agricultural Land Evaluation and Site Assessment (LESA) Model. The LESA Model is a point-based approach that uses measurable factors to quantify the relative value of agricultural land resources to ultimately determine the significance of agricultural land conversions during the CEQA process. As summarized Table 1, *LESA Score Summary*, the Project site's LESA Model score is 36.06. According to the LESA Model scoring thresholds, a project site that receives a score below 39 is not considered to be an important agricultural resource (DOC, 1997, Table 9). Because the Project site is not considered to be an important agricultural resource pursuant to the LESA Model, the Project's conflict with the site's existing agricultural zoning would result in a less-than-significant impact to agriculture resources.

**Table 1 LESA Score Summary**

	Factor Scores	Factor Weight <sup>6</sup>	Weighted Factor Scores
<b><i>Land Evaluation Factors</i></b>			
LCC	19.59 <sup>1</sup>	0.25	4.90
Storie Index	64.64 <sup>2</sup>	0.25	16.16
<i>LE Subtotal</i>		<i>0.50</i>	<i>21.06</i>
<b><i>Site Assessment Factors</i></b>			
Project Size	0 <sup>3</sup>	0.15	0
Water Resource Availability	100 <sup>4</sup>	0.15	15.00
Surrounding Agricultural Land	0 <sup>5</sup>	0.15	0
Protected Resource Land	0 <sup>5</sup>	0.05	0
<i>SA Subtotal</i>		<i>0.50</i>	<i>15.00</i>
<b>Final LESA Score</b>			<b>36.06</b>

<sup>1</sup> Approximately 1.15 acres of the Project site has a LCC classification of IIIe, which corresponds to a LESA LCC rating of 70 points, and approximately 12.07 acres of the Project site has a LCC classification of IVe which corresponds to a LCC rating of 50. The remaining 0.05 acres of the Project site does not have a LCC classification. The weighted LCC score for the site is 19.59.

<sup>2</sup> Approximately 0.51 acres of the Project site has a Storie Index rating of 73; approximately 10.80 acres of the Project site has a Storie Index rating of 65; approximately 1.27 acres of the Project site has a Storie Index rating of 54; and approximately 0.64 acres of the Project site has a Storie Index rating of 81. The weighted Storie Index rating for the site is 64.64.

<sup>3</sup> The soils on the Project site do not meet the minimum area requirement (in acres) to be awarded a score under the LESA Model.

<sup>4</sup> The Project site is not irrigated; however, the Project area receives sufficient average annual rainfall to support dryland farming in non-drought years, in theory. Additionally, water utilities are available to the Project site from the abutting roadways (Slover Avenue and Cactus Avenue). The irrigation conditions at the Project site correspond to a score of 100 under the LESA Model.

<sup>5</sup> There are no agricultural lands or protected resource lands within the Project's zone of influence. The zone of influence is defined pursuant to the LESA Model.

<sup>6</sup> Factor weights are defined by the LESA Model.

Source: (DOC, 1997; USDA, n.d.; UC Davis, n.d.)

---

Additionally, as disclosed by mapping information from the California DOC, neither the Project site nor any land in the site's vicinity are under a Williamson Act Contract (DOC, 2016b). As such, no impact would occur with respect to a conflict with an existing Williamson Act Contract.

- II-c) No Impact.** The Project site is not zoned as forest land, timberland, or Timberland Production, nor is it surrounded by forest land, timberland, or Timberland Production land. The surrounding properties are zoned for industrial uses to the north, light industrial uses to the east (City of Rialto), residential uses to the south, and residential uses to the west. Due to the fact that neither the Project site nor the surrounding properties are zoned for forest, timberland, or timberland production, the Project has no potential to conflict with any areas currently zoned as forest, timberland, or Timberland Production and would not result in the rezoning of any such lands. As such, no impact would occur.
- II-d) No Impact.** The Project site does not contain a forest and is not designated as forest land; thus, the proposed Project would not result in the loss of forest land or the conversion of forest land to non-forest use (SB County, 2010a). As such, no impact would occur.
- II-e) Less-than-Significant Impact.** "Farmland" is defined in Section II(a) of Appendix G of the CEQA Guidelines to mean "Prime Farmland," "Unique Farmland" or "Farmland of Statewide Importance." According to the DOC, the Project site does not contain any soils mapped by the DOC as "Farmland." Furthermore, as discussed in the response to threshold question II-b), a LESA model analysis was completed which concluded that the site is not considered to be an important agricultural resource. Additionally, as described above in the responses to Thresholds II-c) and II-d), neither the Project site nor the surrounding properties are designated for forest land uses. Thus, implementation of the Project would not result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. A less-than-significant impact would occur.

**Less-than-significant impacts have been identified. Therefore, no mitigation measures are necessary and no further analysis is required on this subject.**

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY</b>				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard {including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION:</b>				

**III-a) Potentially Significant Impact.** The Project site is located in the South Coast Air Basin (SoCAB). Air quality within the SoCAB is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD’s Air Quality Management Plan (AQMP). The proposed Project would emit pollutants into the SoCAB during short-term construction and long-term operational activities, as equipment operates on the Project site and vehicles travel to and from the site. The air pollution emitted by the Project’s construction and operational activities have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD’s AQMP. As such, an air quality technical report shall be prepared and the required EIR shall evaluate the proposed Project’s potential to conflict with the SCAQMD’s adopted AQMP.

**III-b) Potentially Significant Impact.** Air quality within the SoCAB is regulated by the SCAQMD. Implementation of the proposed Project has the potential to violate daily air pollutant emission significance thresholds established by the SCAQMD, particularly related to Project construction and mobile source emissions associated with the Project’s long-term operation. Accordingly, an air quality technical report shall be prepared and Project-related air emissions shall be modeled using the SCAQMD’s California Emissions Estimator Model (CalEEMod™). The purpose of this model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR shall quantify the Project’s expected air pollutant levels and evaluate the Project’s potential to

---

violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.

- III-c) Potentially Significant Impact.** The Project site is located in San Bernardino County, which is a part of the SoCAB. The SoCAB is in non-attainment status for State air quality standards pertaining to ozone (O<sub>3</sub>), particulate matter smaller than 10 microns (PM<sub>10</sub>), and particulate matter smaller than 2.5 microns (PM<sub>2.5</sub>) (CARB, 2017). The SoCAB also does not attain federal standards concerning O<sub>3</sub> (8-hour) and PM<sub>2.5</sub> (CARB, 2017). The Project would generate particulate and gaseous emissions during construction and over the long-term operating life of the completed warehouse facility. This would include emissions of criteria pollutants, including those that contribute to ozone formation, along with PM<sub>10</sub> and PM<sub>2.5</sub>. Therefore, a quantitative analysis of emissions during the construction phases and over the operating life of the completed Project, together with an assessment of whether the Project would exceed SCAQMD daily emissions thresholds, is warranted in the required EIR.
- III-d) Potentially Significant Impact.** The Project does not include any land uses that may be considered point source emitters. However, the Project has the potential to expose sensitive receptors located near the Project site and/or along its primary truck route(s) to diesel particulate matter (DPM) emissions from mobile sources (i.e., vehicle and truck exhaust). Sensitive receptors in the Project area are limited to the residential uses occurring adjacent to the Project site. Due to the presence of sensitive receptors in the Project vicinity and the volume of truck traffic expected with the Project, there is the potential for the Project to expose nearby sensitive receptors to substantial pollutant concentrations associated with DPM. The required EIR shall evaluate the Project's potential to expose sensitive receptors to substantial pollutant concentrations.
- III-e) Potentially Significant Impact.** Any temporary odor impacts generated during Project-related construction activities, such as asphalt paving and the application of architectural coatings, would be short-term and cease upon completion of the construction phase of the Project. The proposed warehouse facility is not expected to involve uses or activities that generate substantial or noticeable amounts of odor during long-term operation. Nonetheless, the required EIR shall evaluate the Project's potential to expose substantial numbers of people to objectionable odors during both near-term construction and long-term operation.

