

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

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

PROJECT LABEL:

APNs:	0265-141-12 0265-141-15 0265-141-24	USGS Quad:	San Bernardino North Quad
Applicant:	Abe Tress, CEO New Gen Healthcare 9526 W Pico Boulevard Los Angeles, CA 90035	T, R, Section:	Township 1 North, Range 4 West, Section 16
Location	4164 North 4 th Avenue San Bernardino, CA 92407	Thomas Bros	Not applicable
Project No:	PROJ-2022-00173	Community Plan:	Medium Density Residential (MDR)
Rep	John Tanori	LUZD:	Multiple Residential (RM)
Proposal:	The proposed Project would involve a request for a conditional use permit for construction and operation of the facility. A Major Variance application would be filed for the Project and would include justification for the reduced parking and increased fencing height.	Overlays:	Not applicable

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department
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Project Sponsor Abe Tress, Chief Executive Officer
9526 W Pico Boulevard
Los Angeles, CA 90035

PROJECT DESCRIPTION:

Summary

The Shandin Hills Mental Health Rehabilitation Center Project (Project) proposes the construction and operation of a new, approximately 71,713-square-foot, 198-bed, single-story, mental health rehabilitation building on the northwest portion of the approximately 5.93-acre (258,386 square feet [SF]) property. The Project site is located on a property comprising three parcels with assessor's parcel numbers (APN) 0265-141-12, 0265-141-15, and 0265-141-24. The property

has a current site address of 4164 North 4th Avenue, San Bernardino, California 92407. Refer to Figures 1, 2, and 3 showing the Project region, Project vicinity, and Project site, respectively.

The proposed Project would help meet the state’s growing demand for mental health services offered to individuals with serious mental illness that often co-occur with substance use disorders and homelessness. The Project would also help alleviate bed capacity at acute/psych hospitals and emergency rooms, and in the justice system, that are currently operating beyond capacity.

The new building would include patient facilities, five internal courtyard areas, an ambulance pickup area, staff resources, and an emergency backup generator. The proposed activities include demolition of an existing approximately 5,363 SF administration building and adjacent landscaping, removal of existing portable shed and storage areas (approximately 12,231 SF), and construction and installation of site fencing, parking, a perimeter and internal access road system, and landscaping. Refer to Figure 4 showing the proposed site layout.

Site Design

The proposed new building would be designed with a Spanish architecture style with arches, red roofing tile, and use of natural lighting. The facility would be single-story with a maximum height of 24 feet and 6 inches, which is under the maximum height limit of 45 feet, to blend in with the surrounding neighborhood. Refer to Figure 5 showing the appearance of the new building.

The layout of the new building would consist of a central “spine” that consolidates staff resources, including teamwork and conference rooms for the nursing and administrative staff, and would also allow nursing staff to access the patient “pods,” which are all-inclusive living quarters for the patients. The new building would include five pods, each including between 6 to 12 rooms (with a total of 66 rooms), with each room containing three beds. Each pod includes access to a dedicated courtyard, activity space, restroom, dining room, and lounge. Patients would stay within their assigned pod and would not have access throughout the building. The building would include other amenities, including laundry room, commercial kitchen, and backup emergency generator.

The following table provides the Project information and the corresponding development standards.

Table 1. Project Design Information

Development Criteria	Project Design	County Requirements/Limits
Property Size	258,386 SF (5.93 acres)	--
Existing Building Area	18,714 SF	--
Proposed New Building Area	71,713 SF	--
Total Building Area	90,427 SF (35 percent lot coverage)	Maximum of 60 percent lot coverage
Development Setbacks	Front: 25 feet Side: 5 feet Street Frontage: 15 feet Rear: 15 feet	Front: 25 feet Side: 5 feet on one side 10 feet on other Street Frontage: Local street 15 feet, Collector or wider 25 feet 15 feet Rear: 15 feet
Maximum Height	24 feet 6 inches	Maximum of 45 feet
Landscaping	Approximately 64,434 SF (~24.9 percent lot coverage)	Minimum of 20 percent of lot area
Perimeter Wall Height	10 feet*	6 feet
Parking Provided	86 spaces*	136 spaces

*The Major Variance application to be filed for the Project would include justification addressing the reduced parking and increased fencing height.

