

**SAN BERNARDINO COUNTY
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
ENVIRONMENTAL CHECKLIST FORM**

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.

PROJECT LABEL:

APNs:	1191-141-36, 1191-141-37, 1191-141-38, 1191-141-40, 1191-141-42	USGS Quad:	Harrison Mountain 7.5-minute USGS Quad
Applicant:	San Bernardino County, Project and Facilities Management Dept. 385 North Arrowhead Avenue 3 rd Floor San Bernardino, CA 92415	T, R, Section:	Township 1, Range 3 West, 00
Location	2626 Pacific Street Highland, CA	Thomas Bros	Page 577; Grid F4; San Bernardino County (2023)
Project No:	10.10.1380, 10.10.1533, 10.10.1671	Community Plan:	N/A
Rep	Scott Hughes	LUZD:	Single Family Residential (SFR)
Proposal:	N/A	Overlays:	Residential Suburban (RS) Biotic – Burrowing Owl Hazards - Flood Plain Zone X

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Project and Facilities Management Department
385 N. Arrowhead Avenue, 3rd Floor
San Bernardino, CA 92415

Contact person: Scott Hughes
Phone No: (909) 387-5000 **Fax No:** N/A
E-mail: Scott.Hughes@pfm.sbcounty.gov

Project Sponsor Scott Hughes
County of San Bernardino
Project and Facilities Management Department
385 N. Arrowhead Avenue, 3rd Floor
San Bernardino, CA 92415

PROJECT DESCRIPTION:

Summary

The Project Site is comprised of five (5) parcels, Accessor Parcel Numbers (APN) 119114136, 119114137, 119114138, 119114140, and 119114142. The total acreage for the site is 6.82 acres located in the City of San Bernardino on parcels owned by San Bernardino County (see Figure 1 – Land Use of the Property). The Project Site is located at mailing address 2626 Pacific Street, Highland, California at the intersection of Valaria Drive and Pacific Street (see Figure 2 – Project Vicinity). The Proponent of the Project and the CEQA Lead Agency is San Bernardino County. The Project Site is within the City of San Bernardino General Plan with the development code of

Single Family Residential (SFR) and is currently designated with the zoning of Residential Suburban (RS).

The proposed Project is the improvement and expansion of the Pacific Village Platinum Campus. The County intends to develop this site into a full-service Continuum of Care (CoC) Campus to promote community health and expand housing options for their most vulnerable residents. The Project includes an array of affordable housing typologies providing access to affordable temporary, supportive, and permanent housing options with on-site services (Kitchell, 2023). The Project consists of new Homekey housing units for Community Development Housing (CDH), permanent supportive housing for the Department of Aging and Adult Services (DAAS), a Recuperative Care Center (RCC), and Substance Use Disorder and Recovery (SUD) facilities. The total number of housing units is 58 with 28 for Community Development Housing and 30 for Department of Aging and Adult Services. Transportation for residents will be primarily by private shuttles and public transit which is accessible on Pacific Street. Parking will include 62 parking spaces allocated to Community Development Housing and Department of Aging and Adult Services, 21 for the Recuperative Care Center, and 26 for the Substance Use Disorder and Recovery facilities. Ingress and egress to the Project Site will be from Valaria Drive and East 17th Street. The primary entrance and exit will be on the west side of the site from Valaria Drive, with the secondary exit on the north side of the site from East 17th Street. An emergency only ingress and egress access point will be located on the south side of the site from Pacific Street. All ingress and egress points are existing.



Surrounding Land Uses and Setting

The Project Site is within the jurisdiction of the City of San Bernardino on property owned and operated by San Bernardino County. As shown on the City of San Bernardino Public Zoning map, the Project Site is within the City of San Bernardino General Plan with the development code of Single Family Residential (SFR) and is currently designated with the zoning of Residential Suburban (RS). The Project site is located northeast of the intersection of Valaria Drive and Pacific Street at 2626 Pacific Street in the City of San Bernardino: Accessor Parcel Numbers 119114136, 119114137, 119114138, 119114140, and 119114142. The Project Site is generally depicted in the southwestern portion of the Harrison Mountain Quadrangle United States Geological Survey's (USGS) 7.5-minute topographic map. The following table lists the existing adjacent land uses and zoning.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Vacant and Residential	Residential Suburban, City of San Bernardino
North	Residential	Low Density, City of Highland
South	Residential	Residential Suburban, City of San Bernardino
East	Public Facilities (Highland Creek)	Residential Suburban, City of San Bernardino
West	Cysa Soccer Park	Public Park, City of San Bernardino

Statement of Objectives

The improvement and expansion of the Pacific Village Platinum Campus advances the Community Development Housing objective to expand the affordable housing pipeline and to develop the needed permanent support housing for individuals in San Bernardino County experiencing chronic homelessness or those at risk of homelessness (Kitchell, 2023).

As part of the project Homekey, program requirements are incorporated into this Project. The Homekey target population is comprised of individuals experiencing homelessness or who are at risk of homelessness and who are inherently impacted by or at increased risk for medical diseases or conditions due to the COVID-19 pandemic or other communicable diseases. This population is primarily comprised of homeless persons who are elderly and/or disabled whose lives have been significantly impacted by chronic or serious medical and/or behavioral health conditions. The target population will have income at or below 30% of the Area Median Income (Harmon, 2023).

The Department of Aging and Adult Services objective is dedicated to helping seniors and at-risk individuals to improve or maintain choice, independence, and quality of life. The campus will provide permanent supportive housing for seniors and services to improve independence and quality of life, such as the Recuperative Care Center, cafeteria, landscape outdoor spaces and gathering areas, pet areas, and laundry.

Project Site Location, Existing Site Land Uses and Conditions

The Project Site is located at 2626 Pacific Street Highland, California. The current land use is residential with existing interim supportive housing for homeless adults affected by the COVID-19 pandemic. Currently there are approximately 28 residents that live at Pacific Village. The existing campus includes a single-family home, multi-family apartment building, temporary housing units (20 mobile trailers), administration building, cafeteria, on-site laundry facility, and chapel building. An outdoor pet area, park-like landscaping, multiple outdoor gathering areas, and perimeter fencing with guarded main entrance and electronic-controlled exit gates are also a part of the

existing conditions. The Project site is relatively flat with an elevation of approximately 1,190 feet above sea level.

Site Development

Demolition and Grading

Demolition of the site includes removal of concrete pavement sidewalk, landscaping, retaining wall, fencing, various curbs, and gutters, storm drain facilities, and water, irrigation, and electrical for improvements. One accessory shade structure will be demolished. All other existing facilities will be remodeled with no expansion to the existing footprint. The existing site has an average slope of approximately 3.5% from north to south. The regrading will follow existing grad to minimize earthwork. The Community Development Housing and Department of Aging and Adult Services housing will be set on level pads with perimeter slopes and retaining walls to match the edge conditions. Surface draining is to be conveyed with concrete gutters and underground storm drainpipes. All improvements shall be per San Bernardino County standards.

Buildings and Facilities

The Project consists of new Homekey housing units for Community Development Housing, permanent supportive housing for the Department of Aging and Adult Services, a Recuperative Care Center, and Substance Use Disorder and Recovery facilities. The total number of housing units is 58 with 28 for Community Development Housing and 30 for Department of Aging and Adult Services. In addition, new fencing and gates will be installed, covered courtyard gathering spaces, laundry facility, open courtyard seating, intimate gathering areas, and bio retention basins. For pets, there will be a dog kennel, small dog park, and large dog park, as well as a pet relief area. Eight 4x4 storage units will be located next to the Recuperative Care Center and dog park.

The Homekey housing units for CDC includes three different modular unit design styles; 1-bedroom (384 SF), 1-bedroom with angle (400 SF), and a two-bedroom (616 SF) plan. The number of units will be twelve (12), fifteen (15), and one (1) respectively. The exterior finish will be metal panel siding, exposed structural tube steel columns and steel members for exterior covered walkways, and low-E glazing window systems.

Similarly, Department of Aging and Adult Services permanent supportive housing includes three different modular unit design styles with the same options of a 1-bedroom (384 SF), 1-bedroom with angle (400 SF), and a two-bedroom (616 SF) plan. In addition, there will also be a laundry facility (624 SF). The number of units will be thirteen (13), seven (7), ten (10), and one (1), respectively. Exterior finishes will be the same as the CDC units.

The Department of Aging and Adult Services Recuperative Care Center and cafeteria includes improvements to existing facilities. There will be new mechanical, electrical, and plumbing throughout as required to meet the current code and Title 24 energy standards. Interior work will include finish improvements, new flooring, updated restrooms for ADA requirements, new interior wall partitions, new restrooms and showers, and a new exterior standalone weather protective canopy at the exterior courtyard. There is no demolition or change to the existing building core and shell except for a new exit door for the sleeping area.

The Substance Use Disorder and Recovery facilities will include offices, a kitchen, conference rooms, copy rooms, reception area, public waiting room, family visiting rooms, a dining and living space, breakroom, shipping and receiving room, staff courtyard, janitor and laundry linen rooms, storage room, showers, therapy rooms, exam rooms, and sixteen (16) units available for patients.

Operational Characteristics

The residential units for Community Development Housing and Department of Aging and Adult Services will allow residents to come and go as they please. The operation of the Substance Use Disorder and Recovery facilities will be open and staffed 24/7 with shift changes for employees only. The regular intake hours will be normal business hours. The Recuperative Care Center will be staffed 24/7 and the operator of the campus will be available in the administration building. All deliveries to the cafeteria, such as food and supplies, as well as trash pick-up will be through 1-way directional traffic entering from Valaria Drive and exiting on East 17th Street. Facilities will be managed by a third party with a group for Recuperative Care Center and a group for Substance Use Disorder and Recovery facilities. County staff will consist of medical professionals and administrative staff.

Parking and Circulation

For traffic and parking assumptions, the Community Development Housing and Department of Aging and Adult Services combined housing will have a total of 62 stalls. The Substance Use Disorder and Recovery facilities will have 26 parking stalls and the Recuperative Care Center will utilize the existing 21 stalls. The total number of parking stalls for the proposed project will be 107, 7 of which will be accessible and 3 van accessible. Regarding EV, 45 stalls will be EV ready stalls with receptacles and 13 (including 3 accessible) will be EV ready with chargers. The ingress and egress to the Project site will be from Valaria Drive and East 17th Street. The primary ingress and egress will be on the west side of the site from Valaria Drive, with a secondary controlled access on the north side of the site from East 17th Street. The secondary exit from East 17th Street will be limited to trash pickup and emergency vehicles. An emergency only ingress and egress access point will be located on the south side of the site from Pacific Street. All points are existing. There will be a guard at the Valaria Drive access point.

Transportation for residents will be primarily by private shuttle and public transit which is accessible on Pacific Street.

During construction, vehicles will use a laydown yard in the vacant undeveloped parcel in the southeast corner of the Project Site. The construction vehicles will enter and exit from Pacific Street to access the site. This area will also be used to house the trailers for the people using the trailers for temporary housing. These residents will be moved to the new permanent units when construction is completed.

Construction

The renovation and construction of the Pacific Village Platinum Campus will be a design build and is anticipated to begin in Summer 2025. The timeline of construction is for completion in Fall of 2026. The Project construction phase includes the ground-up development and site work necessary to create an accessible and building compliant site. Initial site improvements activities will also include demolition of existing structures as well as grading and pouring of foundations for new structures. New paving, landscaping and site improvements will be completed to ensure accessibility and safety throughout the campus. Construction will follow guidelines of San Bernardino County regarding noise and time of construction.

Utilities

The project will require utility connections on Valaria Drive and 17th Street. The Project site would continue to receive water service as well as wastewater service from the East Valley Water District, solid waste disposal from the County of San Bernardino, natural gas service from SoCal Gas, and electricity from Southern California Edison.

Land Use

Regarding the base density, the property is in Zone RS (Residential Suburban). The base density is 4.5 units resulting in 30 dwelling units. With the 2023 updates to the California Density Bonus Law, California Assembly Bill 2345, a 50% bonus for 15% of units designated for very low income, or 50% bonus for 24% units designated as low income, or 50% bonus for 44% reserved for moderate income will be applied to the original 30 dwelling units resulting in 45 units. Furthermore, AB 1287 (Alvarez) entitles the development to an additional density bonus of 50% for the original 30 dwelling units with 15% designated moderate-income units. The total is 60 units allowable; 58 units are planned for the site.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: NEPA for United States Department of Housing and Urban Development.

State of California: None.

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

Regional: South Coast Air Quality Management District.

Local: City of San Bernardino - Traffic

Site Photographs



Photo 1: View of existing buildings from the western boundary of the Project Site looking southeast.



Photo 2: View along the northern Project boundary, looking east toward the trailers.



Photo 3: View of the parking area and existing buildings located in the southwestern portion of the Project Site.



Photo 4: View of the recreational amenities located in the central portion of the Project Site.



Photo 5: View of the central portion of the Project Site looking south toward Pacific Street.



Photo 6: View of the housing units located on the western portion of the Project Site.



Photo 7: View of the vacant lot on the eastern portion of the Project Site looking north.



Photo 8: View of the northwest corner of the vacant portion of the Project Site looking south.