**Potentially significant impacts have been identified which shall be evaluated in the EIR.**

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES</b>				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>SUBSTANTIATION:</b> Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database <input checked="" type="checkbox"/> : Biological Resources Overlay				

**IV-a) Potentially Significant Impact.** Under existing conditions, the Project site mostly consists of vacant/disturbed land with the exception of the four (4) single-family homes located on-site. Notwithstanding, the Project site has the potential to contain 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 qualified biologist will evaluate the site's existing biological resources and determine the presence or

absence of any sensitive species. The results of the biological resources assessment will be disclosed and evaluated in the required EIR.

- IV-b) Potentially Significant Impact.** Under existing conditions, the Project site mostly consists of vacant/disturbed land with the exception of the four (4) single-family homes located on-site. A qualified biologist will evaluate the Project site to determine if the property contains riparian habitat or a sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The results of the biological resources assessment will be disclosed and evaluated in the required EIR.
- IV-c) Potentially Significant Impact.** A qualified biologist will evaluate the Project's potential to impact federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). The results of the biological resources assessment will be disclosed and evaluated in the required EIR.
- IV-d) Potentially Significant Impact.** The Project site is disturbed and does not support a diversity of native wildlife. Paved roads, fencing, and developed land surrounding the Project site block terrestrial wildlife movement from all directions. Accordingly, the site is not expected to serve as a wildlife movement corridor. Notwithstanding, development of the Project site has some potential to impact avian species that are protected by the federal Migratory Bird Treaty Act or nesting birds protected by California law. The Project's potential to impact migratory and/or nesting birds during construction and long-term operation will be evaluated in the required EIR.
- IV-e) Potentially Significant Impact.** The Project site is not located within any Habitat Conservation Plan or Natural Community Conservation Plan (CDFW, 2017). Therefore, the Project would have no potential to conflict with any adopted Habitat Conservation Plan or Natural Community Conservation Plan. The removal of trees on the Project site would be subject to Chapter 88.01 of the San Bernardino County Municipal Code which contains guidelines and regulations related to the protection and management of plant species (SB County, 2018, § 88.01). Mandatory compliance with standard regulatory requirements would preclude any potentially significant impacts caused by conflict with local policies or ordinances protecting trees. Additionally, the Project site is located in a Biotic Resources Overlay area for burrowing owl habitat. For projects within the Biotic Resources Overlay areas, Chapter 82.11 and 82.19 of the San Bernardino County Development Code require that for proposed new land uses or increases of existing land use by more than 25 percent of disturbed area, the land use application shall include a biological resources report, along with mitigation measures to reduce or eliminate impacts to the identified resources. The Development Code also states that the County's Conditions of Approval for the project shall incorporate the mitigation measures from the biological report. Therefore, a qualified biologist will evaluate the Project's impacts to biological resources, the results of which shall be summarized in the biological resources assessment which will be disclosed and evaluated in the required EIR.

- IV-f) No Impact.** There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan applicable to the Project site. Accordingly, the Project would not conflict with any such plan, and no impact would occur.

**Potentially significant impacts have been identified which shall be evaluated in the EIR.**

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES</b>				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>SUBSTANTIATION:</i> Check if the project is located in the Cultural <input type="checkbox"/> or Paleontological <input type="checkbox"/> Resources overlays or cite results of cultural resource review.				

**V-a) Potentially Significant Impact.** The Project site contains residential structures that will be demolished and removed from the property with implementation of the Project. Although the structures on-site are not expected to qualify as a historical resource pursuant to CEQA Guidelines Section 15064.5, a Cultural Resources Assessment report will be prepared that will evaluate the historical significance of the on-site structures and thoroughly evaluate the Project's potential to impact historical resources within the Project site or within offsite disturbance areas. The EIR will discuss the findings and conclusions of the Cultural Resources Assessment report and evaluate the Project's potential impacts to historical resources.

**V-b) Potentially Significant Impact.** The San Bernardino County General Plan does not depict the Project site as being located within a culturally-sensitive area (SB County, 2006). Nevertheless, a site-specific cultural resources assessment will be conducted by a professional archaeologist to determine the presence/absence of archaeological resources to be located on the Project site or the likelihood such resources are located beneath the surface of the Project site. The results of the site-specific cultural resources assessment will be disclosed in the required EIR.

**V-c) Potentially Significant Impact.** No known paleontological resources or unique geologic features are present on the Project site. Notwithstanding, the San Bernardino County General Plan EIR states that unknown paleontological resources have the potential to exist on properties that have not been disturbed by prior development activities (such as the majority of the Project site) (SB County, 2007b, p. IV-63). Accordingly, the Project has the potential to result in significant adverse impacts to paleontological resources that may exist beneath the ground surface on the Project site during site excavation and/or grading activities that would

---

occur on the property during Project construction activities. The Project's potential to impact previously undiscovered paleontological resources beneath the surface of the site will be evaluated in the required EIR.

- V-d) Less-than-Significant Impact.** The Project site does not contain a cemetery, and no known formal cemeteries are located within the immediate site vicinity. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. If human remains are unearthed during Project construction, the construction contractor would be required by law to comply with California Health and Safety Code, Section 7050.5 "Disturbance of Human Remains." According to Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC). Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code Section 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials.

With mandatory compliance to California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, any potential impacts to human remains, including human remains of Native American ancestry, would be less than significant.

**Potentially significant impacts have been identified which shall be evaluated in the EIR.**

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS</b>				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>SUBSTANTIATION:</b> Check <input type="checkbox"/> if project is located in the Geologic Hazards Overlay District.				

**VI-a) i. No Impact.** According to the Southern California Earthquake Data Center (SCEDC), there are no known active or potentially active earthquake faults on the Project site or in the immediate area. The nearest fault line is the San Jacinto fault line located approximately 5.0 miles to the east-northeast of the Project site (SCEDC, 2018). Because there are no known faults located on the Project site, there is no potential for the Project to expose people or structures to substantial adverse effects related to ground rupture. Thus, no impact would occur.

**ii. Potentially Significant Impact.** The Project site is located in a seismically active area of Southern California and is expected to experience moderate-to-severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of Project approval, the proposed warehouse building is required to be constructed in accordance with the California Building Standards Code (CBSC), also known as California Code of Regulations (CCR), Title 24 (Part 2), and the County of San Bernardino Building Code, which is based on the CBSC with local amendments. The CBSC and County of San Bernardino Building Code have been specifically tailored for California earthquake conditions and provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures. In addition, the CBSC (Chapter 18) and the County of San Bernardino require development projects to prepare geologic engineering reports to identify site-specific geologic and seismic conditions and implement the site-specific recommendations contained therein to preclude adverse effects involving unstable soils and strong seismic ground-shaking, including, but not limited to, recommendations related to ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems. Notwithstanding, a Project-specific geotechnical report will be prepared for the Project site and discussed within and appended to the EIR. The EIR will contain mitigation measures, if needed, to attenuate any site-specific geologic or seismic conditions that could adversely affect the Project.

**iii. Potentially Significant Impact.** According to the County's Geologic Hazards Overlay exhibit, the Project site is not located in an area that is susceptible to landslides or liquefaction (SB County, 2010b). Nevertheless, a Project-specific geotechnical investigation will be prepared for the Project site that will evaluate the potential for seismic-related ground failure, including liquefaction, to occur at the site. The required EIR will discuss the findings, conclusions, and recommendations of the Project-specific geotechnical report with respect to seismic-related ground failure, including liquefaction.

**iv. Potentially Significant Impact.** The Project site is virtually flat and contains no substantial natural or man-made slopes under existing conditions. There are no substantial natural or man-made slopes in the immediate Project site vicinity, either. Accordingly, the Project site is located in an area with a low potential for landslides. Furthermore, according to the County's Geologic Hazards Overlay exhibit, the Project site is not located in an area that is susceptible to landslides (SB County, 2010b). Nevertheless, a Project-specific geotechnical report will be prepared which will evaluate the potential landslide risks during construction and operation of the Project. The required EIR will discuss the findings, conclusions, and recommendations of the Project-specific geotechnical report with respect to landslide hazards.