Facility Security, Fencing, and Landscaping

The proposed Project would be a fully secured center with a sophisticated access control and security system. The facility would implement a network of integrated tools designed to secure and monitor the restricted areas and include physical building access control systems such as locks and entry barriers, electronic methods such as closed-circuit television (CCTV) surveillance, and multifactor authentication systems. Patients would be unable to exit the facility without authorization.

Additionally, the facility includes a 10-foot perimeter wall along the property boundary. The wall would consist of a 6-foot tan slump block wall topped with 4 feet of decorative wrought iron fencing. The fencing would also include 10-foot-tall wrought iron vehicle gates at ingress/egress areas into the facility. Refer to Figure 4.

The Project would also install landscaping along the perimeter of the new facility area, including along borders with adjacent properties, in the parking lot areas, within the internal courtyard areas, and along the areas next to the new building. The landscaping palette includes a variety of drought-tolerant trees, shrubs, vines, and groundcovers complementary to the Spanish architecture, and would provide facility screening. The Project would comply with the County of San Bernardino Landscaping Standards (Chapter 83.10) and California Assembly Bill 1881 (Model Water Efficient Landscape Ordinance).

Circulation and Access

The existing center includes four access driveways from North 4th Avenue. The proposed Project would: reconstruct the site access into two driveways (each providing ingress and egress); resurface and restripe the existing lot; add a new parking lot at the north, south, and west portions of the site and create a perimeter road for ambulance and emergency access, and deliveries (Figure 4).

The new parking lot would include 86 spaces, comprising 78 standard stalls, including 4 electric vehicle spaces, and 8 accessible stalls. The parking lot would also include bicycle spaces. The parking is intended for facility staff (up to 45 per shift) and visitors, since all patients would be dropped off at the facility and would not have their own vehicles. As a result, the Project proposal includes a request for a variance to reduce the required parking of 136 spaces to 86 spaces.

Drainage

The proposed Project is expected to maintain the existing drainage pattern. Based on the County's policy that all new projects must have a net zero effect on the public storm drainage system, the Project would be designed with a stormwater drain system that would include an approximately 8-foot-deep stormwater retention facility located under the proposed parking lot. Upon development of the Project, all on-site stormwater would be captured on-site in accordance with Santa Ana Regional Water Quality Control Board Order Number R8-2010-0033, National Pollutant Discharge Elimination System Permit No. CAS618033.

Infrastructure

Utility infrastructure, including water, sewer, natural gas, and electricity service, are already established for the existing on-site mental health rehabilitation center. The San Bernardino Municipal Water Department would provide potable water service, Margaret H. Chandler Water Reclamation Plant would provide sewer service, Southern California Gas Company would provide natural gas, and Southern California Edison would provide electricity services to the Project site.

Construction

Construction is anticipated to commence in the fall of 2024 and would be completed in approximately 14 months in the fall of 2025. Following mobilization, a portion of the existing behavioral center, including one administration building, several portable structures, and surface parking located at the southern central portion of the Project site, would be demolished, as depicted on Figure 3. Construction activities include site mobilization, site preparation and removal of existing vegetation, demolition and earth work, installation of site utilities, building construction, paving, and painting.

The Project would require a maximum excavation of 8 feet for a proposed stormwater retention basin and 4 feet for installation of utility lines for the new building. Construction of the Project utilities may require connections to utility infrastructure along North 4th Avenue, which would result in temporary closure of one lane during the installation work. Excavation for the proposed stormwater retention basin would require an estimated export of 2,000 cubic yards. Cut and fill for the remaining Project area would be balanced on-site. Construction worker parking and staging areas would be provided on-site. Construction hours would be conducted from 7:00 a.m. and 7:00 p.m., except on Sundays and federal holidays, in accordance with the County noise ordinance (Section 83.01.080).

Operations

During operations, patients at the Project would reside at the center, and the facility would operate 24 hours a day, seven days a week. The facility would have three employee shifts with approximately up to 45 employees per shift. Additionally, as patients will be dropped off at the center and would not need parking, the Project application also requests a variance from County Code Section 83.11.040, which requires 1 parking space per bedroom, to reduce the number of Project parking spaces. Out of the required 136 spaces, the Project proposes 86 parking spaces that are intended for staff and visitors.