Figure 1 Land Use of the Property

Initial Study Project No. 10.10.1380, 10.10.1533, and 10.10.1671
Pacific Village Platinum Campus
APN: 119114136, 119114137, 119114138, 119114140, 119114142
July 2024



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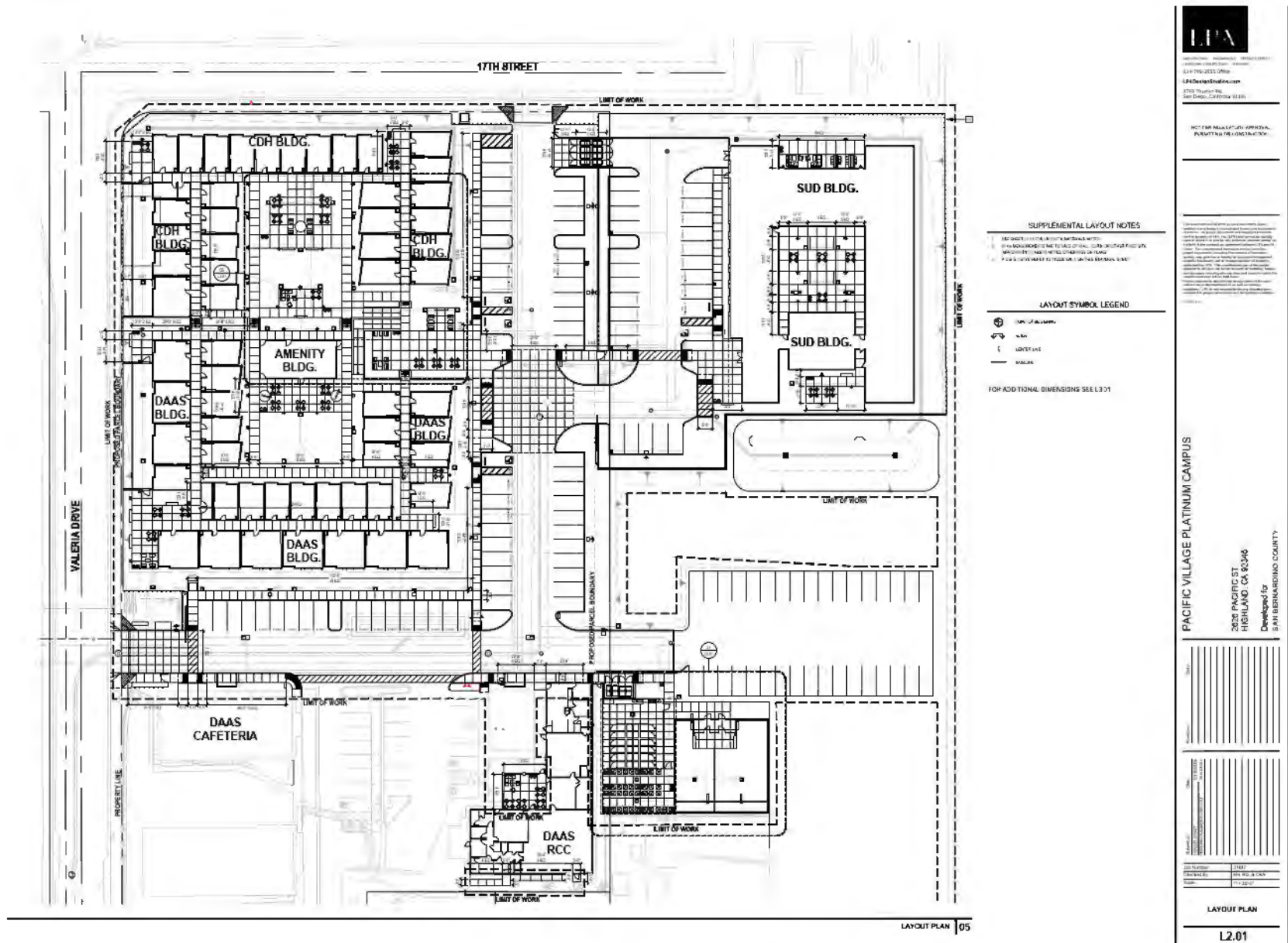


Figure 3 Site Plan

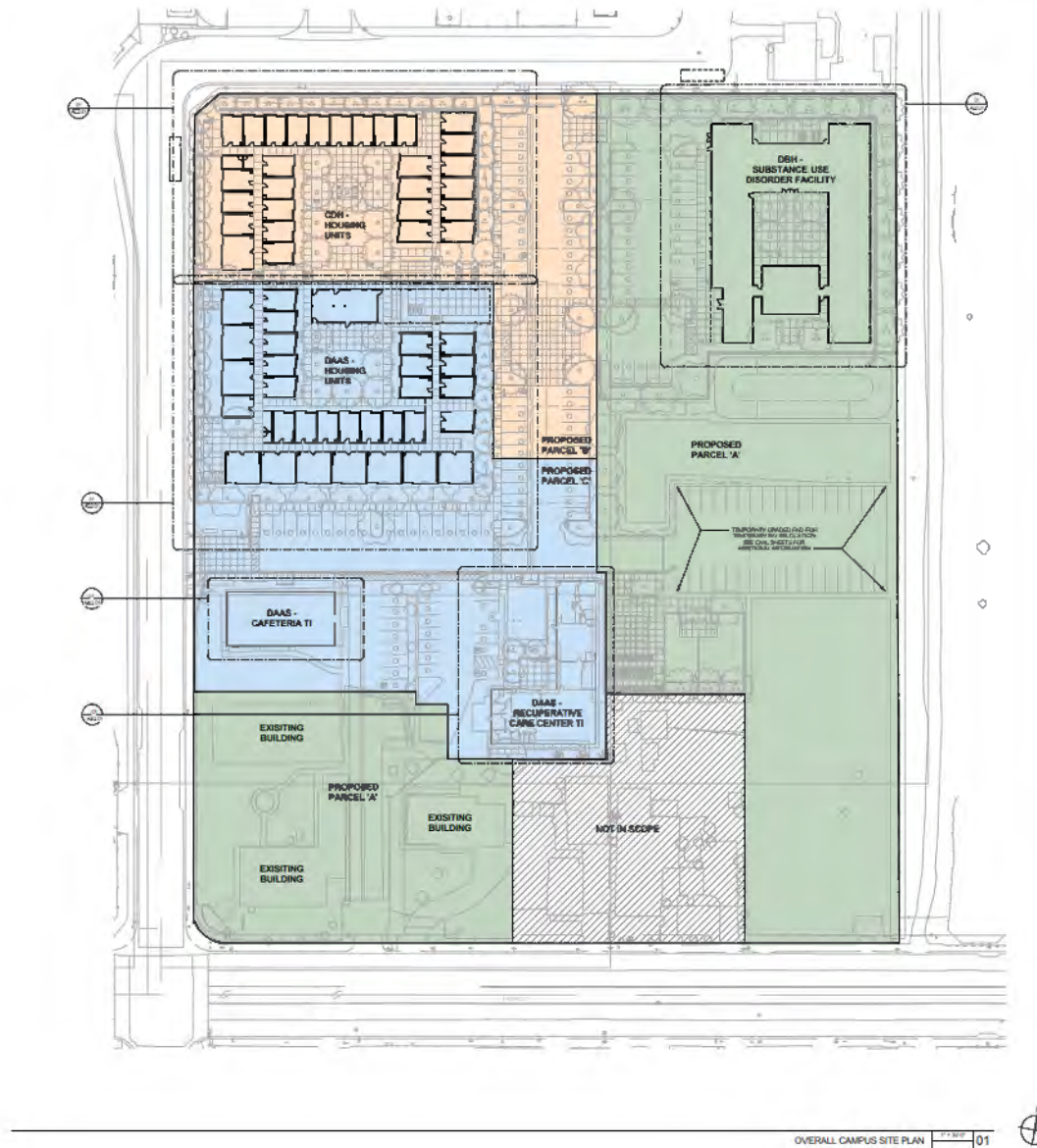
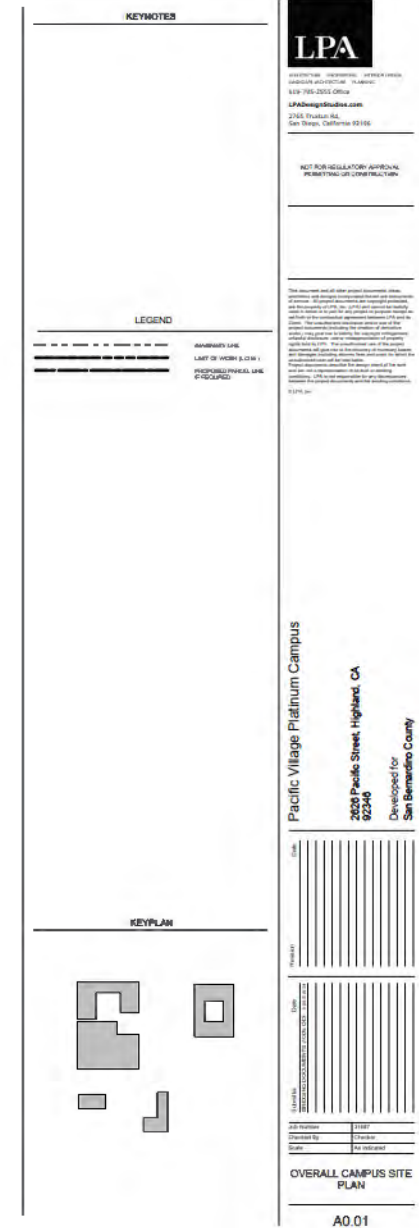