**VI-b) Potentially Significant Impact.** Construction activities associated with the Project would involve earth movement and the exposure of soil, which would temporarily increase erosion susceptibility. In the long-term, development of the subject property would increase impervious surface cover and permanent landscaping on the Project site, thereby reducing

---

the potential for erosion and loss of topsoil that currently occurs. The Project would be required to adhere to standard regulatory requirements, including, but not limited to, requirements imposed by a National Pollutant Discharge Elimination System (NPDES) permit or construction activities, including proposed grading, and a Project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in stormwater runoff. The required EIR will evaluate the effectiveness of the Project's erosion-control measures and will determine whether the Project has the potential to result in substantial soil erosion and the loss of topsoil.

- VI-c) Potentially Significant Impact.** Landslide hazards are not anticipated to affect or result from the Project. The Project site's potential for lateral spreading or collapse is currently unknown, but will be evaluated in a site-specific geotechnical evaluation. The site-specific geotechnical evaluation also will evaluate the Project site's potential for subsidence and liquefaction hazards. The required EIR will disclose the findings of the site-specific geotechnical evaluation and will evaluate the proposed Project's potential to cause soil subsidence, lateral spreading, liquefaction, and/or soil collapse, which could pose a hazard to the future structures and workers on-site.
- VI-d) Potentially Significant Impact.** According to USDA's Web Soil Survey, the majority of the Project site is underlain with Hanford coarse sandy loam while the remainder of the Project site is underlain with Tujunga loamy sand. Both soil types have high infiltration rates and are not identified as having a high shrink-swell potential (USDA, n.d.). Nevertheless, the Project's geotechnical evaluation will evaluate the Project site's specific soil conditions and potential for containing expansive soils. The Project's potential to expose the future structure and workers on-site to hazards associated with expansive soils will be evaluated in the required EIR.
- VI-e) No Impact.** The Project does not propose the use of septic tanks or alternative waste water disposal systems. Accordingly, no impact would occur.

**Potentially significant impacts have been identified which shall be evaluated in the EIR.**

<i><b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b></i>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. GREENHOUSE GAS EMISSIONS</b>				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i><b>SUBSTANTIATION:</b></i>				

**VII-a) Potentially Significant Impact.** Project-related construction and operational activities would emit air pollutants, several of which are regarded as greenhouse gasses (GHGs). The proposed Project’s potential to generate GHGs, either directly or indirectly, that could have a significant impact on the environment, shall be analyzed in a Project-specific GHG analysis report which will be discussed in the required EIR.

**VII-b) Potentially Significant Impact.** The Project’s potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs will be analyzed in a Project-specific GHG analysis, the results of which will be discussed in the required EIR.

**Potentially significant impacts have been identified which shall be evaluated in the EIR.**

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION:</b>				

**VIII-a) Potentially Significant Impact.** The Project proposes to construct a 257,855-sq. ft. warehouse facility at the Project site. No specific occupant(s) have been identified for the warehouse building at this time; therefore, the range of products and materials that would be shipped to, stored within, and transported from the Project site is not currently known. All

hazardous materials are regulated by federal and State laws to ensure public safety, and any transport, use, or disposal of such materials associated with the Project would be subject to all applicable regulatory requirements. Nonetheless, because hazardous materials have the potential to be transported, used, or disposed during Project construction and operation, the proposed Project could have a potentially significant impact by creating a significant hazard to the public or the environment. Further evaluation of potential impacts related this topic shall be discussed in the required EIR.

- VIII-b) Potentially Significant Impact.** See Response VIII-a), above. This topic will be discussed in the required EIR.
- VIII-c) No Impact.** There are no schools located within 0.25-mile of the Project site. Thus, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur.
- VIII-d) No Impact.** The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (CDTSC, 2018). Accordingly, no impact would occur.
- VIII-e) Potentially Significant Impact.** The Project site is not located within two miles of a public airport (Google Earth, 2018). The Project is located within the Airport Influence Area (AIA) of the Ontario International Airport (City of Ontario, 2010, Map 2-1). The required EIR will evaluate whether the Project would potentially conflict with the Ontario International AIA in a manner that could result in a safety hazard for people residing or working in the Project area.
- VIII-f) No Impact.** There are no private airfields or airstrips in the vicinity of the Project site (Google Earth, 2018). Because no private airports are located nearby, there is no potential for the Project to result in a safety hazard for people residing or working the Project area. No impact would occur.
- VIII-g) Potentially Significant Impact.** The Project site does not contain any emergency facilities under existing conditions nor does it serve as an emergency evacuation route, so there is no potential for the Project to adversely affect an existing emergency response or evacuation plan. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by applicable County and surrounding City regulations. Although it is not anticipated that the proposed Project would interfere with an adopted emergency response or evacuation plan, the required EIR shall discuss this topic in further detail.
- VIII-h) Less-than-Significant Impact.** According to the County of San Bernardino Hazard Overlay Maps, the Project site is not located in an area of substantial or high fire risk (SB County, 2010c). The proposed Project would construct a modern warehouse facility on-site that complies with California Building Code minimum requirements for fire resistive building materials and building features, including an interior sprinkler system, to minimize potential

fire hazards. The Project's landscaping would be properly maintained and irrigated and would thereby decrease the potential fire fuel load on the Project site. Thus, implementation of the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Impacts would be less than significant.

**Potentially significant impacts have been identified which shall be evaluated in the EIR.**

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

**IX-a) Potentially Significant Impact.** Implementation of the Project would involve demolition, clearing, grading, paving, utility installation, building construction, and landscaping activities, which could result in the generation of water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures. Additionally, runoff under post-development conditions could contain pollutants in the absence of protective or avoidance measures. The Project's potential to violate any water quality standards or waste discharge requirements during short-term construction and/or long-term operational activities shall be fully analyzed in the required EIR.

**IX-b) Less-than-Significant Impact.** The Project does not propose the installation of any water wells that would directly extract groundwater; however, the increase in impervious surface cover that would occur with development of the site could reduce the amount of water percolating down into the underground aquifer that underlies the Project site which is part of the North Riverside Groundwater Basin (WSC, 2016, Figure 2-2). The WVWD has indicated it has sufficient available water resources to adequately serve the Project in addition to past, present, and future commitments to supply water (WSC, 2016, pp. 10-12 - 10-19). However, the impact of an incremental reduction in groundwater recharge area would not be significant because the water purveyor for the Project area, the West Valley Water District WVWD, also extracts groundwater from four (4) other groundwater basins (Chino Basin, Bunker Hill Basin, Lytle Creek Basin, and Rialto-Colton Basin), purchases water from the San Bernardino Municipal Water District, obtains a portion of its surface water supply from Lytle Creek, and purchases surface water from the State Water Project (SWP) and therefore does not solely rely on surface water percolation to replenish the groundwater basin. Based on the full scope of their water supplies, the WVWD has indicated it has sufficient available water resources to adequately serve their service area in consideration of past, present, and future water commitments (WSC, 2016, pp. 10-12 - 10-19). Additionally, water captured by the Project's detention basin, infiltration chambers, and landscaped areas would percolate into the ground. With buildout of the Project, the local groundwater levels would not be substantially adversely affected. Accordingly, buildout of the Project would not interfere substantially with groundwater recharge.

For the reasons stated above, the Project would neither substantially deplete groundwater supplies nor interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Impacts would be less than significant.

**IX-c) Potentially Significant Impact.** The Project would alter the existing drainage pattern of the property and thereby has the potential to result in erosion. Stormwater runoff from the Project site would be discharged into the public storm drain system. In the event the Project were to result in substantial erosion, then sediment from the Project site would have the potential to adversely affect downstream waterways. A site-specific hydrology study will be prepared for the Project to determine whether Project development would result in a measurable increase in water flows exiting the site under developed conditions (which could cause scour/erosion).