Surrounding Land Uses and Setting

The Project site is adjacent to single- and multifamily residences to the north, North 4th Avenue with single-family residences across the street to the east, and single-family residences in the City of San Bernardino on the west and south (Figures 2 and 3). The Project site and adjacent properties have General Plan residential land use designations and are zoned residential. The following table shows the existing land use and zoning designations.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Shandin Hills Behavioral Health Center and undeveloped land	Multiple Residential (RM)
North	Single- and multifamily residential uses	Multiple Residential (RM)
South	Single-family residential uses (City of San Bernardino)	Residential Suburban (RS-4.5 du/ac) (City of San Bernardino)
East	North 4 th Avenue and single-family residential uses	Multiple Residential (RM)
West	Single-family residential uses (City of San Bernardino)	Residential Suburban (RS-4.5 du/ac) (City of San Bernardino)

Project Site Location, Existing Site Land Uses and Conditions

The Project site is located in the southwest valley region of San Bernardino County, within an area of unincorporated land surrounded by the City of San Bernardino incorporated boundaries. The Project site is bordered by the City of San Bernardino areas on the west and south. The Project property is adjacent to North 4th Avenue and single-family residences to the east, single- and multifamily residences to the north, and single-family residences to the west and south (City of San Bernardino). The site is located at the foothill area south of the San Bernardino Mountains, approximately 1.5 miles east of Interstate 215 and 1.8 miles southwest of State Route 18. Refer to Figures 1, 2, and 3 showing the regional vicinity, Project vicinity, and Project site, respectively.

The Project site is located in a suburban area with substantial single- and double-story residential development. About six schools are within a mile of the site, including the California State University, San Bernardino, approximately 0.6 miles to the northwest. Other uses in the area include single-story religious facilities, care facilities, and commercial uses.

The Project site is currently developed with an existing behavioral health facility consisting of approximately six buildings, and several temporary and storage structures, outside recreational areas, and parking, which occupy roughly one-third of the Project property area (Figure 3). The center was constructed in the 1950s. The remaining portion of the Project property is undeveloped and has been moderately disturbed due to continued weed and vegetation management. As a result of the regular soil disturbance from discing, the vegetation on the Project site is disturbed and contains a mix of native and non-native weedy species. The County General Plan land use designation for the Project site is Low Density Residential (LDR), with 2-5 dwelling units/acre maximum, and the Project property is zoned Multiple Residential (RM).

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

State of California: California Department of State Hospitals

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

Regional: South Coast Air Quality Management District (Construction Fugitive Dust, Emergency Generator operating permit)

Local: None

SITE PHOTOGRAPHS

Figure 1 Regional Vicinity

Figure 2 Project Vicinity

Figure 3 Project Site

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

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

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural

resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

EVALUATION FORMAT

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

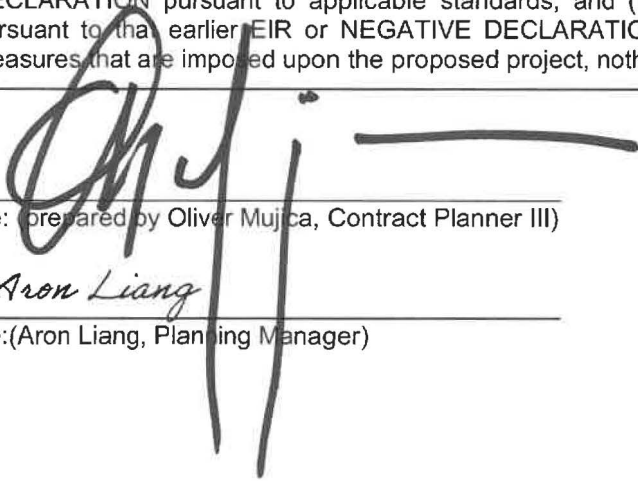
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|--|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☐ Energy |
| ☒ Geology/Soils | ☐ Greenhouse Gas Emissions | ☒ Hazards & Hazardous Materials |

☐ 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 Oliver Mujica, Contract Planner III)

Date

Oct. 15, 2024

Signature:  (Aron Liang, Planning Manager)

10.15.2024
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): San Bernardino County, Countywide Plan EIR					

Background

The San Bernardino Countywide Plan Program Draft Environmental Impact Report (2019) states that characterization of aesthetics involves establishing existing visual character, including resources and scenic vistas unique to the project area. Visual resources are determined by identifying existing landforms, views (e.g., scenic resources such as natural features or urban characteristics), viewing points/locations, and existing light and glare (e.g., nighttime illumination).

a) Less Than Significant Impact.