Figure 4 Layout Plan



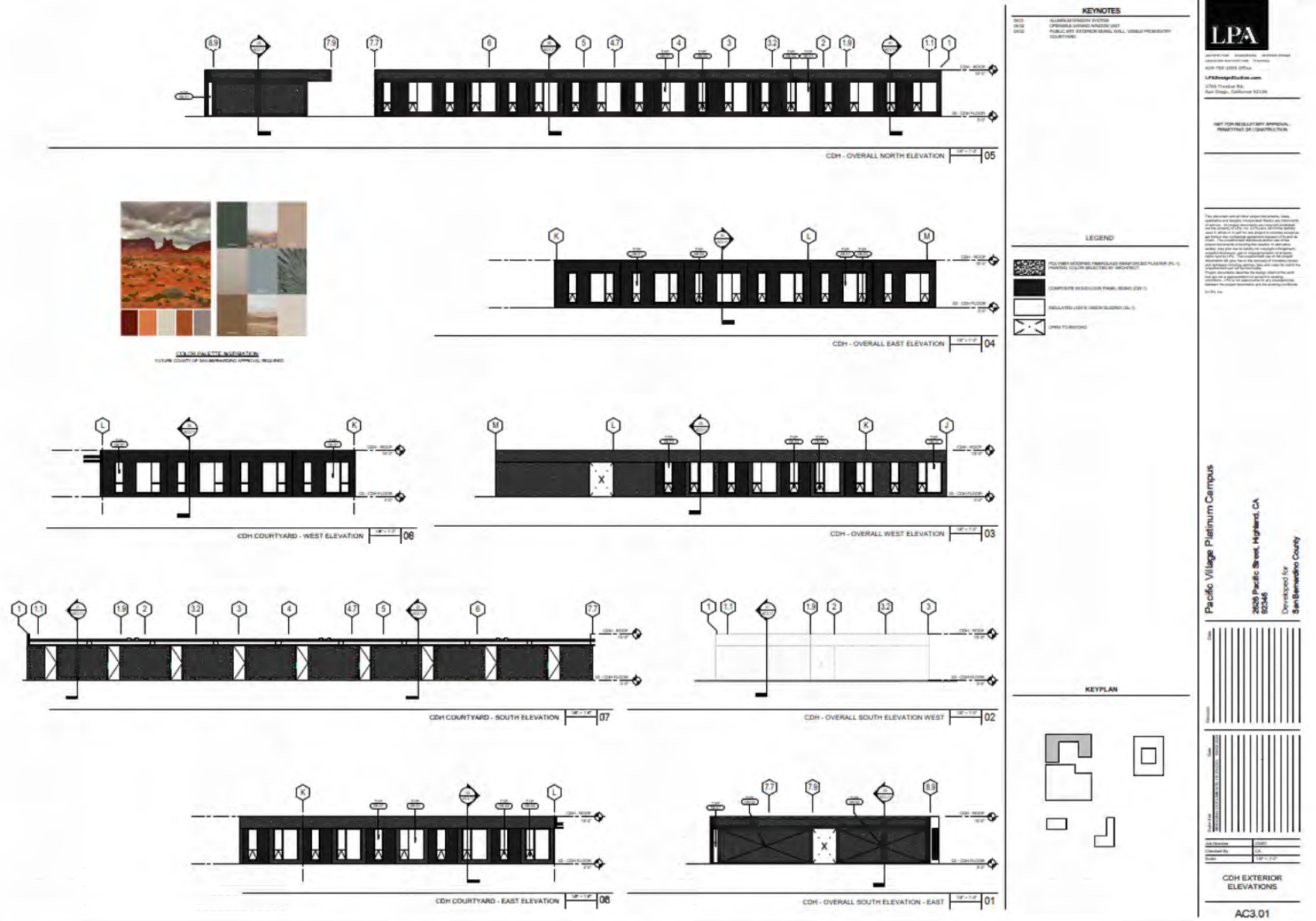


Figure 5 Community Development Housing Exterior Elevations

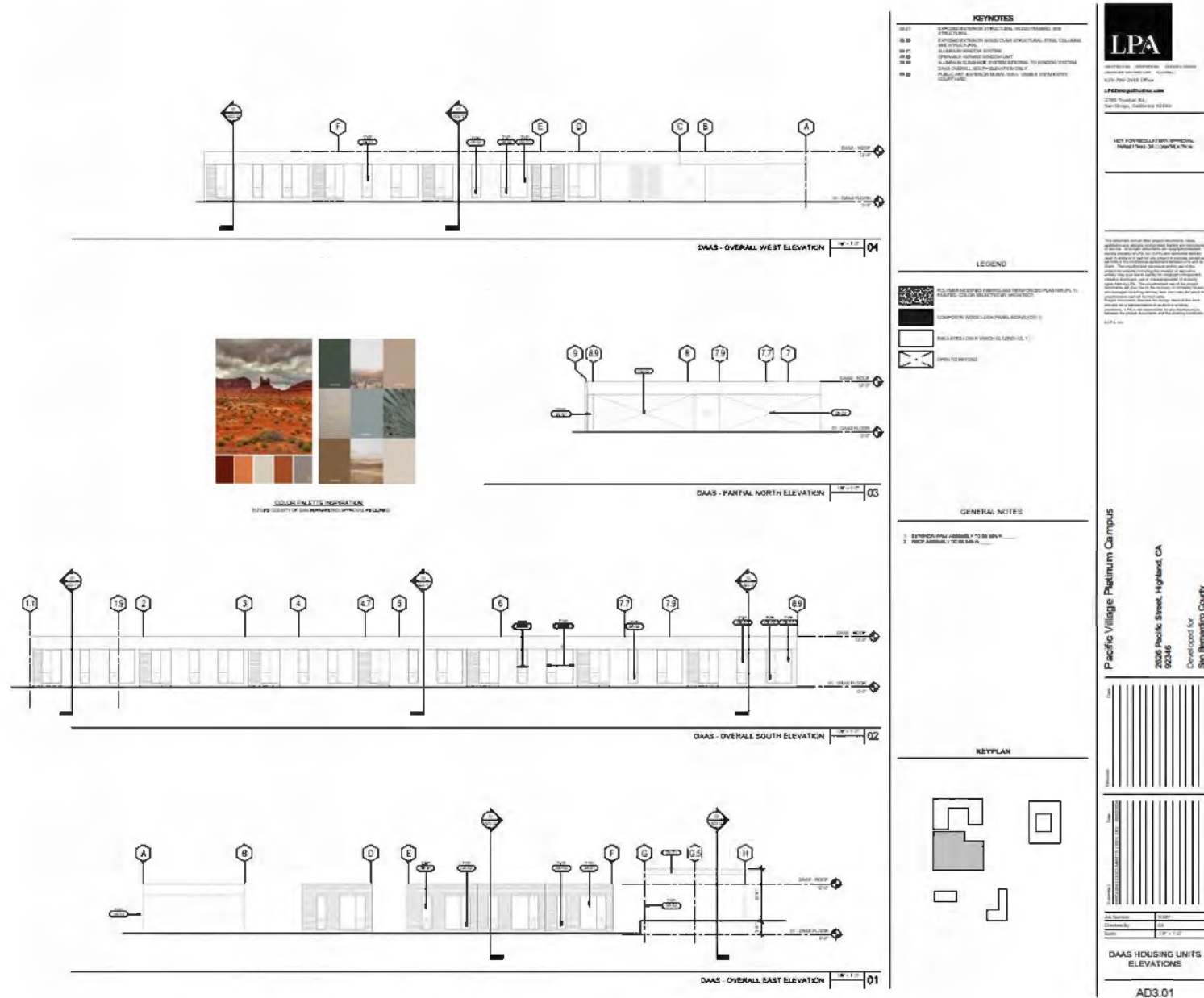


Figure 6 Department of Aging and Adult Services Housing Units Elevations

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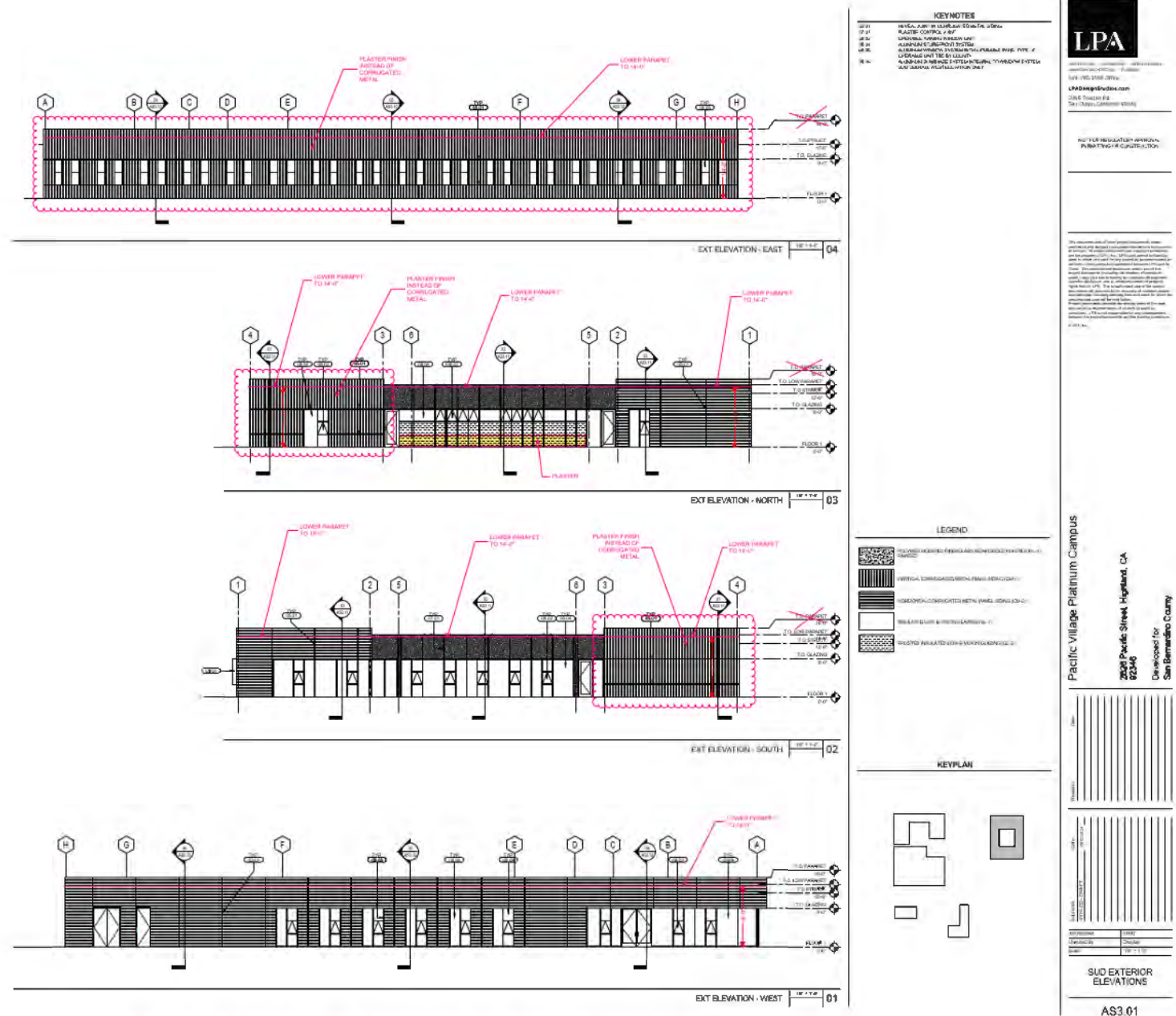


Figure 7 Substance Use Disorder and Recovery Units Elevations

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

On April 24, 2024, the County of San Bernardino sent AB 52 notification letters to the following Native American tribal representatives:

- Colorado River Indian Tribes
- Gabrielino Band of Mission Indians – Kizh Nation
- Morongo Band of Mission Indians
- Twenty-Nine Palms Band of Mission Indians
- Yuhaaviatam of San Manuel Nation
- Soboba Band of Luiseno Indians
- Colorado River Indian Tribes

The 30-day AB 52 notification period ended on May 24, 2024, and Yuhaaviatam of San Manuel Nation, the San Manuel Band of Indians, and the Morongo Band of Mission Indians provided Mitigation Measures included in the Cultural Resources and Tribal Cultural Resource sections of this report. The Twenty-Nine Palms Band of Mission Indians determined that the project is outside of the known Chemehuevi Traditional Use Area.

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are

required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)

4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

☐	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
☒	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
☐	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	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.
☐	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 Name , Planner)

Date

Signature:(Name , Supervising Planner)

Date

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

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

Countywide Plan; Submitted Project Materials

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

No Impact. The Project Site is located within the City of San Bernardino, occupying parcels under the ownership of San Bernardino County. Currently, the site provides temporary housing solutions to individuals at risk of homelessness. The existing infrastructure encompasses six single-story edifices along with twenty travel trailers. Specifically, the six permanent buildings consist of a three-bedroom home, two apartments, an administration building, a dining hall with a kitchen, and church facilities. In total, the site provides 28 interim housing units.

The existing trailers are positioned in the northeast portion of the site, while the six permanent buildings are located in the southern region of the site, towards Pacific Street. The immediate vicinity of the Project Site is characterized by residential developments to the north and south. Directly to the east is a vacant plot of land that abuts Highland Creek, and then followed by residential parcels continuing east. Highland Creek consists of a man-made concrete-lined channel and is situated approximately 50 feet east of the site's boundary. This creek is not considered a scenic vista and would therefore not be affected by the construction of the proposed project. Meanwhile, the western boundary is in proximity to the San Bernardino Soccer Complex

(Cysa Soccer Park), an expansive recreational area covering roughly 46.5 acres. The Project Site supports a relatively flat topography, adorned with assorted trees and shrubbery dispersed across its landscape. The Countywide Plan does not identify a scenic vista or a scenic highway corridor within the vicinity of the site.

The proposed project includes the redevelopment of the site to expand the Pacific Village Platinum Campus to establish a continuum of care campus that will offer housing and social services to county residents who are experiencing or are at risk of homelessness. The expanded campus will feature a sixteen-unit Substance Use Disorder Residential Treatment center, 30 permanent residential units, and a 32-bed recuperative care facility for the Department of Aging and Adult Services and the conversion of the 28 Homekey Interim Housing trailers to 28 units of permanent housing for Community Development and Housing. The Project would provide a total of 58 housing units. Proposed buildings on-site would be consistent with the existing structures in terms of height, with all proposed buildings being single-story. These buildings will adhere to the height requirements set by the County's Development Code Section 82.04.060. As detailed in Figures 4 and 5, the Community Development Housing units and the Entry Canopy will stand at 15 feet, whereas the Department of Aging and Adult Services Housing units will have a height of 12 feet and the Substance Use Disorder and Recovery units will have a height of 14 feet. This design approach ensures the preservation of local views, as the new constructions will not impede existing sightlines. Given this planning and design rationale, the project is not anticipated to have adverse impacts, and no mitigation measures are required.

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

No Impact. The Project Site does not occur within a County or State-designated scenic highway.¹ The nearest County Scenic Route and Eligible State Scenic Highway occurs approximately 2.2 miles northeast of the Study Area and includes State Route 330. In alignment with Chapter 83.08 of the San Bernardino County Development Code (Section 83.08.030), existing significant features such as rock formations and rock outcroppings would be protected and incorporated to the extent feasible. No such significant features of the natural topography exist within the Project site. According to the Cultural Resources Assessment conducted by BCR Consulting on January 16, 2024, two potential historic period buildings were identified on-site, however, these two buildings will not be subject to project-related impacts and therefore do not warrant further consideration. Therefore, there are no historic buildings registered or eligible for registration with the California Register of Historical Resources within the Project Site. Impacts to cultural resources are further discussed in Section V: Cultural Resources. Therefore, the Project would not adversely damage scenic resources within a state scenic highway, including trees, rock outcroppings, and historic buildings, and there would be no impact to aesthetics in this regard and no mitigation measures are required.

- c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are*

¹ Draft Environmental Impact Report Countywide Plan Figure 5.1-1 County Designated Scenic Routes; accessed March 22, 2024

experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact. According to the 2020 Census Urban Areas Map, the Project Site occurs within an urbanized area, surrounded by residential parcels to the north, south, and east, and to the west by the San Bernardino Soccer Complex. San Geronimo High School and Speicher Memorial Park are located southeast of the project site south of Pacific Street. The Project Site is located within the Valley Region of the County and has a San Bernardino Countywide Plan Land Use Designation of Single Family Residential and zoning designation of Residential Suburban. The project would be developed in accordance with the applicable development standards for the Valley Region, Single Residential or Multiple Residential neighboring properties to the north, east, south and west are similarly designated as Single Family Residential. This zoning is consistent with the Countywide Plan and would not conflict with the applicable zoning or other regulations governing scenic quality.