Additionally, a site-specific WQMP also would be prepared that would identify structural control BMPs to reduce the Project's potential to result in increased erosion following development. The results of the required WQMP and site-specific hydrology study will be documented in the required EIR.

- IX-d) Potentially Significant Impact.** As indicated under Response IX-c), a site-specific hydrology study shall be prepared to evaluate whether the Project would result in a substantial change in the rate or amount of runoff from the site. An increase in the rate or amount of runoff from the site could result in increased potential for flooding on downstream properties. The results of the site-specific hydrology study shall be documented in the required EIR.
- IX-e) Potentially Significant Impact.** As indicated under Response IX-a), the Project's potential to result in additional sources of polluted runoff shall be disclosed and evaluated in the required EIR. A site-specific hydrology study shall be prepared for the Project that will identify a storm water drainage system to convey runoff from the site in a manner consistent with County requirements. The required EIR shall include a discussion and analysis of the Project's proposed storm drain improvements, and also shall identify any impacts to the environment that may result from any necessary off-site improvements required in support of the Project's drainage system.
- IX-f) Potentially Significant Impact.** Refer to Responses IX-a), IX-c), and IX-d) above. The Project's potential to otherwise substantially degrade water quality shall be evaluated in the required EIR.
- IX-g) No Impact.** The proposed Project does not include housing. Therefore, there is no potential for the Project to place housing within a 100-year flood hazard area. No impact would occur.
- IX-h) No Impact.** According to the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer, the Project site is located within "Flood Zone X (unshaded)" which corresponds with areas of minimal flood hazard (i.e., less than 0.2-percent annual chance of flood, also referred to as a 500-year flood zone) (FEMA, n.d.). Therefore, implementation of the proposed Project would not place structures within a 100-year flood hazard area that would impede or redirect flood flows. No impact would occur.
- IX-i) No Impact.** The nearest dam to the Project site is the Devil's Canyon Percolation Basin, located approximately 9.4 miles northeast of the Project site (Google Earth, 2018). According to County of San Bernardino Hazards Maps, the Project site is not located in an identified dam inundation area (SB County, 2010c). There are no levees in the vicinity of the Project site. Accordingly, and also based on the information provided under Responses IX-g) and IX-h), the Project would not expose people or structures to a significant risk of loss, injury or death involving flooding. No impacts would occur.
- IX-j) No Impact.** The Pacific Ocean is located more than 50 miles southwest of the Project site; consequently, there is no potential for tsunamis to impact the Project site. In addition, the Project site and immediate surrounding area do not contain steep hillsides that may be

susceptible to mudflow. The nearest large body of surface water to the site is the Santa Ana River, located approximately 2.0 miles southeast of the Project site (Google Earth, 2018). Due to the distance of the Santa Ana River from the Project site, a seiche in the river would have no impact on the Project site. Therefore, the Project site would not be subject to seiches, mudflows, and/or tsunamis. Thus, no impact would occur and no further analysis of this subject is required.

**Potentially significant impacts have been identified which shall be evaluated in the EIR.**

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. LAND USE AND PLANNING</b>				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION:</b>				

**X-a) No Impact.** The Project site consists of approximately 13.27 acres of primarily vacant land that is routinely disturbed (i.e., disced), with the remaining portions of the Project site developed with four (4) single-family residential structures. The Project site does not provide access to established communities and would not isolate any established communities or residences from neighboring communities. Development and operation of the Project would not physically divide the arrangement of an established community.

**X-b) Potentially Significant Impact.** Implementation of the Project would allow for the development of a warehouse building on the 13.27-acre Project site. The Project proposes an amendment to the County of San Bernardino General Plan Land Use Map to change the land use designation for the 13.27-acre Project site from Single Residential (RS-1) to Community Industrial (IC), and remove the Additional Agricultural overlay. The required EIR will include an evaluation of the proposed Project’s potential conflicts with applicable plans, policies, and/or regulations adopted for the purpose of reducing or avoiding environmental effects.

**X-c) Less-than-Significant Impact.** Please refer to Response IV-f). The Project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

**Potentially significant impacts have been identified which shall be evaluated in the EIR.**

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. MINERAL RESOURCES</b>				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<b>SUBSTANTIATION:</b>				

**XI-a) Less-than-Significant Impact.** The California Department of Conservation (DOC) designates portions of the Project site as being located within Mineral Resource Zone (MRZ)-2, which is a zone known to contain significant mineral deposits or have a high likelihood of containing significant deposits (DOC, 2008). However, the mineral resource zone classifications assigned by the DOC focus solely on geologic factors and the potential value and marketability of a mineral resource, without regard to existing land use and ownership or the compatibility of surrounding land uses. The County of San Bernardino General Plan identifies the Project site for residential land uses. This means that the County has determined that non-mining land uses on-site are more valuable to the region than potential mineral extraction uses. Additionally, due to constraints on and abutting the Project site (i.e., the railroad tracks that abut the site on the north and the proximity to off-site residences) mineral resources extraction would not be feasible on-site. Lastly, the County’s General Plan does not identify any important mineral resource recovery sites on- or in the proximity of the Project site. Accordingly, the Project would result in a less-than-significant impact related to the loss of availability of a known mineral resource.

**XI-b) No Impact.** Please refer to the response to Response IX-a), above.

**No significant adverse impacts are identified and no mitigation measures are required.**

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

**XII-a) Potentially Significant Impacts.** Project-related construction activities, as well as long-term operational activities (including on-site industrial warehouse operations and the projected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the County’s General Plan and § 83.01.080 of the County’s Municipal Code. An acoustical analysis will be prepared and the required EIR will analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.

**XII-b) Potentially Significant Impacts.** Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during earthwork/grading and/or during the operation of heavy machinery. The required EIR will analyze the potential of the Project to expose persons to excessive groundborne vibration. Long-term operation of the proposed Project is not anticipated to result in perceptible levels of groundborne vibration or

---

groundborne noise; regardless, the Project's EIR will also evaluate the proposed Project's potential to generate groundborne vibration and noise in the long-term.

- XII-c) Potentially Significant Impacts.** Vehicle traffic associated with operation of the Project has the potential to cause an increase in ambient noise levels. In addition, on-site operational activities have the potential to increase ambient noise levels. A Project-specific acoustical study will be prepared to identify potential increases in ambient noise and to analyze the potential for Project-related noise to increase ambient noise to a level that would be considered substantial and permanent compared to existing conditions. The results of the acoustical study will be summarized and incorporated into the required EIR.
- XII-d) Potentially Significant Impacts.** During Project-related construction activities, there could be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to temporary construction traffic and the temporary and periodic operation of construction equipment. A Project-specific acoustical study will be prepared to identify the potential for temporary or periodic increases in ambient noise levels that would be considered substantial compared to existing conditions. The results of the acoustical study will be summarized and incorporated into the required EIR.
- XII-e) No Impact.** The Project site is located approximately 11.3-mile east of the Ontario International Airport. According to the Ontario International Airport Land Use Compatibility Plan Map 2-3, *Compatibility Policy Map: Noise Impact Zones*, the Project site is located outside of the 60-65 dBA CNEL noise contour and would not be subjected to excessive noise levels due to operations at the Ontario International Airport. Because the Project site is not located within the Ontario International Airport noise contours, the Project would not expose people residing or working in the Project area to excessive noise levels due to its location within two miles of a public airport. No impact would occur and no further analysis of this subject is required.
- XII-f) No Impact.** There are no private airfields or airstrips in the vicinity of the Project site. Therefore, the Project would not expose people to excessive noise levels associated with operations at a private airstrip. No impact would occur.