The Project site is located within the Valley Region of San Bernardino County. According to the San Bernardino Countywide Plan Program Draft Environmental Impact Report (2019), the visual character of the Valley Region is primarily urban but becomes less and less dense closer to the foothills of the mountain ranges and low-lying hills to the north and east, which provide scenic vistas from various areas within the region.¹ The Project site is located in a developed suburban environment adjacent to the similarly suburban developed area in the City of San Bernardino. The Project site and surrounding area are flat; the base of the San Bernardino Mountains are located approximately 1.25 miles to the north and Shandin Hills, within the City of San Bernardino municipal limits, are located

¹ San Bernardino County, Countywide Plan Draft Program Environmental Impact Report, Section 5.1, Aesthetics, accessed July 12, 2023, https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-01-AE.pdf.

approximately 0.5 miles to the west and south. There are no public scenic overlooks on or adjacent to the Project site, nor do the Project site or surrounding areas contain scenic features, such as prominent ridges, outcrops, or hydrologic features.

The proposed Project would construct a new, approximately 71,713-square-foot, single-story facility primarily on the undeveloped portion of the property, as well as on a small portion of the property currently containing an administration building and several portable structures supporting the existing behavioral center. The proposed facility would be single story and would have a maximum height of 24 feet and 6 inches, which is below the maximum allowable height limit of 45 feet, to blend in with the surrounding neighborhood. Additionally, the proposed Project would install a 6-foot tan slump block wall and request a variance to top the wall with 4 feet of wrought iron fencing. The proposed Project would be of comparable height in the context the surrounding neighborhood.

As a result of the distance and the low-profile nature of the Project, the Project would not be discernable from the San Bernardino Mountains. The Project site and proposed Project features may be visible from certain points in the Shandin Hills, which rise up to 500 feet above the valley floor. The change in view would consist of infill development where there is currently vacant land. However, as mentioned above, the Project site and immediately surrounding area does not contain scenic resources. The visual character of the Project area consists of urban and suburban development, and the Project would build out the currently vacant land with similar relief structures.

Therefore, the Project would not have a substantial adverse effect on a scenic vista. Impacts would be less than significant, and no mitigation measures are required.

b) No Impact.

The Project site is not located near a state scenic highway. The nearest state scenic highway, State Route 330, is approximately 6.7 miles southeast of the Project site.² Additionally, the nearest County Scenic Route and eligible state scenic highway, State Route 18, is located 4.1 miles north of the Project site. As the Project site would not be visible from a state scenic highway, the proposed Project would not substantially damage scenic resources within a state scenic highway. The Project site does not contain scenic trees, rocks, or other scenic resources, nor are such resources present in the surrounding area. No impacts are identified or are anticipated, and no mitigation measures are required.

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

c) Less than Significant Impact.

The Project site is located within an urbanized area of unincorporated land within the County of San Bernardino surrounded by the City of San Bernardino incorporated boundaries. The Project site is zoned for Multiple Residential (RM) use, which allows for multiple residential uses, mixed residential uses, and similar and compatible nonresidential uses and activities. According to the San Bernardino County Development Code Chapter 82.04, the Multiple Residential zoning designation does not have any regulations that govern scenic quality. However, the proposed Project would be consistent

² San Bernardino County, Countywide Plan, Maps, Tables, & Figures, Natural Resources, NR-3 Scenic Routes & Highways, Policy Map, accessed June 29, 2023, <https://www.arcgis.com/apps/webappviewer/index.html?id=01c32a4480954deba20af965275b81e7>.

with the County's requirements and limits for property size, proposed new building area, total building area, development setbacks, maximum height, and landscaping.