The proposed project would result in the redevelopment of an existing residential community center (Pacific Village) and the development of the currently vacant portion of land east of the Project Site. The portion of the site that is getting redeveloped will not cause open space views to be impacted, as the planned building height will be consistent with the existing measurements. Open space views of the Project Site along the vacant portion of the site would be replaced with the new structures and campus amenities consisting of the Substance Use Disorder and Recovery building and surrounding courtyard. Due to the topography of the site and surrounding area, which is relatively flat, views of the surrounding urban community and mountains would still be visible. Implementation of the proposed project would not degrade the existing visual character or quality of public views of the site and its surroundings. The design of the project would be in accordance with the County's Development Code and would provide appropriate landscaping and would be energy efficient. Furthermore, the project commits to enhancing the aesthetic and ecological harmony of the area through carefully selected landscaping that respects the local flora and contributes to the biodiversity of the region. In addition to these measures, the project plans to adopt a color scheme that mirrors the serene beauty of the surrounding natural environment. This will include a palette of earth tones such as sage, beige, and terracotta, which are chosen for their ability to blend the structure into the landscape subtly. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The proposed Project is subject to the County's Development Code, including Chapter 83.07 – *Light Trespass* which regulates outdoor lighting practice and systems to ensure light pollution, glare, light trespass, and degradation of the nighttime visual environment are minimized. Section 83.07.050 for the Valley region requires lighting of commercial or industrial land uses be fully shielded to preclude light pollution or light trespass. Specifically, Section 83.07.050 currently requires new projects to limit outdoor lighting to 5.0 foot-candles (fc) at the property line. The project design will feature a strategic lighting plan that includes various types of

bollard lights and downward-casting lighting to reduce the effects of light pollution in accordance with Chapter 83.07. In addition, Section 83.07.050 for the Valley regions, does not set requirements for a dark sky curfew. However, the proposed Project hours of operations for all functions generally do not precede 8:00 am or exceed 9:00 pm and development of the Project Site would occur during the hours of 7:00 am to 7:00 pm, Monday through Saturday. Accordance with the County's Development Code standards would ensure that the proposed Project does not create a new source of substantial light or glare because of the required downward casting lighting, which would be detailed during the building permit and inspection phase of development. Therefore, potential impacts associated with substantial light and glare would be less than significant.

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

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒

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

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

Countywide Plan; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project site is mapped as "Urban and Built-Up Land" by the California Department of Conservation (DOC). The proposed project would occur on previously developed land that is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Implementation of the proposed project would not convert farmland into non-agricultural uses.

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

No Impact. The parcels included in the project site are zoned as "RS" Residential Suburban. The project site does not contain any parcels that are associated with a Williamson Act contract. Implementation of the proposed project would not conflict with zoning for agricultural use or a Williamson Act contract.

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

No Impact. The parcels included in the project site are zoned as "RS" Residential Suburban. The project site does not contain any parcels that are associated with timberland or timberland production. Implementation of the proposed project would not conflict with zoning, or cause the rezoning of, forest land or timberland.

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

No Impact. The proposed project is located in an urbanized environment and would not involve forest lands. Implementation of the proposed project would not have the potential to affect forest lands or convert them to non-forest uses.

- 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?*

No Impact. The proposed project is located in an urbanized environment and does not involve farmland, forest or timberland, or other agricultural resources. Implementation of the proposed project would not result in the direct, nor indirect conversion of agricultural or forest lands to other uses.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

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

Countywide Plan; Submitted Project Materials

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

Less than Significant Impact. The South Coast Air Quality Management District is the air pollution control agency for the Project Site. The South Coast Air Quality Management District formulated the 2022 Air Quality Management Plan as a regional blueprint for achieving air quality standards and healthful air (South Coast Air Quality Management District 2022). As a part of this Air Quality Management Plan, the South Coast Air Quality Management District has set air quality significance thresholds for criteria pollutants and also recognize National Ambient Air Quality Standards (NAAQS) (Appendix A). The Project will be in compliance with the 2022 Air Quality Management Plan and Project construction and operation will remain below the South Coast Air Quality Management District and NAAQS air quality significance thresholds. Therefore, no significant adverse impacts are

identified or anticipated regarding confliction or obstruction of the implementation of the applicable air quality plan, and impacts will be less than significant.

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

Less than Significant Impact. Project construction and operation emissions were modeled using CalEEMod2020.4.0 using available Project information and defaults contained within the modeling software (Appendix A₁). Using defaults results in a higher estimation of emissions than the Project will actually produce. Further, the Project construction and operation emissions are within the South Coast Air Quality Management District and NAAQS air quality significance thresholds. Therefore, no significant adverse impacts are identified or anticipated regarding a cumulatively considerable net increase of any criteria pollutant for which the project region is under non-attainment under an applicable federal or state ambient air quality standard, and impacts will be less than significant.

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

Less than Significant Impact. The nearest sensitive receptors to the Project Site include residential housing within 50 feet to the north, 75 feet to the south, and 130 feet to the east. Additionally, the San Bernardino Soccer Complex is situated within 75 feet to the west of the Project Site. Although sensitive receptors are present in the vicinity of the Project Site, modeled Project construction and operational emissions are well within the South Coast Air Quality Management District and NAAQS air quality significance thresholds (Appendix A). Therefore, no significant adverse impacts are identified or anticipated regarding exposing sensitive receptors to substantial pollutant concentrations, and impacts will be less than significant.

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

Less than Significant Impact. The Project will have emissions of criteria pollutants including NO_x, VOC, PM₁₀, PM_{2.5}, SO_x, and CO. No emissions that would result in affects to a substantial number of people such as those leading to odors are identified or anticipated. Therefore, impacts will be less than significant.

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

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

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

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

Countywide Plan; Submitted Project Materials; Add in Studies here

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

Less than Significant with Mitigation Incorporated. Suitable habitat for the slender-horned spinyflower, thread-leaved brodiaea, Swainson's hawk, and burrowing owl was

identified within the Project Site. Therefore, the Project has the potential to result in a potentially significant impact. However, these impacts can be mitigated or avoided, and therefore, Project impacts to special-status species will be less than significant with mitigation.

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

No Impact. The Project Site is not characterized by a recognized vegetation community as stated in the Biological Assessment (Appendix B). Therefore, the Project site does not contain riparian vegetation or a sensitive natural community, and the Project will result in no impact.

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

No Impact. The majority of the plant species present within the Project Site have an indicator status of *Facultative Upland* or *Upland* and no hydrology indicators were observed during a site reconnaissance survey. (Appendix B). Additionally, the National Wetland Inventory (NWI) does not contain wetland features within or near the Project Site. Therefore, the site does not contain any state or federally protected wetlands, and the Project will result in no impact.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

No Impact. The Project Site is not located in a California Essential Habitat Connectivity (CEHC) area. The nearest CEHC area to the Project site is approximately 1.3 miles to the north (Appendix B). Additionally, the Project site is surrounded by urban development, and therefore the Project will result in no impact.

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

Less than Significant Impact. The Project has been designed with consideration for the policies and ordinances of San Bernardino County, and the Project is consistent with these policies and ordinances. However, in some instances, these ordinances may impose additional requirements on the Project. The Project assumes that the County ordinances outlined in the Biological Assessment Report (Appendix B) will be adhered to. In the event that a protected tree or desert native plant is to be removed, the appropriate permit or measure will be acquired or followed. Therefore, no significant adverse impacts are identified or anticipated regarding conflict with local policies or ordinances protecting biological resources, and impacts will be less than significant.

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

No Impact. The Project site is not enrolled in a formal Habitat Conservation Plan or Natural Community Conservation Plan (Appendix B). The Project Site occurs on private land and is not located within other local, regional, or State conservation planning areas. Therefore, the project would result in no impact.

Mitigation Measures

Mitigation Measure BIO-1: Pre-construction Vegetation Surveys

Prior to Project activities, a qualified biologist will conduct focused vegetation surveys for slender-horned spinyflower and thread-leaved brodiaea. Survey techniques will include pedestrian transect surveys spaced approximately 30 feet apart within areas of suitable habitat in the Project impact areas and a 100-foot buffer. Survey techniques will be consistent with the accepted methodologies outlined by the California Department of Fish and Wildlife (CDFW 2018), United States Fish and Wildlife Service (USFWS 2000), and California Native Plant Society (CNPS 2000) (References found in [Terracon 2024])

Mitigation Measure BIO-2: Pre-construction Nesting Bird Surveys and Avoidance

Within 30 days prior to the commencement of vegetation clearing or ground disturbing activities during the nesting season (typically February through August, unless otherwise determined by a qualified biologist based on local observations), a qualified biologist will determine the presence of active nests belonging to species protected under the MBTA and BGEPA within or in proximity to the planned disturbance area, extending 100 feet (or 300 feet for raptors) from the disturbance zone.

These nest surveys must be carried out no more than seven days before the initiation of disturbance work. In cases where ground disturbance activities are delayed, additional pre-disturbance must be conducted to ensure that no more than seven days have passed between the survey and the onset of ground disturbance activities.

If active nests are identified, disturbance activities within 100 feet of the nest (or lesser distance if approved by USFWS) must be postponed or halted until the nest is vacated and the juveniles have successfully fledged, as determined by the biologist. To establish avoidance buffers in the field, highly visible construction fencing, or flagging must be used, and on-site personnel must be educated about the sensitivity of these nest areas. During periods when Project activities are scheduled to occur near active nests, a qualified biologist must be present as a biological monitor to ensure that inadvertent impacts on these nests are prevented.

Mitigation Measure BIO-3: Pre-construction Burrowing Owl Surveys

Within 14 days preceding vegetation clearing or ground disturbing activities, a qualified biologist will conduct comprehensive surveys for signs of occupancy by the burrowing owl.

These surveys must encompass the entire area designated for disturbance and should involve the biologist walking along parallel transects. The focus of these surveys is to identify evidence of live owls or indications of their presence, which may include feathers, burrows, pellets, tracks, and scat.

If signs suggesting the presence of the burrowing are detected, vegetation clearing and ground disturbing activities will be prohibited in the area where the signs were found. Instead, CDFW shall be contacted to formulate a strategy for avoidance.

The results of these surveys, including graphical representations pinpointing the locations of burrowing owl sign, along with documentation detailing avoidance measures implemented, must be submitted to CDFW within 14 days following the conclusion of the pre-construction surveys or construction monitoring. This submission serves as evidence of compliance with pertinent state regulations pertaining to the protection of the burrowing owl.

Mitigation Measure BIO-4: Exclusion Fencing for Vegetation

In the event of an observation of slender-horned spineflower and thread-leaved brodiaea, individuals identified will be protected behind exclusion fencing. For impacts regarding individual plants, the affected plants will be relocated under supervision of a qualified biologist. Coordination with CDFW and USFWS will occur before the implementation of these measures.

Mitigation Measure BIO-5: Worker Environmental Awareness Program

Prior to project ground disturbing construction activities or vegetation clearance, a qualified biologist will initiate a biological training program designed to educate on-site workers about four (4) critical environmental concerns associated with the Project. This training will be mandatory for all on-site personnel involved in ground disturbing/demolition or vegetation clearance. It will be administered on the first day of work, before Project activities commence. This training will place particular emphasis on educating participants about the protected species that may potentially be present within the Project Site, including, but not limited to Swainson's hawk, burrowing owl, thread-leaved brodiaea, and slender-horned spineflower.

The program will include the following elements:

- A presentation, either developed by a qualified biologist or in consultation with one, which will address the sensitive biological resources that may be present within the Project Site. It will also elucidate the rationale behind safeguarding these resources and the consequences of non-compliance.
- Brochures or booklets that contain written descriptions, photographs of protected species, and a comprehensive list of site rules related to the protection of biological resources. These materials will be distributed to all participants in the biological training program.

- Contact information for the project's biological monitor, along with clear instructions for participants to contact the monitor with inquiries concerning the biological training program presentation or booklets.
- An acknowledgement form that each worker is required to sign, confirming their receipt of biological training program training and their commitment to adhere to the rules aimed at preserving biological resources.

The client will bear the responsibility for ensuring all on-site personnel receive the appropriate training throughout the entire Project. A training log will be maintained within the Project Site and signed by all on-site personnel immediately after training to document compliance with this requirement.

Mitigation Measure BIO-6: Biological Monitor

In the event of an observation of burrowing owl or Swainson's hawk, a qualified biologist will be designated as the biological monitor. This monitor is required to be on-site at all times during activities involving vegetation clearance or ground disturbance. Their primary responsibility is to observe and educate construction teams so that potential impacts to biological resources are either avoided or minimize to the greatest extent possible.

Once the Project approaches a phase where it is determined by the biological monitor that biological resources are no longer present, as determined by their expertise, they may request a reduction or discontinuation of biological monitoring in that specific area.

The biological monitor is vested with the authority to halt specific Project activities if they suspect violations of avoidance or minimization measures or if there are concerns about compliance with local, state, or federal laws. This authority is essential for the protection of biological resources and adherence to regulatory requirements.