**Potentially significant impacts have been identified which shall be evaluated in the EIR.**

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. POPULATION AND HOUSING</b>				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION:</b>				

**XIII-a) Less-than-Significant Impact.** The Project would have a beneficial effect on the City's employment base by developing a site that is currently vacant - except for four (4) single-family residences - with a new warehouse facility. Given that the current unemployment rate for the Riverside-San Bernardino-Ontario area is approximately 4.1%, it is reasonably assured that the jobs would be filled by people living within Fontana, Rialto, Colton, Jurupa Valley or other nearby communities (Bureau of Labor Statistics, 2018). Furthermore, the Project site is served by existing public roadways, and utility infrastructure is already installed beneath the public rights of way that abut the Project site (Slover Avenue and Cactus Avenue). Accordingly, the Project and its required improvements would not induce direct or indirect substantial growth in the area. Impacts would be less than significant. As such, the Project is not anticipated to induce substantial population growth in the area, such that the population growth would result in significant environmental effects. A less-than-significant impact would occur and no further analysis is required on this subject.

**XIII-b) Less-than-Significant Impact.** Under existing conditions, the Project site contains four (4) single-family residences. The Project would remove these homes from the Project site, but removal of the four residences would not displace substantial numbers of people or substantial numbers of existing housing, considering that there are over 98,072 households in unincorporated San Bernardino County (SCAG, 2017, p. 3). The removal of four residential homes from the Project site would not necessitate the construction of replacement housing elsewhere. Accordingly, impacts would be less than significant.

**XIII-c) Less-than-Significant Impact.** Refer to Response XIII-b). Implementation of the Project would not displace substantial numbers of people and would not necessitate the construction of replacement housing elsewhere. Accordingly, a less-than-significant impact would occur.

**No significant adverse impacts are identified and no mitigation measures are required.**

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. PUBLIC SERVICES</b>				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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?				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>SUBSTANTIATION:</b>				

**XIV-a) Less-than-Significant Impact.** Fire protection services to the Project site are provided by the San Bernardino County Fire Department (SBCFD). The Project site is served by San Bernardino County Fire Station No. 76, located at 10174 Magnolia St, Bloomington, CA 92316 (approximately 1.6 roadway miles to the northwest of the Project site) and San Bernardino County Fire Station No. 77, located at 17459 Slover Avenue (approximately 2.8 roadway miles to the west of the Project site) (Google Earth, 2018). Based on the Project site's proximity to two existing fire stations the Project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. The Project is required to comply with the provisions of the County of San Bernardino Fire Protection District Fee Ordinance (Ordinance No. FPD-01), which requires a fee payment that the County applies to the funding of fire protection facilities. Mandatory compliance with Ordinance No. FPD-01 would be required prior to the issuance of a building permit. In addition, property tax revenues generated from development of the site would also provide funding to offset potential increases in the demand for fire protection at Project build-out.

The Project would feature a minimum of fire safety and fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system, and paved access. The proposed building would be of concrete tilt-up construction that contains a low fire hazard risk rating. In addition, a fire alarm system is proposed to be installed, as well as ESFR (Early Suppression, Fast Response) ceiling mounted fire sprinklers. ESFR systems are located in ceiling spaces as with conventional fire sprinkler systems, but they incorporate large, high-volume, high-pressure heads to provide the necessary fire protection for warehouse buildings that may contain high-piled storage. While most other sprinklers are intended to control the growth of a fire, an ESFR sprinkler system is designed to suppress a fire. To suppress a fire does not necessarily mean it will extinguish the fire but rather it is meant to "knock" the fire back down to its source.

---

Based on the foregoing, the proposed Project would receive adequate fire protection service and would not result in the need for new or physically altered fire protection facilities. Impacts to fire protection facilities would be less than significant.

- XIV-b) Less-than-Significant Impact.** The Project would introduce a new warehouse building and employees and visitors to the Project site, which would result in an incremental increase in demand for police protection services, but is not anticipated to require or result in the construction of new or physically altered police facilities. Furthermore, property tax revenues generated from development of the site would provide funding to offset potential increases in the demand for police services at Project build-out. Based on the foregoing, the proposed Project would receive adequate police protection service, and would not result in the need for new or physically altered police protection facilities. Impacts to police protection facilities would therefore be less than significant.
- XIV-c) Less-than-Significant Impact.** The Project would not create a direct demand for public school services, as the subject property would contain non-residential uses that would not generate any school-aged children requiring public education. The proposed Project is not expected to draw a substantial number of new residents to the region and would, therefore, not indirectly generate school-aged students requiring public education. Because the proposed Project would not directly generate students and is not expected to indirectly draw students to the area, the proposed Project would not cause or contribute to a need to construct new or physically altered public school facilities. Although the Project would not create a direct demand for additional public-school services, the Project Applicant would be required to contribute development impact fees to the San Bernardino City Unified School District in compliance with California Senate Bill 50 (Greene), which allows school districts to collect fees from new developments to offset the costs associated with increasing school capacity needs. Mandatory payment of school fees would be required prior to the issuance of building permits. Impacts to public schools would be less than significant.
- XIV-d) No Impact.** As discussed under Responses XV-a) and XV-b) below, the Project would not create a demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Accordingly, implementation of the Project would not adversely affect any park facility. Thus, no impact would occur.
- XIV-e) No Impact.** The Project is not expected to result in a demand for other public facilities/services, including libraries, community recreation centers, post offices, public health facilities, and/or animal shelters. As such, implementation of the Project would not adversely affect other public facilities or require the construction of new or modified public facilities and no impact would occur.

**No significant adverse impacts are identified and no mitigation measures are required.**

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. RECREATION</b>				
Would the project:				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>SUBSTANTIATION:</b>				

**XV-a) No Impact.** The Project would develop the subject property with industrial land uses. The Project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Accordingly, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, thus, no impact would occur and no further analysis of this subject is required.

**XV-b) No Impact.** The Project does not propose to construct any new on- or off-site recreation facilities. Additionally, the Project would not expand any existing off-site recreational facilities. Therefore, environmental effects related to the construction or expansion of recreational facilities would not occur.

**No significant adverse impacts are identified and no mitigation measures are required.**

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. TRANSPORTATION / TRAFFIC</b>				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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?				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION:</b>				

**XVI-a) Potentially Significant Impact.** The proposed Project has the potential to adversely affect the performance of the local circulation system, on a direct and/or cumulatively considerable level. A site-specific traffic study will be prepared following the County of San Bernardino’s traffic study guidelines. The study will quantify the volume of vehicular traffic anticipated to travel to and from the Project site. The required EIR will disclose the findings of the site-specific traffic study and evaluate the Project’s potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.