With the implementation of the above mitigation measures in addition to compliance with the law, the proposed project would have a less than significant potential to impact biological resources.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
V. CULTURAL RESOURCES - Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐

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

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

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

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

Less than Significant Impact with Mitigation Incorporated. A Cultural Resources Assessment was conducted by BCR Consulting LLC, on January 16, 2024. The report is included in Appendix C of this Initial Study and is summarized below.

A records search was procured from the South Central Coastal Information Center to identify any previously recorded archaeological and historic-era resources within the Project Site and to determine the types of resources that might occur. The records search provided by the South Central Coastal Information Center revealed that 14 Cultural Resource studies have been conducted within a half-mile radius of the Project Site. One of the studies assessed a portion of the Project Site and found that no cultural resources were identified within the site boundaries. The records search also identified 11 cultural resources (eight historic-period and three prehistoric) within half a mile of the Project, as well as two potentially historic-era buildings bordering the Project Site.² The two potentially historic buildings are part of the existing Pacific Village campus, designated as Homekey Facilities, and serve as dwelling units for existing residents. The buildings were constructed between 1968 and 1980 and as such could be old enough to be potential historical resources, however, these two buildings will be kept in place and not subject to project-related impacts. The area to the north and east of these buildings will be subject to demolition and redevelopment. These areas contain modern buildings, meaning that they were constructed less than 45 years ago and are therefore not considered a potential historical resource under CEQA. According to the Cultural Resources Assessment, no additional cultural resources work or monitoring are recommended for any Project activities associated with this property. Historical resources under CEQA are nonexistent on the Project site, according to the most recent evaluation.

Although the current study has not indicated sensitivity for cultural resources (historical or archaeological) within the Project boundaries, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface during previous surveys. For this reason, Mitigation Measures CR-1 and CR-2 are applicable. With the implementation of Mitigation Measures CR-1 and CR-2, impacts to cultural resources would be less than significant.

² BCR Consulting LLC (2023). Cultural Resources Assessment – Pacific Village Platinum Campus Project, page 8. Accessed April 5, 2024.

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

Less than Significant Impact with Mitigation Incorporated. A Cultural Resources Records Search was conducted at the South Central Coastal Information Center at California State University, Fullerton that concluded that there have been 14 cultural resources studies completed resulting in 11 cultural resources (eight historic-period and three prehistoric) within half a mile of the Project site. Tasks completed within the scope of the records search included additional research, intensive-level pedestrian cultural resources survey, Sacred Lands File Search with the Native American Heritage Commission, and a paleontological resources overview, performed in partial fulfillment of CEQA requirements.

Mitigation measures would be required upon risk of disturbing unique archaeological resources. Non-unique archaeological resources that qualify as tribal cultural resources would additionally require further consideration into significant impacts. Impacts to tribal cultural resources are discussed in Section XVIII: Tribal Cultural Resources. Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type; and/or
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Although there are onsite structures of historic age, the resources are recommended not eligible for listing in the CRHR, and no other cultural resources were identified within the Project Site. Based on these results, it is recommended that no additional cultural resources work or monitoring is necessary during proposed Project activities. No significant impact related to archaeological or historical resources is anticipated and no further investigations are recommended for the proposed Project. Although the current study has not indicated sensitivity for cultural resources (historical or archaeological) within the Project boundaries, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface during previous surveys. For this reason, **Mitigation Measure CR-1** is applicable. With implementation of **Mitigation Measures CR-1 and CR-2**, impacts to archaeological resources would be less than significant.

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

Less than Significant Impact with Mitigation Incorporated. The Cultural Resources Record Search and Cultural Resources Assessment did not indicate that the Project Site has been utilized in the past as a formal or informal cemetery. However, this does not insinuate that there is no possibility of the discovery of human remains on the Project Site. In the unexpected event human remains are encountered during Project implementation, pursuant to State Health and Safety Code Section 7050.5, Project

activities shall cease, and steps taken to ensure the integrity of the area so that no further disturbance would occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must determine if the remains are Native American and, in confirming so, would have to notify the Native American Heritage Commission within 24 hours so that the Native American Heritage Commission can determine and notify a Most Likely Descendant. Impacts to human remains would be less than significant with incorporation of **Mitigation Measure CR-3**.

Mitigation Measures

Mitigation Measure CR-1

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

Mitigation Measure CR-2

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

Mitigation Measure CR-3

If human remains or funerary objects are encountered during any activities associated with the project, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant. The most likely descendant shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

Implementation of **Mitigation Measures CR-1, CR-2, and CR-3** would reduce potentially significant impacts of the Proposed Project associated with Cultural Resources to less than significant.

With the implementation of the above mitigation measures in addition to compliance with the law, the proposed project would have a less than significant potential to disturb any human remains, including those interred outside of formal cemeteries.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

SUBSTANTIATION: Countywide Plan; Submitted Materials

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

Less than Significant Impact. The Project will involve construction and operation of the Project Site for residential occupancy. The energy use will be similar to that of the surrounding residential development. Therefore, no significant adverse impacts are identified or anticipated regarding the Project resulting in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, and impacts will be less than significant.

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

No impact. The Project will involve construction and operation of the Project site for residential occupancy. The development of these residential units will follow the California Energy Code (Title 24, Part 6) in that the Project will follow requirements for insulation, HVAC systems, lighting, and other energy-related aspects of buildings. Additionally, the Project will go through permitting processes for the development of the site, which will require review of local jurisdictions and may also include inspections to ensure compliance with these energy efficiency standards. Therefore, no significant adverse impacts are identified or anticipated regarding conflict with or obstruction of

a state or local plan for renewable energy or energy efficiency, and there will be no impact.

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

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

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

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐ ☐ ☐ ☒

ii. Strong seismic ground shaking?

☐ ☐ ☒ ☐

iii. Seismic-related ground failure, including liquefaction?

☐ ☐ ☐ ☒

iv. Landslides?

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems

☐ ☐ ☐ ☒

where sewers are not available for the disposal of wastewater?

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

SUBSTANTIATION: (Check ☐ if project is located in the Geologic Hazards Overlay District): **Countywide Plan; Submitted Project Materials**

Countywide Plan; Submitted Project Materials

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

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42

No Impact. The proposed Project would not result in a significant impact related to the exposure of people or structures to seismic related hazards. The California Seismic Hazards Program data, provided by the California Department of Conservation, shows the project site is not mapped on an Alquist Priolo Earthquake Fault Zone.

ii) Strong seismic ground shaking?

Less than Significant Impact. Although the Project Site is not located within a mapped earthquake fault zone, it is located within a seismically active area in southern California and may experience ground shaking in the event of a local earthquake; however, neither the location of the project nor the project's components would unnecessarily expose structures or people to seismic hazards.

iii) Seismic-related ground failure, including liquefaction?

No Impact. The Project Site is not mapped within a Liquefaction Zone, thus no impacts related to liquefaction are anticipated throughout the Project lifecycle.

iv) Landslides?

No Impact. Landslides and slope failure can result from ground motion generated by earthquakes, however, the Project Site is not mapped within a Landslide Zone. As shown on the San Bernardino Countywide Policy Plan Map HZ-2, the Project Site and surrounding area is not located within an area susceptible to landslides.

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

Less than Significant Impact. The proposed Project is on a relatively flat tract of land. Although the project would entail demolition, grading, paving, etc., and other activities associated with construction, a Stormwater Pollution Prevention Plan would be developed for the proposed project. The Stormwater Pollution Prevention Plan would include standard construction Best Management Practices designed to reduce erosion

and loss of topsoil during construction. Substantial soil erosion and loss of topsoil are not anticipated during the construction or operation phases of the proposed project.

- 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?*

No Impact. The proposed Project would not be located on an unstable geologic unit; nor would implementation of the project cause the underlying geologic unit to become unstable. The proposed Project Site is not located in an area that is expected to experience landslides or liquefaction hazards, nor is it located in an area that is expected to have expansive soils.

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

No Impact. The proposed Project does not contain expansive soils as defined by the Uniform Building Code. Mapped soil units (*Hanford coarse sandy loam, 2 to 9 percent slopes; Psamments, Fluvents and Frequently flooded soils; and Tujunga gravelly loamy sand, 0 to 9 percent slopes*) are expected to contain relatively low percentages of clay and are expected to have between a zero (0) and eight (8) Plasticity Index rating.

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

No Impact. The proposed Project would be supported by a sewer system and would not involve the use of septic tanks or other alternative wastewater disposal systems.

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

No Impact. The proposed Project Site is in an area mapped as "Qw" (Alluvial Wash Deposits), a geologic unit that is relatively "very young" and is not expected to contain unique paleontological resources or features.

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

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

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

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

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

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

Less than significant impact. The Project will involve construction and operation of the Project site for residential occupancy. The greenhouse gas emissions will be similar to that of the surrounding residential development. Project construction and operation greenhouse gas emissions were modeled using CalEEMod2020.4.0 using available Project information and defaults contained within the modeling software (Appendix A₁). Using defaults results in a higher estimation of emissions than the Project will actually produce. Further, the Project construction and operation emissions are within the South Coast Air Quality Management District air quality significance thresholds for greenhouse gases (Appendix A). Therefore, no significant adverse impacts are identified or anticipated regarding the generation of greenhouse gas emissions that may have a significant impact on the environment, and impacts will be less than significant.

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

No Impact. Regarding greenhouse gas emissions, San Bernardino implemented the *County of San Bernardino Greenhouse Gas Reduction Plan* in 2021 which aims to reduce greenhouse gas emissions and outlines greenhouse gas reduction measures (San Bernardino County 2021). Additionally, the South Coast Air Quality Management District implemented the 2022 Air Quality Management Plan, which similarly outlines control measures that are in line with California's aggressive climate goals to reduce greenhouse gases (South Coast Air Quality Management District 2022). The Project will be in compliance with these plans and the measures described therein will be followed for construction and operation of the project. Therefore, the Project would result in *no impact* regarding conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☒ | ☐ |
| 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? | ☐ | ☐ | ☒ | ☐ |
| c) | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☒ | ☐ |
| 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? | ☐ | ☐ | ☐ | ☒ |
| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | ☐ | ☐ | ☒ | ☐ |
| f) | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☒ | ☐ |
| g) | Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | ☐ | ☐ | ☒ | ☐ |

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

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

Less than Significant Impact. The Project Site historically included limited agricultural operations from the 1930s to the late 1940s. As such, there is a potential for agricultural chemicals to have been applied to the site. The development activities on the western portion of the site are likely to have involved the significant mixing of any impacted surface soils. Terracon's 2020 Phase I Environmental Site Assessment (Appendix D) recommended that a Media Management Plan (or Soil Management Plan) be prepared and implemented during the proposed development activities. If soils are proposed to be transported offsite for reuse or disposal, sampling is considered warranted to facilitate

the characterization and disposal of any impacted materials encountered in accordance with regulations.

The proposed development activities at the Project Site would be expected to involve the use and temporary storage of construction-related hazardous substances including hydraulic fluids, adhesives, paints/finishes, lubricants, fuel, solvents, and cleaners. The demolition and construction activities are likely to generate construction debris/waste for offsite disposal or recycling. Any regulated wastes generated during this process would require storage and disposal in accordance with regulations.

Further, based on the construction dates of the existing structures, there is a potential for asbestos and/or lead-based paint to be present in the existing structures proposed for renovation and/or demolition. Therefore, sampling of suspect asbestos-containing materials and painted/coated surfaces that may be disturbed would be required prior to demolition and/or renovation activities. Any identified asbestos-containing materials and/or lead-based paint identified at the Project Site would need to be removed and properly disposed of by a licensed asbestos abatement contractor.

The proposed operations at the Project Site would likely involve the handling and storage of limited quantities of maintenance supplies associated with cleaning and routine maintenance of the residential and treatment facilities. In addition, the proposed Recuperative Care Center and Substance Use Disorder and Recovery facilities have the potential to generate and temporarily store hazardous substances in the form of medical, pharmaceutical, and/or biohazardous waste, which would be required to be stored in accordance with applicable regulations and transported by registered hazardous or medical waste transporters.

Assuming compliance with best management practices and applicable regulations, and the implementation of the recommended Media Management Plan, the potential for the routine transport, use, and/or disposal of hazardous substances associated with the proposed project to create a significant hazard to the public or the environment is considered less than significant.

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

Less than Significant Impact. Although the potential exists for accidents to occur during transportation to and from the Project Site and during construction activities associated with the proposed project, it is not expected to involve the release of hazardous materials to the extent that a significant hazard to the public or the environment would be created. The proposed development activities at the Project Site would be expected to involve the use and temporary storage of construction-related hazardous substances including hydraulic fluids, adhesives, paints/finishes, lubricants, fuel, solvents, and cleaners. The demolition and renovation activities are likely to generate construction debris/waste for offsite disposal or recycling. Any regulated wastes generated during this process would require storage and disposal in accordance with regulations.