- 
- XVI-b) Potentially Significant Impact.** Traffic generated by the proposed Project has the potential to impact the San Bernardino County CMP roadway network. Potential effects to the CMP roadway system will be evaluated in a site-specific traffic study, and the results of this study will be used in the required EIR to determine the Project's consistency with the San Bernardino CMP, including applicable level of service standards and travel demand/congestion management measures.
- XVI-c) Less-than-Significant Impact.** According to Policy Map 2-1, *Compatibility Policy Map: Airport Influence Area*, of the Ontario International Airport Land Use Compatibility Plan, the Project site is located within the Ontario International Airport AIA (City of Ontario, 2010, Policy Map 2-1). However, the Project site is located outside of the Safety Zones for the Ontario International Airport, as shown (City of Ontario, 2010, Policy Maps 2-2 and 2-3). Furthermore, Policy Map 2-4 of the Ontario International Airport Land Use Compatibility Plan depicts the Project site as being located within an area of the AIA that allows for buildings heights greater than 200 feet above ground level (City of Ontario, 2010, Policy Map 2-4). The Project would construct the proposed warehouse building to a maximum height of 44 feet above ground level; therefore, no conflict with the policies of the Ontario International Airport Land Use Compatibility Plan is expected to occur as a result of the implementation of the Project. In addition, the proposed Project would not include an air travel component (e.g., runways, helipads) and products transported to and from the Project site would not be transported via direct air travel. Accordingly, the Project would not substantially affect air traffic patterns, including an increase in traffic levels or a change in flight path location that results in substantial safety risks. A less-than-significant impact would occur.
- XVI-d) Less-than-Significant Impact.** County staff reviewed the Project's application materials and determined that no unsafe design features are proposed as part of the Project. All improvements planned as part of the Project would be in conformance with applicable County of San Bernardino standards and would not result in any hazards due to a design feature. Additionally, the proposed Project would be compatible with existing and planned land uses in the surrounding area and would not substantially increase safety hazards due to incompatible uses. Thus, impacts would be less than significant.
- XVI-e) Less-than-Significant Impact.** The Project would construct one warehouse building on the Project site, which would require the need for emergency access to-and-from the site. During the course of the County of San Bernardino's review of the proposed Project, the County confirmed that the Project would provide adequate access to-and-from the Project site for emergency vehicles. The County also confirmed the layout of the Project's proposed warehouse building, drive aisles, parking lots, and truck courts was sufficient to provide adequate on-site circulation for emergency vehicles. The Project's proposed driveways would connect directly to Slover Avenue and Cactus Avenue, and the Project does not propose any changes to public roads other than frontage improvements along Slover Avenue and Cactus Avenue Boulevard that are designed to improve local traffic circulation. Furthermore, the County of San Bernardino will review all future Project construction drawings to ensure that adequate emergency access is maintained along abutting public streets during temporary construction activities. Impacts would be less than significant.

---

**XVI-f) Less-than-Significant Impact.** The Project would develop a warehouse building, which is a land use that is not likely to attract large volumes of pedestrian, bicycle, or transit traffic. Regardless, the Project is designed to comply with all applicable County of San Bernardino transportation policies.

The County of San Bernardino General Plan does not identify bicycle routes or pedestrian trails within the immediate vicinity of the Project site (SB County, 2007a). Accordingly, the Project has no potential to conflict with any County-designated bikeways. Additionally, the City of Rialto General Plan does not identify any bicycle routes or pedestrian facilities within the immediate vicinity of the Project site (City of Rialto, 2010, Exhibit 4-4). There are no pedestrian facilities within the immediate vicinity of the Project site that have the potential to be affected (Google Earth, 2018). The Project's driveways would be stop-sign controlled and sight distance at each Project driveway would be reviewed by the County of San Bernardino at the time future improvement plans are considered to ensure that sight distance meets applicable County standards and provides for safe bicycle and pedestrian circulation.

There are no bus transit facilities within the immediate vicinity of the Project site. The nearest bus facility is located approximately 415 miles west of the Project site at the intersection of Slover Avenue and Spruce Avenue (Google Earth, 2018). Accordingly, the Project could not conflict with local public transit service.

As demonstrated by the foregoing analysis, the Project would not conflict with adopted policies, plans or programs related to alternative transportation, or otherwise substantially decrease the performance or safety of such facilities, and a less-than-significant impact would occur.

**Potentially significant impacts have been identified which shall be evaluated in the EIR.**

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. TRIBAL CULTURAL RESOURCES</b>				
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:				
a) 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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 will consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION:</b>				

**XVII-a) Potentially Significant Impact.** A site-specific cultural resources assessment will be conducted by a professional archaeologist to determine whether the Project site is listed or eligible for listing on a state or local register of historical resources as defined in Public Resources Code Section 5020.1(k). The results of the site-specific cultural resources assessment will be disclosed in the required EIR.

**XVII-b) Potentially Significant Impact.** The County of San Bernardino will send notification of the proposed Project to Native American tribes with possible traditional or cultural affiliation to the area and will consult with interested tribes regarding the Project’s potential to affect a tribal cultural resource. The potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource will be evaluated in the required EIR.

**Potentially significant impacts have been identified which shall be evaluated in the EIR.**

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

**XVIII-a) Less-than-Significant Impact.** Wastewater treatment services would be provided to the Project site by SBMWD. The Project's effluent would be typical of a modern warehouse operation (bathroom, sinks, toilets, etc.). No industrial waste requiring special treatment or handling would occur. The SBMWD is required to operate their wastewater treatment facilities in compliance with the waste treatment and discharge standards/requirements established by the Santa Ana RWQCB. Therefore, the Project's contribution of wastewater to the SBMWD wastewater treatment facilities would not have any potential to exceed wastewater treatment requirements of the Santa Ana RWQCB. Additionally, the Project would not install or utilize septic systems or alternate wastewater treatment systems; therefore, the Project would have no potential to exceed the applicable wastewater treatment requirements established by the Santa Ana RWQCB. Accordingly, a less-than-significant impact would occur.

---

**XVIII-b) Potentially Significant Impact.** Refer to Response XVIII e), below, for an analysis of the Project's potential effects to wastewater treatment facilities.

Domestic water services are provided to the Project site by WVWD while wastewater conveyance and treatment services are provided to the site by the SBMWD. The proposed Project would be required to construct water and wastewater conveyance facilities as necessary to serve the Project. The required EIR will describe the Project's proposed water and wastewater conveyance facilities, and will evaluate whether the construction of such facilities would result in significant environmental effects.

**XVIII-c) Potentially Significant Impact.** The proposed Project would be required to construct stormwater drainage facilities as necessary to serve Project stormwater flows. A site-specific hydrology study shall be prepared for the Project that will identify a stormwater drainage system to convey runoff from the site in a manner consistent with County requirements. The required EIR shall evaluate whether the construction or expansion of storm water drainage facilities as necessary to serve the Project would result in significant environmental effects.

**XVIII-d) Potentially Significant Impact.** WVWD is responsible for supplying potable water to the Project site and its region. As discussed in the 2015 San Bernardino Valley Regional Urban Water Management Plan, herein incorporated by reference as the "UWMP," which applies to and was adopted by the WVWD, adequate water supplies are projected to be available to meet the WVWD's estimated water demand through 2040 under normal, historic single-dry and historic multiple-dry year conditions (WSC, 2016, 10-18 - 10-19). WVWD forecasts for projected water demand are based on the population projections of the Southern California Association of Governments (SCAG), which rely on the adopted land use designations contained within the general plans that cover the geographic area within WVWD's service. However, because the Project would implement industrial land uses at the site and therefore would be inconsistent with the current County of San Bernardino General Plan land use designation for the site (Single Residential with Additional Agriculture Overlay (RS-1-AA), the water demand associated with the Project was not considered in the demand anticipated by the 2015 UWMP. Therefore, there is the potential the Project may demand water that is beyond existing entitlements/resources and would require new or expanded entitlements. Potential impacts related to the Project's water demand will be evaluated in the required EIR.

**XVIII-e) Potentially Significant Impact.** Wastewater generated on the Project site would be treated by the SBMWD, which conveys wastewater to the San Bernardino Regional Wastewater Reclamation Plant (WRP) then to the Regional Tertiary Treatment Rapid Infiltration and Extraction (RIX) Facility for tertiary treatment. The required EIR shall evaluate the adequacy of the SBMWD's existing wastewater treatment capacity, and shall determine whether any new or expanded treatment facilities are required to serve the Project in addition to the SBMWD's existing commitments.

**XVIII-f) Potentially Significant Impact.** Implementation of the proposed Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The Project would be required to comply

with mandatory waste reduction requirements as described below in Response XVIII-g. It is anticipated that solid waste generated by the Project would likely be disposed at the Mid-Valley Landfill and/or the San Timoteo Landfill. The required EIR will evaluate the Project's potential impacts on the permitted capacities of these landfills.

**XVIII-g) Less-than-Significant Impact.** The California Integrated Waste Management Act (AB 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50 percent waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the San Bernardino County Board of Supervisors adopted the County of Riverside Countywide Integrated Waste Management Plan (CIWMP), which outlines the goals, policies, and programs the County and its cities implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. (CA Legislative Information, 2015)

In order to assist the County of San Bernardino in achieving the mandated goals of the Integrated Waste Management Act, the Project's building tenant(s) would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project is required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. (CA Legislative Information, 2005) Additionally, in compliance with AB 341 (Mandatory Commercial Recycling Program), the future occupant(s) of the proposed Project would be required to arrange for recycling services, if the occupant generates four (4) or more cubic yards of solid waste per week (CA Legislative Information, 2011). The implementation of these mandatory requirements would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would be required to comply with all applicable solid waste statutes and regulations; as such, impacts related to solid waste statutes and regulations would be less than significant.

**Potentially significant impacts have been identified which shall be evaluated in the EIR.**

<b>ENVIRONMENTAL ISSUE AREAS EXAMINED</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIX. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
Would the Project:				
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, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION:</b>				

**XIX-a) Potentially Significant Impact.** The Project has the potential to substantially reduce the habitat of a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The required EIR will evaluate the Project’s potential to degrade the quality of the environment and/or result in substantial adverse effects to biological and cultural resources.

**XIX-b) Potentially Significant Impact.** The Project site is located in the County of San Bernardino, which has a number of ongoing development projects throughout the County, including logistics, e-commerce, industrial warehousing, residential, and commercial projects. As concluded in this Initial Study, the Project would have less-than-significant impacts on agricultural and forestry resources, mineral resources, population and housing, public services, and recreation. Therefore, there is no potential for the Project to contribute to any cumulatively considerable impacts under these topics. As discussed throughout this Initial Study, implementation of the proposed Project has the potential to result in significant impacts under the remainder of the topics which may be cumulatively considerable. The EIR will evaluate the potential for the Project to result in cumulatively considerable impacts.

**XIX-c) Potentially Significant Impact.** The potential for the proposed Project to directly or indirectly affect human beings will be evaluated in the required EIR particularly with respect to the following issue areas: air quality, greenhouse gas emissions, and noise.

**Potentially significant impacts have been identified which shall be evaluated in the EIR.**

**MITIGATION MEASURES:**

This Initial Study does not identify any mitigation measures. The required EIR will identify any mitigation measures that are needed to reduce potentially significant impacts to less-than-significant levels.

APNs: 0257-071-03, -04, & -39  
Slover Avenue & Cactus Avenue Warehouse  
March 2019

---

*This Initial Study was prepared by:*

**County of San Bernardino**

Aron Liang, Senior Planner

**T&B Planning, Inc.**

Tracy Zinn, AICP, Principal  
David Ornelas, Senior Project Manager  
Eric Horowitz, Senior GIS/Graphics Manager  
Ryan Kelleher, Project Manager  
Cristina Maxey, GIS/Graphics Specialist

*The following information sources were used during the preparation of this Initial Study:*

<b><u>Cited As</u></b>	<b><u>Reference</u></b>
BLS, 2018	Bureau of Labor Statistics. 2018. <i>Economy at a Glance – Riverside-San Bernardino-Ontario, CA</i> . Available at: <a href="https://www.bls.gov/eag/eag.ca_riverside_msa.htm">https://www.bls.gov/eag/eag.ca_riverside_msa.htm</a> . Accessed November 2018.
CA Legislative Information, 2005	California Legislative Information. 2005. <i>Public Resources Code Section 42911</i> . Web. Available at: <a href="http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&amp;sectionNum=42911">http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&amp;sectionNum=42911</a> . Accessed: November 2018.
CA Legislative Information, 2011	California Legislative Information. 2011. <i>Assembly Bill No. 341</i> . Web. Available at: <a href="https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201120120AB341">https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201120120AB341</a> . Accessed: November 2018.
CA Legislative Information, 2015	California Legislative Information. 2015. <i>Assembly Bill No. 939</i> . Web. Available at: <a href="https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160AB939">https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160AB939</a> . Accessed: November 2018.
CalTrans, 2018	California Department of Transportation. 2018. <i>California Scenic Highway Program, Officially Designated State Scenic Highways</i> . Web. Available at: <a href="http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm">http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm</a> . Accessed: November 2018.
CARB, 2017	California Air Resources Board (CARB). 2017. <i>Area Designations Maps / State and National</i> . Web. Available at: <a href="https://www.arb.ca.gov/desig/adm/adm.htm">https://www.arb.ca.gov/desig/adm/adm.htm</a> . Accessed: November 2018.
CDFW, 2017	California Department of Fish and Wildlife (CDFW). 2017. <i>California Regional Conservation Plans</i> . Web. Available at: <a href="https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&amp;inline">https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&amp;inline</a> . Accessed November 2018.
CDTSC, 2018	California Department of Toxic Substances Control. 2018. <i>Hazardous Waste and Substances Site List</i> . Web. Available at: <a href="https://www.envirostor.dtscc.ca.gov/public/search.asp?PAGE=6&amp;CMD=search&amp;ocieerp=&amp;business_name=&amp;main_street_number=&amp;main_street_name=&amp;city=&amp;zip=&amp;county=&amp;branch=&amp;status=ACT%2CBKLG%2CCOM%2CCOLUR&amp;site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&amp;cleanup_type=&amp;npl=&amp;funding=&amp;reporttype=CORTESE&amp;reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&amp;federal_superfund=&amp;state_response=&amp;voluntary_cleanup=&amp;school_cleanup=&amp;operating=&amp;post_closure=&amp;non_operating=&amp;corrective_action=&amp;tiered_permit=&amp;evaluation=&amp;spec_prog=&amp;national_priority_list=&amp;senate=&amp;congress=&amp;assembly=&amp;critical_pol=&amp;business_type=&amp;case_type=&amp;display_results=&amp;school_district=&amp;pub=&amp;hwmp=False&amp;permitted=&amp;pc_permitted=&amp;inspecti">https://www.envirostor.dtscc.ca.gov/public/search.asp?PAGE=6&amp;CMD=search&amp;ocieerp=&amp;business_name=&amp;main_street_number=&amp;main_street_name=&amp;city=&amp;zip=&amp;county=&amp;branch=&amp;status=ACT%2CBKLG%2CCOM%2CCOLUR&amp;site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&amp;cleanup_type=&amp;npl=&amp;funding=&amp;reporttype=CORTESE&amp;reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&amp;federal_superfund=&amp;state_response=&amp;voluntary_cleanup=&amp;school_cleanup=&amp;operating=&amp;post_closure=&amp;non_operating=&amp;corrective_action=&amp;tiered_permit=&amp;evaluation=&amp;spec_prog=&amp;national_priority_list=&amp;senate=&amp;congress=&amp;assembly=&amp;critical_pol=&amp;business_type=&amp;case_type=&amp;display_results=&amp;school_district=&amp;pub=&amp;hwmp=False&amp;permitted=&amp;pc_permitted=&amp;inspecti</a>