The proposed operations would involve the use and storage of limited quantities of maintenance supplies associated with cleaning and routine maintenance of residential facilities. In addition, the proposed Recuperative Care Center and Substance Use Disorder and Recovery facilities have the potential to generate and temporarily store hazardous substances in the form of medical, pharmaceutical, and/or biohazardous waste, which would be required to be stored in accordance with applicable regulations and transported by registered hazardous or medical waste transporters. Storage of these regulated hazardous materials and/or waste in accordance with regulations would involve using the proper storage containers for each chemical, keeping containers closed/covered, labeling storage containers, meeting storage time limits, and the use of secondary containment where needed. These measures would be expected to minimize the potential for accidents to lead to significant hazards.

Assuming compliance with applicable hazardous substance/waste regulations, the potential for accidents or upsets associated with the proposed project to create a significant hazard to the public or the environment is considered less than significant.

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

Less than Significant Impact. Emissions from the proposed residential, Recuperative Care Center, and the Substance Use Disorder and Recovery facility operations at the Project Site are expected to be negligible and similar to those expected from residential, school, or restaurant uses. The proposed upgrades would be required to meet current code and title 24 requirements. In addition, hazardous substances and wastes associated with the proposed construction and operation of the Project Site, as previously discussed above, would be handled and stored in accordance with applicable regulations to reduce the potential for emissions and/or spills. Although the Project Site was previously occupied by a school, it is Terracon's understanding that it is no longer operating. The nearest schools to the Project Site appear to be at least one-quarter mile from the Project Site. Based on the aforementioned information, the potential impacts of hazardous emissions or handling of hazardous or acutely hazardous substances associated with the project within one-quarter mile of a school are considered less than significant.

- 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?*

No Impact. Review of the Department of Toxic Substances Control's (DTSC's) list of hazardous waste and substances (Cortese) sites compiled pursuant to Government Code Section 65962.5 via the EnviroStor database did not reveal listings at the Project Site. In addition, review of the EnviroStor database indicates no Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Tiered Permit, or Corrective Action cases are mapped at the Project Site. Review of the State Water Resources Control Board's GeoTracker database indicates no LUST Cleanup, Cleanup Program, Military Cleanup, Military UST, Permitted UST, or Land Disposal cases are mapped at the Project Site. Further, review of the 2020 Phase I prepared by Terracon, which included a review of standard regulatory agency databases, indicates Recognized Environmental

Conditions were not identified at the Project Site at the time of the assessment. Based on the aforementioned information, the Project Site was not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

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

Less than Significant Impact. The Project Site is not located within an airport land use plan, based on a review of the City of San Bernardino Zoning Map and the San Bernardino County Land Use Plan General Plan Hazard Overlays Map. The Hazard Overlay map depicts the Project Site as just outside the Airport Safety Review Area 3. However, the site is within 2 miles of an airport known as the San Bernardino International Airport. Specifically, the site is located approximately 1.5 miles north of the airport. The height of the proposed structures or renovations during development and operation of the proposed project are not expected to significantly exceed those in the general vicinity of the site. Based on its distance from the airport, and the absence of known airport-related land use plans at the Project Site, the proposed renovation and construction activities required for the proposed residential, rehabilitation, and substance abuse facilities, and the subsequent site operations, are not expected to result in a safety hazard or excessive noise for people residing or working in the project area.

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

Less than Significant Impact. Terracon's review of the 2015 City of San Bernardino Emergency Operations Plan did not identify the area adjacent to the Project Site as a primary or alternate Emergency Operations Center, nor was it identified as Critical Infrastructure prioritized for protection during emergencies. The ingress and egress to the Project Site will be from Valaria Drive and East 17th Street. The primary ingress and egress will be on the west side of the site from Valaria Drive, with a secondary controlled access on the north side of the site from East 17th Street. The secondary exit from East 17th Street will be limited to trash pickup, and emergency vehicles. An emergency-only ingress and egress access point will be located on the south side of the site from Pacific Street. All points are existing. There will be a guard at the Valaria Drive access point.

Transportation for residents will be primarily by private shuttle and public transit which is accessible on Pacific Street.

During construction, vehicles will use a laydown yard in the vacant undeveloped parcel in the southeast corner of the Project Site. The construction vehicles will enter and exit from Pacific Street and access the site.

The Project would not interfere with the City's emergency operations plan or impede roadway access through removal or closure of streets. Construction activities would be required to be performed according to the standards and regulations of the City and county fire and sheriff's departments. For example, the County and its construction contractors would be required to provide on- and off-site access and circulation for emergency vehicles and services during the construction and operation phases.

The proposed Project would also be required to undergo the municipal development review and permitting process and would be required to incorporate all applicable design and safety standards and regulations of the fire department to ensure that the project does not interfere with the provision of local emergency services (ie. providing adequate emergency vehicle access roads and adequate numbers and locations of hydrants).

Based on the aforementioned information, the project-related impacts to emergency response and evacuation plans are expected to be less than significant.

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

Less than Significant Impact. Terracon reviewed the California Public Utility Commission's Fire Threat Map via their GIS web app viewer. The map depicts data from the United States Forest Service and California Department of Forestry and Fire Protection joint map of Tree Mortality High Hazard Zones as well as areas identified by California Public Utility Commission to have elevated or extreme risk from wildfires associated with overhead utility lines. None of the three elevated fire threat tiers were mapped at the Project Site. The site is currently developed on its western portion with a church and associated community and outbuildings, a single-family residence, residential duplexes, asphalt paved parking areas and driveways, and landscaping. The eastern portion consists of a vacant lot. The surrounding properties consist of residences to the north and south, a soccer complex to the west, and Highland Creek to the east. The proposed development project will be required to comply with city and/or county building, planning, and fire codes including but not limited to fire access, fire suppression, and weed abatement. Therefore, the project's potential to expose people or structures to significant loss, injury or death from wildfire is considered less than significant.

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

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
X. HYDROLOGY AND WATER QUALITY - Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river				

- or through the addition of impervious surfaces, in a manner which would:
- | | | | | | |
|------|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i. | result in substantial erosion or siltation on- or off-site; | ☐ | ☐ | ☒ | ☐ |
| ii. | substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; | ☐ | ☐ | ☒ | ☐ |
| iii. | create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or | ☐ | ☐ | ☒ | ☐ |
| iv. | impede or redirect flood flows? | ☐ | ☐ | ☒ | ☐ |
| d) | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☒ | ☐ |
| e) | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☒ | ☐ |

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

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

Less than Significant Impact. Construction of the Project would involve clearing, grading, paving, utility installation, building construction, and installation of landscaping, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other materials with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction activities in the absence of any avoidance and minimization measures.

The Construction General Permit is required prior to the start of construction for construction projects within the County of San Bernardino. The Construction General Permit requires operators of construction sites to develop a Stormwater Pollution Prevention Plan detailing erosion and sediment controls, as well as pollution prevention measures that will be implemented to meet the requirements of the Construction General Permit.

Following the measures contained within the Stormwater Pollution Prevention Plan, the Project is not anticipated to have a significant impact regarding violation of any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or groundwater quality. Therefore, the Project would result in a less than significant impact.

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

Less than Significant Impact. Water for the Project Site is provided by the East Valley Water District. The District's sole supply source is groundwater that is extracted from an aquifer known as Bunker Hill Basin (City of Highland 2006). Groundwater from this basin has consistently met both State of California and the U.S. Environmental Protection Agency drinking water standards and supply is projected to meet demand for the foreseeable future (City of Highland 2006).

Additionally, the Project location is currently developed for housing in a similar state that would result from the Project. Therefore, the Project would not create a substantial amount of additional impervious surfaces.

Based on the analysis above, the Project is not anticipated to substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, the Project would result in a less than significant impact.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
- i. *Result in substantial erosion or siltation on- or off-site;*
 - ii. *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;*
 - iii. *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or*
 - iv. *Impede or redirect flood flows?*

Less than Significant Impact. The Project site is located within a 500-year floodplain. The construction and operation of the Project would result in a similar area of impermeable surfaces on the site. Further, the potential erosion from the Project would be controlled through measures incorporated as part of the adopted Stormwater Prevention Pollution Plan for the Project. Implementation of the Stormwater Prevention Pollution Plan would also ensure that runoff water does not exceed the capacity of existing or planned stormwater drainage systems or result in significant pollution. Therefore, the Project would result in a less than significant impact.

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

Less than Significant Impact. The Project site is located within a 500-year floodplain. However, the Project would result in site conditions similar to that which currently exist

within the Project Site. Further, the proposed structures would not impede or redirect flood flow. The Project is not subject to the potential effects of a seiche, tsunami, or mudflows caused by such due to lack of upstream waterbodies. The City of Highland is over 45 miles east of the Pacific Ocean. As such, the Project is not under threat of a tsunami, otherwise known as a seismic sea wave. Similarly, the potential threat for a seiche to occur is remote, given the limited number of large water bodies within the Project vicinity and its sphere of influence. Therefore, the project would result in a less than significant impact.

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

Less than Significant Impact. The Project site is located within the Bunker Hill Groundwater Basin. Groundwater management in this basin is performed by the San Bernardino Valley Water Conservation District and is based primarily on the maintenance of groundwater levels. The Sustainable Groundwater Management Act provides the local agencies broad powers in the implementation of Groundwater Management Plans and collaborative management of the Bunker Hill Groundwater Basin. The San Bernardino County Flood Control District, San Bernardino Valley Municipal Water District, and other partners and stakeholders have developed and constructed projects that capture and recharge storm flows for replenishment of the Bunker Hill Basin. Future projects will also be developed to allow for active groundwater recharge opportunities. The Project would not conflict with or obstruct implementation efforts of the above-mentioned agencies and districts.

Under the MS4 permit as mentioned above, the Project will be required to show implementation of the various structural and non-structural Best Management Practices where applicable and would therefore not conflict with or obstruct implementation of a water quality control plan. Therefore, the Project would result in a less than significant impact.

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

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

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

- a) *Physically divide an established community?*

No Impact. The proposed Project will provide additional housing opportunities within a community. The proposed project would not establish a barrier between segments of an established community, or otherwise negatively impact the community in the City of Highland and the surrounding areas.

- b) *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

No Impact. The proposed Project site has a general plan designation of Single Family Residential. No environmental impact would occur due to a conflict with any land use plan, policy, or regulation. Furthermore, there would be no conflicts with land use plans, policies, or regulations, as the site is already developed. The Project involves renovating and upgrading existing facilities that complied with land use policies and plans at the time of their development. The Project will not require a zoning designation change; therefore no impacts are anticipated.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. MINERAL RESOURCES - Would the project:					
a)	Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

Countywide Plan; Submitted Project Materials

- a) *Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?*

No Impact. The proposed Project Site occurs within an area mapped by the California Department of Conservation as Mineral Resource Zone MRZ-3a: *Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined.* The proposed project site is not currently, and has not historically, been used for mineral extraction. Further, the

parcels associated with the proposed project are zoned as "RS" (Residential Suburban); a zone in which mineral extraction is not a permitted use. The proposed project would not have an effect on the availability of a known mineral resource (aggregate) that would be of value to the region and the residents of the state.

- 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?*

No Impact. The proposed project area is not in an area delineated on a local plan, specific plan, or other land use plan as a mineral resource recovery site. Implementation of the proposed project would not result in the loss of availability of a locally-important mineral resource recovery site.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIII. NOISE - Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
SUBSTANTIATION: (Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):				

Countywide Plan; Submitted Project Materials

- a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards*

Less than Significant Impact.

Transportation Noise Impacts

Transportation noise impacts would be considered significant if the existing plus project levels are expected to increase by more than 3 dB. Compared to existing traffic noise levels, future traffic volumes are not expected to increase due to the project. The impact is therefore less than significant.

Stationary Noise Sources

Stationary noise impacts would be considered significant if they result in exceedances of Section 8.16.100(B)(2) of the City of Highland's Municipal Code or Section 8.45.020(N) of the City of San Bernardino's Municipal Code. Implementation of the proposed project may result in stationary noise related to HVAC systems, parking, and dog activity. The stationary noise was modeled in SoundPLAN to analyze the noise impact at surrounding receptors (Exhibit E). The project plus ambient noise level will not exceed 60 dBA or increase the existing ambient by 10 dB at sensitive receptors, thus, the Project complies with the City of Highland's code. The Project will increase the ambient noise level by a maximum of 5 dB at the nearest receptor within the City of San Bernardino. While a 5 dB increase may be noticeable, the total ambient noise level of 57 dBA Leq is approximately the same noise level as a typical multi-family residential neighborhood and would not be considered unreasonable. Thus, the change in noise level will be less than significant. The stationary noise impact would therefore be less than significant.

Construction Noise and Vibration

Construction noise will be significant if construction activities occur outside of the permitted construction hours specified in Section 8.45.070 of the City of San Bernardino's Municipal Code. Noise due to construction will result in short-term noise impacts associated with construction activities. However, construction will comply with the City's code, and the impact is less than significant.

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

Less Than Significant Impact. Construction vibration will be significant if vibration exceeds levels that would result in structural damage to existing buildings. At a distance of 55 feet, the nearest building to the project property line, a vibratory roller would yield a worst-case 0.088 PPV (in/sec), which may be perceptible but is below the threshold of any risk of damage. Therefore, the impact is less than significant.

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

Less than Significant Impact. The project is located outside of the 65 dBA noise contour of the nearest airport. Thus, the impact due to airport/aircraft noise is less than significant.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIV. POPULATION AND HOUSING - Would the project:					
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials.