<b><u>Cited As</u></b>	<b><u>Reference</u></b>	
	<a href="#">ons=&amp;complaints=&amp;censustract=&amp;cesdecile=&amp;ORDERBY=county&amp;next=Next+50.</a>	Accessed: November 2018.
City of Ontario, 2010	City of Ontario. 2010. <i>LA/Ontario International Airport Land Use Compatibility Plan</i> . Web. Available at: <a href="http://www.ontarioplan.org/wp-content/uploads/sites/4/2015/05/policy-map-2-1.pdf">http://www.ontarioplan.org/wp-content/uploads/sites/4/2015/05/policy-map-2-1.pdf</a> .	Accessed November 2018.
City of Rialto, 2010	City of Rialto. 2010. <i>General Plan</i> . Web. Available at: <a href="http://yourrialto.com/wp-content/uploads/2016/08/General-Plan-Update-2010.pdf">http://yourrialto.com/wp-content/uploads/2016/08/General-Plan-Update-2010.pdf</a> .	Accessed November 2018.
DOC, 1997	California Department of Conservation (DOC). 1997. <i>California Agricultural Land Evaluation and Site Assessment Model</i> . Web. Available at: <a href="http://www.conservation.ca.gov/dlrp/lesa/Documents/lesamodl.pdf">http://www.conservation.ca.gov/dlrp/lesa/Documents/lesamodl.pdf</a> .	Accessed November 2018.
DOC, 2008	California Department of Conservation (DOC). 2008. <i>Updated Mineral Land Classification Map for Portland Cement Concrete-Grade Aggregate in the San Bernardino Production-Consumption (P-C) Region</i> . Web. Available at: <a href="ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_206/SR206_Plate1.pdf">ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_206/SR206_Plate1.pdf</a> .	Accessed: November 2018.
DOC, 2016a	California Department of Conservation (DOC). 2016a. <i>San Bernardino County Important Farmland 2016</i> . Web. Available at: <a href="ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/sbd16_so.pdf">ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/sbd16_so.pdf</a> .	Accessed: November 2018.
DOC, 2016b	California Department of Conservation (DOC). 2016b. <i>San Bernardino County Williamson Act FY 2015/2016</i> . Web. Available at: <a href="ftp://ftp.consrv.ca.gov/pub/dlrp/wa/SanBernardino_so_15_16_WA.pdf">ftp://ftp.consrv.ca.gov/pub/dlrp/wa/SanBernardino_so_15_16_WA.pdf</a> .	Accessed November 2018.
FEMA, n.d.	Federal Emergency Management Agency (FEMA). n.d. <i>FEMA's National Flood Hazard Layer Database</i> . Web. Available at: <a href="http://fema.maps.arcgis.com/home/webmap/viewer.html">http://fema.maps.arcgis.com/home/webmap/viewer.html</a> .	Accessed: November 2018.
Google Earth, 2018	Google Earth Pro. 2018. <i>Version 7.3.1.4507</i> . Computer Software.	
SB County, 2006	County of San Bernardino. 2006. <i>Cultural Resources Sensitivity Overlay Maps</i> . Web. Available at: <a href="http://cms.sbcounty.gov/Portals/5/Planning/ZoningOverlaymaps/CulturalSensitivity.pdf">http://cms.sbcounty.gov/Portals/5/Planning/ZoningOverlaymaps/CulturalSensitivity.pdf</a> .	Accessed: November 2018.
SB County, 2007a	County of San Bernardino. 2007. <i>County of San Bernardino 2007 General Plan</i> . Web. Available at: <a href="http://www.sbcounty.gov/Uploads/lus/GeneralPlan/FINALGP.pdf">http://www.sbcounty.gov/Uploads/lus/GeneralPlan/FINALGP.pdf</a> .	Accessed: November 2018.
SB County, 2007b	County of San Bernardino. 2007. <i>2006 General Plan Program Final Environmental Impact Report and Appendices SCH #2005101038</i> . Web. Available at: <a href="http://www.sbcounty.gov/Uploads/lus/GeneralPlan/FinalEIR2007.pdf">http://www.sbcounty.gov/Uploads/lus/GeneralPlan/FinalEIR2007.pdf</a> .	Accessed: November 2018.
SB County, 2010a	County of San Bernardino. 2010. <i>Land Use Zoning District Map – FH29A Bloomington</i> . Web. Available at: <a href="http://cms.sbcounty.gov/Portals/5/Planning/ZoningOverlayMaps/LUZD/FH29A_20100422.pdf">http://cms.sbcounty.gov/Portals/5/Planning/ZoningOverlayMaps/LUZD/FH29A_20100422.pdf</a> .	Accessed: November 2018.
SB County, 2010b	County of San Bernardino. 2010. <i>San Bernardino County Geologic Hazards Overlay - FH29C Fontana</i> . Web. Available at: <a href="http://www.sbcounty.gov/Uploads/lus/GeoHazMaps/FH29C.pdf">http://www.sbcounty.gov/Uploads/lus/GeoHazMaps/FH29C.pdf</a> .	Accessed: November 2018.

APNs: 0257-071-03, -04, & -39  
Slover Avenue & Cactus Avenue Warehouse  
March 2019

---

<b><u>Cited As</u></b>	<b><u>Reference</u></b>
SB County, 2010c	County of San Bernardino. 2010. <i>San Bernardino County Hazards Overlay - FH29B Fontana</i> . Web. Available at: <a href="http://www.sbcounty.gov/uploads/lus/hazmaps/fh29b_20100309.pdf">http://www.sbcounty.gov/uploads/lus/hazmaps/fh29b_20100309.pdf</a> . Accessed: November 2018.
SB County, 2012	County of San Bernardino. 2012. <i>Countywide Biotic Resources Overlay Map</i> . Web. Available at: <a href="http://www.sbcounty.gov/Uploads/lus/BioMaps/cnty_all_biotic_resources_map_final.pdf">http://www.sbcounty.gov/Uploads/lus/BioMaps/cnty_all_biotic_resources_map_final.pdf</a> . Accessed: November 2018.
SB County, 2016	County of San Bernardino. 2016. <i>County of San Bernardino 2007 Development Code</i> . Web. Available at: <a href="http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DCWebsite.pdf">http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DCWebsite.pdf</a> . Accessed: November 2018.
SB County, 2018	County of San Bernardino. 2018. <i>San Bernardino County, California Code of Ordinances</i> . Web. Available at: <a href="http://library.amlegal.com/nxt/gateway.dll/California/sanbernardinocounty_ca/sanbernardinocountycaliforniacodeofordin?f=templates\$fn=default.htm\$3.0\$vid=amlegal:sanbernardinocounty_ca">http://library.amlegal.com/nxt/gateway.dll/California/sanbernardinocounty_ca/sanbernardinocountycaliforniacodeofordin?f=templates\$fn=default.htm\$3.0\$vid=amlegal:sanbernardinocounty_ca</a> . Accessed: November 2018.
SBPWD, 2014	San Bernardino Public Works Department. 2014. <i>Sewer System Management Plan</i> . Web. Available at: <a href="https://www.ci.san-bernardino.ca.us/civicax/filebank/blobdload.aspx?blobid=17397">https://www.ci.san-bernardino.ca.us/civicax/filebank/blobdload.aspx?blobid=17397</a> . Accessed: November 2018.
SCAG, 2017	Southern California Association of Governments (SCAG). 2017. <i>2017 Local Profiles Report for Unincorporated San Bernardino County</i> . Web. Available at: <a href="https://www.scag.ca.gov/Documents/UnIncAreaSanBernardinoCounty.pdf">https://www.scag.ca.gov/Documents/UnIncAreaSanBernardinoCounty.pdf</a> . Accessed: November 2018.
SCEDC, 2018	Southern California Earthquake Data Center (SCEDC). 2018. <i>Southern California Earthquake Data Center - Significant Earthquakes and Faults</i> . Web. Available at: <a href="http://scedc.caltech.edu/significant/index.html">http://scedc.caltech.edu/significant/index.html</a> . Accessed: November 2018.
UC Davis, n.d.	University of California, Davis. <i>Soil Web Earth</i> . Web. Available at: <a href="http://casoilresource.lawr.ucdavis.edu/soilweb/">http://casoilresource.lawr.ucdavis.edu/soilweb/</a> . Accessed: November 2018.
USDA, n.d.	United States Department of Agriculture. No date. <i>Web Soil Survey</i> . Web. Available at: <a href="https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a> . Accessed November 2018.
WSC, 2016	Water Systems Consulting, Inc. 2016. <i>2015 San Bernardino Valley Regional Urban Water Management Plan</i> . Web. Available at: <a href="http://www.sbcity.org/civicax/filebank/blobdload.aspx?BlobID=20386">http://www.sbcity.org/civicax/filebank/blobdload.aspx?BlobID=20386</a> . Accessed: November 2018.
WVWD, 2018	West Valley Water District (WVWD). 2018. <i>About Us – Overview</i> . Web. Available at: <a href="https://wvwd.org/about/overview/">https://wvwd.org/about/overview/</a> . Accessed: November 2018.