- a) *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less than Significant Impact. The Project involves the redevelopment and expansion of the current Pacific Village Platinum Campus, tailored to meet the existing community's needs without causing significant population growth. The renovation includes upgrading the existing residential facilities and introducing new permanent housing units, resulting in a net increase of 30 individual occupancy units. These units are designed for single-person occupancy and are not configured to accommodate multiple residents or families within a single unit. This approach ensures that the housing provided by the project remains targeted at individual residents rather than families, which aligns with the aim to enhance the current infrastructure without promoting onsite family growth or significantly increasing the local population. This strategic limitation on the type and number of new units prevents the project from becoming a catalyst for substantial demographic changes in the area, maintaining the focus on serving the specific needs of individuals within the community.

A temporary labor force would be required to construct the proposed Project. The short-term nature of this temporary construction workforce would not induce substantial population growth. In addition, the Project is not proposing off-site infrastructure improvements such as the extension of roads. As such, the Project would not result in new impacts to population and housing in the region. Therefore, the impacts would be less than significant both directly and indirectly.

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

No Impact. The development of the Project Site is structured to minimize displacement of existing residents and housing. The proposed Project will be implemented in phases, allowing current residents to remain onsite throughout the construction period. This phased approach ensures continuity of services, particularly for the 20 occupants residing in travel trailers, who will be able to remain in place during construction activities.

Furthermore, the existing office buildings will be repurposed into interim housing units to accommodate residents from the other housing units who may need to be temporarily relocated during specific construction phases. Once construction is complete, residents from the trailers will transition to the newly constructed permanent housing units provided by the Department of Aging and Adult Services or Community Development Housing. As a result, there will be no significant displacement of people or housing, and no need to construct replacement housing elsewhere in the vicinity.

This strategic planning and phased execution ensure that the development process is sensitive to the needs of the existing community, minimizing disruptions and preserving continuity of housing and services throughout the Project. As such, no mitigation measures are deemed necessary to address displacement concerns.

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

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

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

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

Fire Protection?

Less than Significant Impact. The San Bernardino County Fire Department (SBCFD), Division 2, provides fire protection, fire prevention, and emergency services to the Project Site. The County Fire Department serves a 19,278 square-mile territory, including 85 fire stations and facilities that cover more than 60 unincorporated communities and areas within San Bernardino County. The Project Site would continue to be served by the San Bernardino County Fire Station #228 located at 3398 East Highland Avenue in San Bernardino, CA approximately 1.8 miles northeast of the Project site. The average travel time between Fire Station 228 and the Project Site is 4 minutes. Another nearby facility, Fire Station #226 located at 1920 North Del Rosa Avenue, San Bernardino, California lies approximately 1.9 miles west of the Project Site and has an average travel time of 4 minutes. Redevelopment of the Pacific Village Platinum Campus would not combine with other developments in the County to result in a cumulatively considerable impact to fire and emergency services as the County continues to maintain sufficient services within its boundaries.³

The County Department of Public Safety provides required fire standards during review of building plans and inspections. The proposed development would be required to comply with County fire suppression standards and adequate fire access. Despite introducing new residential spaces, the incremental increase in population from the prior use of the Pacific Village Platinum Campus to its future state is negligible. The Project would therefore not result in the need to construct a new fire station or physically alter an existing station. Therefore, impacts would be less than significant, and no mitigation measures are required.

Police Protection?

Less than Significant Impact. The Project Site is served by the Highland Branch of the San Bernardino County Sheriff's Department. The station is located at 26985 East Baseline, Highland, California, approximately 1.7 miles southeast of the Project Site. The Highland station has 1 Captain, 1 Lieutenant, 6 Sergeants, 3 detectives, and 23 patrol deputies who are responsible for law enforcement services in the Highland and City of San Bernardino region. Average travel time between the Sheriff Department Station and the Project Site is 4 minutes. As discussed in Section 1.7, The project would not adversely affect the surrounding transportation network or increase congestion on roadways within the project vicinity with the proposed redevelopment of the Site.

The County actively oversees police staffing levels to guarantee that effective police protection and response times are maintained, both when new development projects are introduced and annually during the budgeting process led by the County's Board of Supervisors. This ongoing vigilance ensures that the proposed project will not lead to any notable decrease in police response times.

Based on the information and analysis provided above, the proposed project would not require new or physically altered police protection facilities, the construction of which

³ San Bernardino Countywide Policy Plan Draft EIR: Public Services. Page 5.14-17

could cause significant environmental effects. Therefore, impacts would be less than significant, and mitigation is not required.

Schools?

No Impact. The project includes housing for adults in recovery and will not provide family-dwelling units; therefore, no increase in the number of school-age students would occur. Furthermore, the proposed project is not expected to draw any new residents to the area that would necessitate the expansion of current schools or the construction of new ones.

Additionally, California Government Code (Section 65995[b]) establishes the base amount of allowable developer fees imposed by school districts. These base amounts are commonly referred to as "Level 1 fees" and are subject to inflation adjustment every two years. School districts are placed into a specific "level" based on school impact fee amounts that are imposed on the development. Per California Government Code Section 65995, "The payment or satisfaction of a fee, charge, or other requirement levied or imposed... are hereby deemed to be full and complete mitigation of the impacts on the provision of adequate school facilities". The Project Applicant would be required to pay these development fees in accordance with Government Code 65995 and Education Code 17620. Through payment of applicable development fees, no impacts related to school services would occur, therefore mitigation is not required.

Parks?

No Impact. The proposed Project would neither induce unplanned residential development nor cause a significant increase in the usage of existing neighborhood and regional parks or other recreational facilities, such that it would result in substantial physical deterioration of those facilities. The project plans to construct 57 single-occupancy units and one dual-occupancy unit for a live-in caretaker, resulting in approximately 31 new residents. This modest increase is not anticipated to generate a significant demand for recreational facilities.

The development at the Pacific Village Platinum Campus, which will provide a total of 58 homes, aligns with the existing Residential Suburban (RS) zoning for the Project Site and its surroundings. Furthermore, the project will feature onsite recreational amenities, including two multifunctional lawns, various courtyard spaces with seating, and a dedicated dog park. These amenities are designed to meet the recreational needs of the residents within the confines of the campus, thus reducing the potential for increased use of, and pressure on, regional recreational facilities.

Given the project's alignment with current zoning and its provision of ample onsite recreation options, no significant impacts on local recreational facilities are anticipated, and therefore, no mitigation measures are required.

Other Public Facilities?

Less than Significant Impact. The proposed Project would not result in a significant, unplanned, increase in residential population. Implementation of the proposed Project would not adversely affect other public facilities or require the construction of new or

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

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVI. RECREATION					
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	☐	☐	☒	☐
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

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

Less than Significant Impact. The proposed project is designed to accommodate approximately 59 individuals with the increased amount of housing units onsite which is a slight increase from the current capacity of 28 residents. This modest rise in the number of occupants at the Project Site following redevelopment is considered minimal and is not expected to drive significant population growth in the surrounding county or neighboring cities. Moreover, the project includes plans for on-site recreational amenities, which will mitigate the potential for increased usage of existing neighborhood or regional parks, thereby avoiding their potential deterioration. The planned amenities as stated in section 1.4 include two multifunctional lawns, various courtyard spaces with seating options, and a dedicated dog park. Given the inclusion of these facilities and the slight increase in the site's residential capacity, no substantial impacts on local parks are anticipated that would necessitate the construction or expansion of existing recreational facilities. Therefore impacts will be less than significant, and no mitigation measures are required.

- 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?

No Impact. As mentioned above the Project includes onsite recreational amenities and would not require the construction or expansion of recreational facilities to accommodate future residents of the Project Site and would therefore not have an adverse physical effect on the environment.

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

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVII. TRANSPORTATION – Would the project:					
a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	☐	☐	☐	☒
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d)	Result in inadequate emergency access?	☐	☐	☐	☒

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

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

Less than Significant Impact. The Project proposes to improve and expand the existing Pacific Village Platinum Campus with the Community Development Housing and Department of Aging and Adult Services permanent housing units, Recuperative Care Center, Substance Use Disorder and Recovery facilities, and an expanded parking lot to include 107 spaces across the site. The project site is currently developed with existing residential buildings, administration building, dining hall, church facilities, and

accompanying parking lots. The Project Site is conveniently located on a bus route which serves as the primary mode of transportation for the residents of the site. The nearest bus stop is located at the intersection of Pacific Street and Valaria Drive, approximately 100 feet west of the Project Site. The expansion of the campus would not interfere with the County's bus route system.

Moreover, the Project is neither situated on a truck route nor on a trail as per the Countywide Plan Transportation and Mobility Element. There are plans for a Class II Bicycle Lane along Pacific Street, directly south of the Project Site; however, this development does not conflict with the San Bernardino County Transportation Bicycle Plan.⁴

A Vehicle Miles Traveled Study was prepared for the proposed project by Integrated Engineering Group dated March 10, 2024, in coordination with the County of San Bernardino. A complete copy of the Vehicle Miles Traveled Study is included in this report as Appendix F and is summarized herein. The Vehicle Miles Traveled Study concluded that the Project is anticipated to generate fewer than 250 daily trips and less than 50 peak hour trips, therefore the project can be presumed to cause less than significant Vehicle Miles Traveled Impact and will not be required to conduct a level of service analysis.

The project will not modify any existing bicycle, public transit, or pedestrian facilities, nor will it significantly increase the use of such infrastructure. Consequently, there will be no adverse impact concerning conflicts with any program, plan, ordinance, or policy that governs the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, any impacts are expected to be less than significant, and no mitigation measures are required.

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

Less than Significant Impact. Based on the County Guidelines, a Transportation Impact Study that includes a Level of Service Assessment for Countywide Plan consistency is required if a project generates 100 or more trips during any peak hour. According to the Vehicle Miles Traveled Study, the Project is anticipated to generate approximately 158 daily trips, 11 AM peak hour trips and 15 PM peak hour trips, totaling 26 peak hour trips. Per the Guidelines, the Project is not required to have a Level of Service Assessment since the project is anticipated to generate less than 250 daily trips and less than 100 peak hour trips. (Appendix F).

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

Less than Significant Impact. The Project proposes to redevelop and add to the existing use that would include the construction of the Community Development Housing, Department of Aging and Adult Services, and Substance Use Disorder and Recovery facilities buildings, amenities, and expansions of the existing parking lot. The proposed

⁴ County of San Bernardino. (2022). Countywide Plan, Policy Map TM-4 Bicycle and Pedestrian Planning. Available at <https://www.arcgis.com/apps/webappviewer/index.html?id=ee080eba63564bdab37de1d8576d46c4> . Accessed April 15, 2024.

project is compatible with adjacent existing residential uses. The project has been designed so as not to cause any incompatible use or any hazards to the surrounding area or the general public. Additionally, the project design does not incorporate steep grades or obstructive landscaping that could create sight distance issues. Pacific Street, where the site is located, has an existing gradient of approximately 8 percent.

Currently, vehicles can enter and exit the project site onto Pacific Street through a 145-foot driveway. Another access point is available on Valaria Drive at the western border through a 100-foot driveway, and there is a secondary access via an 18-foot driveway that leads to East 17th Street through a back gate. The proposed plan includes the creation of a primary 25-foot wide driveway on Valaria Drive and a secondary exit on the north side leading to East 17th Street. Additionally, an emergency-only access point will be positioned on the south side facing Pacific Street. All proposed access points are modifications of existing entrances and exits.

The Project design ensures that there will be no increase in the gradient onto East 17th Street, Valaria Road, or Pacific Street, nor will it introduce new hazards that could worsen the existing road slopes. Consequently, the project will not increase hazards through its design or use, whether directly, indirectly, or cumulatively. Thus, no mitigation measures are deemed necessary.

d) *Result in inadequate emergency access?*

No Impact. As detailed in the previous section, emergency services will have dedicated access to the site from the south side via Pacific Street. This designated route is planned specifically to ensure that emergency service vehicles can enter and exit the site privately and swiftly, enhancing response times in case of emergencies. The inclusion of a private access point minimizes potential delays caused by general traffic or site congestion, thus improving the efficiency and effectiveness of emergency responses. Consequently, the development of the Project Site has been carefully planned to ensure it does not compromise emergency access. Therefore, no adverse impacts on emergency services access are anticipated, and no mitigation measures are required.

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

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

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

- register of historical resources as defined in Public Resources Code section 5020.1(k), or
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? ☐ ☒ ☐ ☐

SUBSTANTIATION:

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

- a) *Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
- i. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*
- No Impact.** As of July 2015, California AB 52 was enacted and expands CEQA by defining a new resource category, "Tribal Cultural Resources." AB 52 requires Lead Agencies to evaluate a project's potential to impact tribal cultural resources. Such resources include "sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe and is 1) listed or eligible for listing in the California Register of Historical Resources or included in a local register of historical resources. AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource." As discussed in Section V above, as part of the Cultural Resources Assessment prepared by BCR Consulting in January 2024, archaeologists did not record any cultural resources within the subject property boundaries. Additionally, a cultural resources review was conducted to determine the eligibility of potential historical resources on the Project site (refer to Appendix C). However, all potential resources were determined to be ineligible for listing in the California Register of Historical Resources. Therefore, there would be no anticipated impacts to listed or eligible for listing historical resources, and no mitigation is required.
- ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in*

subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than Significant with Mitigation Incorporated. The Project site has been previously disturbed for the development of its existing use and, in addition, has no record of listing it in any register of historical resources. Nonetheless, the presence of remains or unanticipated cultural resources under the ground surface of the Project Site and vacant adjacent lot is possible. Implementation of Mitigation Measures CR-1, CR-2, and CR-3 would ensure that impacts due to discovery of unanticipated cultural resources during excavation would be less than significant with mitigation incorporated. In addition, pursuant to AB52 tribal consultation, the San Manuel Band of Mission Indians Cultural Resources Department, Yuhaaviatam of San Manuel Nation Cultural Resources Department, and the Morongo Band of Mission Indians have requested the following mitigation measures in order to mitigate potential significant impacts to tribal cultural resources.

Mitigation Measures

Mitigation Measure TCR-1

The San Manuel Band of Mission Indians Cultural Resources Department, the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department, and the Morongo Band of Mission Indians shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with San Manuel Band of Mission Indians, the Yuhaaviatam of San Manuel Nation, and the Morongo Band of Mission Indians and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents the San Manuel Band of Mission Indians and the Yuhaaviatam of San Manuel Nation for the remainder of the project, should they elect to place a monitor on-site.

Mitigation Measure TCR-2

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to San Manuel Band of Mission Indians Cultural Resources Department, the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department, and the Morongo Band of Mission Indians. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians, the Yuhaaviatam of San Manuel Nation, and the Morongo Band of Mission Indians throughout the life of the project.

Implementation of **Mitigation Measures TCR-1, TCR-2, and Mitigation Measure CR-3** (Section V) would reduce potentially significant impacts of the Proposed Project associated with Tribal Cultural Resources to less than significant.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:					
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b)	Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c)	Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

- a) *Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

No Impact. The Project Site is currently occupied by the Pacific Village campus. The Project site would continue to receive water service as well as wastewater service from the East Valley Water District, solid waste disposal from the County of San Bernardino, natural gas service from SoCal Gas, and electricity from Southern California Edison.

As the Project Site is already developed, and the proposed Project would entail an expansion of the existing use, the Project would not require construction of new or expanded water facilities, electric power, or natural gas facilities. Additionally, implementation of the proposed Project would not result in a significant increase in demand for utility services, but rather would be characterized by slightly higher utilities rates associated with the increased building area. Therefore, there would be no potential impacts associated with the relocation or construction of utility systems.

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

Less than Significant Impact. The Project Site currently receives water services from East Valley Water District, which has issued an adequate service certification for water for the proposed Project. The addition of new buildings on-site would not substantially increase the demand for water beyond what currently exists. The existing Pacific Village campus is allowable according to the Countywide General Plan. Yet, the Project proposes a marginal increase in residential uses or dwellings that would generate a higher demand for water than the existing and proposed uses. As such, Project implementation would not exceed East Valley Water District's water supply sources. Therefore, the Project would have less than significant impact that would result in insufficient water supplies and no mitigation measures are required.

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

No Impact. The Project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board. Because the Project proposes a redevelopment of an existing allowable use, the Project would be consistent with the Countywide Plan 2025 Typical Growth Scenario where future wastewater generation was determined to be adequate. Further, the current Wastewater Treatment Master Plan anticipates and provides for this type of Project which is consistent and permitted in the Project site. Therefore, no impact to wastewater treatment directly, indirectly or cumulatively will occur.

- d) *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Less than Significant Impact. The Project is anticipated to generate solid waste during the construction phase, as well as the operational phase, but it is not anticipated to result in inadequate landfill capacity. According to CalRecycle's Estimated Solid Waste Generation Rates, a multi-person residential facility is estimated to produce 4 pounds of waste per dwelling unit per day. The proposed project would include 58 dwelling units which would equate to approximately 232 pounds of waste per day from the Project

facility, prior to any staffing increases that may result from Project implementation. This amount represents only about 0.03 percent of the daily maximum throughput at the Mid-Valley Sanitary Landfill.

Located in the northern part of the City of Rialto, the Mid-Valley Sanitary Landfill processes a variety of waste types including mixed municipal, construction/demolition, industrial waste, and tires. The landfill is currently authorized to handle up to 7,500 tons of waste per day, and it has a permitted capacity of about 101.3 million cubic yards. With approximately 61.2 million cubic yards of capacity remaining, the landfill is projected to continue operations until 2033. However, there are options for vertical or downward expansion, and more recent assessments, like the one noted in the City of Fontana's General Plan Draft Environmental Impact Report, suggest that the landfill could potentially accept waste for an additional 30 to 40 years beyond the initial projection. Thus, the additional waste generated by this project is not expected to significantly impact the landfill's capacity, indicating no substantial issues related to solid waste management for the project. Therefore no impacts are anticipated, and no mitigation measures are required.

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

No Impact. The proposed Project would comply with all applicable federal, state, and local requirements related to solid waste. The proposed Project would be subject to the building permit process, which requires a construction waste management plan for demolition of existing structures, and compliance with the County's Development Code Chapter 84.19: Recycling Facilities and Chapter 84.24: Solid Waste/Recyclable Materials Storage. The proposed Project's operations would be subject to service and requirements of the County of San Bernardino Solid Waste Management Division and the County's Development Code. Therefore, there would be no potential impacts associated with noncompliance of federal, state, and local management and reduction statutes and regulations related to solid waste.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XX.	WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant	☐	☐	☐	☒

concentrations from wildfire or the uncontrolled spread of a wildfire?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☐ | ☒ |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☐ | ☒ |

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

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

No Impact. The Proposed Project Site is not located within a very high fire hazard severity zone according to City General Plan maps or Local Responsibility and State Responsibility Area maps. Therefore, no impacts associated with wildfire would occur and no mitigation is required.

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

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact or Does Not Apply
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:					

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☐ | ☒ |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project | ☐ | ☐ | ☐ | ☒ |

are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

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

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

No Impact. Based on the technical studies (biological resources and cultural resources) conducted for this project, these issues do not apply to this Project.

- 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)?*

No Impact. The proposed Project is an upgrade of an existing project that is serving people with a need for housing and medical care. Cumulatively considerable effects do not apply to this Project.

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

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

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

XXII. MITIGATION MEASURES

(Any mitigation measures, which are not 'self-monitoring' shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

SELF MONITORING MITIGATION MEASURES: (Compliance monitoring will be verified by existing procedures for condition compliance)

Biological Resources

Mitigation Measure BIO-1: Pre-construction Vegetation Surveys

Prior to Project activities, a qualified biologist will conduct focused vegetation surveys for slender-horned spinyflower and thread-leaved brodiaea. Survey techniques will include pedestrian transect surveys spaced approximately 30 feet apart within areas of suitable habitat in the Project impact areas and a 100-foot buffer. Survey techniques will be consistent with the accepted methodologies outlined by the California Department of Fish and Wildlife (CDFW 2018), United States Fish and Wildlife Service (USFWS 2000), and California Native Plant Society (CNPS 2000) (References found in [Terracon 2024])

Mitigation Measure BIO-2: Pre-construction Nesting Bird Surveys and Avoidance

Within 30 days prior to the commencement of vegetation clearing or ground disturbing activities during the nesting season (typically February through August, unless otherwise determined by a qualified biologist based on local observations), a qualified biologist will determine the presence of active nests belonging to species protected under the MBTA and BGEPA within or in proximity to the planned disturbance area, extending 100 feet (or 300 feet for raptors) from the disturbance zone.

These nest surveys must be carried out no more than seven days before the initiation of disturbance work. In cases where ground disturbance activities are delayed, additional pre-disturbance must be conducted to ensure that no more than seven days have passed between the survey and the onset of ground disturbance activities.

If active nests are identified, disturbance activities within 100 feet of the nest (or lesser distance if approved by USFWS) must be postponed or halted until the nest is vacated and the juveniles have successfully fledged, as determined by the biologist. To establish avoidance buffers in the field, highly visible construction fencing, or flagging must be used, and on-site personnel must be educated about the sensitivity of these nest areas. During periods when Project activities are scheduled to occur near active nests, a qualified biologist must be present as a biological monitor to ensure that inadvertent impacts on these nests are prevented.

Mitigation Measure BIO-3: Pre-construction Burrowing Owl Surveys

Within 14 days preceding vegetation clearing or ground disturbing activities, a qualified biologist will conduct comprehensive surveys for signs of occupancy by the burrowing owl. These surveys must encompass the entire area designated for disturbance and should involve the biologist walking along parallel transects. The focus of these surveys is to identify evidence of live owls or indications of their presence, which may include feathers, burrows, pellets, tracks, and scat.

If signs suggesting the presence of the burrowing are detected, vegetation clearing and ground disturbing activities will be prohibited in the area where the signs were found. Instead, CDFW shall be contacted to formulate a strategy for avoidance.

The results of these surveys, including graphical representations pinpointing the locations of burrowing owl sign, along with documentation detailing avoidance measures implemented, must be submitted to CDFW within 14 days following the conclusion of the pre-construction surveys or construction monitoring. This submission serves as evidence of compliance with pertinent state regulations pertaining to the protection of the burrowing owl.

Mitigation Measure BIO-4: Exclusion Fencing for Vegetation

In the event of an observation of slender-horned spineflower and thread-leaved brodiaea, individuals identified will be protected behind exclusion fencing. For impacts regarding individual plants, the affected plants will be relocated under supervision of a qualified biologist. Coordination with CDFW and USFWS will occur before the implementation of these measures.

Mitigation Measure BIO-5: Worker Environmental Awareness Program

Prior to project ground disturbing construction activities or vegetation clearance, a qualified biologist will initiate a biological training program designed to educate on-site workers about four (4) critical environmental concerns associated with the Project. This training will be mandatory for all on-site personnel involved in ground disturbing/demolition or vegetation clearance. It will be administered on the first day of work, before Project activities commence. This training will place particular emphasis on educating participants about the protected species that may potentially be present within the Project Site, including, but not limited to Swainson's hawk, burrowing owl, thread-leaved brodiaea, and slender-horned spineflower.

The program will include the following elements:

- A presentation, either developed by a qualified biologist or in consultation with one, which will address the sensitive biological resources that may be present within the Project Site. It will also elucidate the rationale behind safeguarding these resources and the consequences of non-compliance.
- Brochures or booklets that contain written descriptions, photographs of protected species, and a comprehensive list of site rules related to the protection of biological resources. These materials will be distributed to all participants in the biological training program.

- Contact information for the project's biological monitor, along with clear instructions for participants to contact the monitor with inquiries concerning the biological training program presentation or booklets.
- An acknowledgement form that each worker is required to sign, confirming their receipt of biological training program training and their commitment to adherer to the rules aimed at preserving biological resources.

San Bernardino County will bear the responsibility for ensuring all on-site personnel receive the appropriate training throughout the entire Project. A training log will be maintained within the Project Site and signed by all on-site personnel immediately after training to document compliance with this requirement.

Mitigation Measure BIO-6: Biological Monitor

In the event of an observation of burrowing owl or Swainson's hawk, a qualified biologist will be designated as the biological monitor. This monitor is required to be on-site at all times during activities involving vegetation clearance or ground disturbance. Their primary responsibility is to observe and educate construction teams so that potential impacts to biological resources are either avoided or minimize to the greatest extent possible.

Once the Project approaches a phase where it is determined by the biological monitor that biological resources are no longer present, as determined by their expertise, they may request a reduction or discontinuation of biological monitoring in that specific area.

The biological monitor is vested with the authority to halt specific Project activities if they suspect violations of avoidance or minimization measures or if there are concerns about compliance with local, state, or federal laws. This authority is essential for the protection of biological resources and adherence to regulatory requirements.

Cultural Resources

Mitigation Measure CR-1:

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

Mitigation Measure CR-2:

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the San Manuel Band of Mission Indians and the Yuhaaviatam of San Manuel Nation Cultural Resources Department for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Mitigation Measure CR-3:

If human remains or funerary objects are encountered during any activities associated with the project, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant. The most likely descendant shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

Tribal Cultural Resources

Mitigation Measure TCR-1:

The San Manuel Band of Mission Indians Cultural Resources Department and Yuhaaviatam of San Manuel Nation Cultural Resources Management Department shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with San Manuel Band of Mission Indians and Yuhaaviatam of San Manuel Nation Cultural Resources Management Department, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents the San Manuel Band of Mission Indians and the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department for the remainder of the project, should they elect to place a monitor on-site.

Mitigation Measure TCR-2:

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to San Manuel Band of Mission Indians and Yuhaaviatam of San Manuel Nation Cultural Resources Management Department. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians and Yuhaaviatam of San Manuel Nation Cultural Resources Management Department throughout the life of the project.

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Appendices

Appendix A – Air Quality – NAAQS & SCAQMD Thresholds

Appendix A₁ – Air Quality – CalEEMod Models

Appendix B – Biological Resources Assessment

Appendix C – Cultural Resources Assessment

Appendix D – Phase I Environmental Site Assessment

Appendix E – Noise Study

Appendix F – VMT Study