As shown in Figure 5A-B, the new building would be designed with a Spanish architecture style with arches, red roofing tile, and use of natural lighting. The Project would also install landscaping along the perimeter of the new facility area, including along borders with adjacent properties, in the parking lot areas, within the internal courtyard areas, and along the areas next to the new building. The landscaping palette shown in Figure 5D includes a variety of drought-tolerant trees, shrubs, vines, and groundcovers complementary to the Spanish architecture, and would provide facility screening. As such, the proposed Project would be designed to complement the neighborhood.

While the proposed Project would request a conditional use permit, variance for reduced parking, and variance for fencing height, the proposed Project would not change the zoning of the Project site. Additionally, the proposed Project would be consistent with Goal NR-4, Scenic Resources, of the Natural Resources Element of the San Bernardino Countywide Plan because the Project site is not located near any prominent hillsides, ridgelines, dominant landforms, or reservoirs and thus would not interfere with or interrupt any regionally scenic views.³

Therefore, any impacts on scenic quality/visual character would be less than significant, and no mitigation measures are required.

d) Less than Significant Impact.

The Project site is surrounded by single-family and multi-family residential uses in all directions. Currently, the existing facility generates light on the Project site from securing lighting, headlights from vehicles onsite, and indoor lighting escaping through windows. Such lighting is partially shielded by fencing that surrounds the facility. There are no sources of light and glare on the undeveloped portion of the Project site. Sources of light and glare in the Project area include the existing behavioral center, street lighting along W. 45th Street, vehicle lighting on adjacent roadways, and residential lighting.

Development of the proposed Project would introduce additional light sources into the Project area, consistent with and expanding upon the existing sources of light onsite. All lighting would comply with Section 83.07, Light Trespass, of the San Bernardino County Development Code, to minimize light pollution, glare, and light trespass, conserve energy resources, and curtail the degradation of the nighttime visual environment. The proposed Project would be designed to adhere to the lighting standards of the Development Code, and demonstration of compliance would be required prior to issuance of a building permit. For example, the proposed facility would be surrounded by a 6-foot tan slump block wall topped with 4 feet of wrought iron, which would help shield the light that could emanate from the proposed facility. Additionally, lighting in the proposed parking lot would be shielded to prevent light trespass. Therefore, impacts would be less than significant, and no mitigation measures are required.

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

³ San Bernardino County, Countywide Plan, Natural Resources Element, accessed July 12, 2023, <https://countywideplan.com/policy-plan/natural-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>
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):

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

a) No Impact.

As mentioned previously, the Project site and surrounding areas are developed with urban/suburban uses. The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project site as "Urban and Built-Up Land" in its

California Important Farmland Finder.⁴ Additionally, based on the San Bernardino Countywide Plan Policy Map, no prime farmland, unique farmland, or farmland of statewide importance occurs at the Project site or within the immediate vicinity.⁵ Thus, the proposed Project would not convert farmland to a non-agricultural use.

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

b) No Impact.

The Project site is not under or adjacent to any lands under a Williamson Contract.⁶ The Project site is currently zoned for Multiple Residential (RM) use. The proposed Project would be consistent with the San Bernardino Countywide Plan and would not conflict with existing zoning for agricultural uses or a Williamson Contract.

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

c) No Impact.

The Project site is currently zoned RM, which does not pertain to forestland or timberland uses. Implementation of the proposed Project would not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned for Timberland Production.

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

d) No Impact.

The Project site is currently developed with an existing behavioral health facility consisting of approximately six buildings, and several temporary and storage structures, outside recreational areas, and parking, which occupy roughly third of the Project property area. The remaining area of the Project property is undeveloped and has been moderately disturbed due to continued weed and vegetation management. The Project site does not support forestland. Thus, implementation of the proposed Project would not result in loss of forestland or conversion of forestland to non-forest use.

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

e) No Impact.

The Project site is currently zoned for RM use and no farmland or timberland exists within or near the Project site. Thus, implementation of the proposed Project would not result in the conversion of farmland to non-agricultural use or conversion of forestland to non-forest use.

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

⁴ California Department of Conservation, California Important Farmland Finder, accessed June 29, 2023, <https://maps.conservation.ca.gov/DLRP/CIFF/>.

⁵ San Bernardino County, Countywide Plan, Maps, Tables, & Figures, Natural Resources, NR-5 Agricultural Resources, Policy Map, accessed June 29, 2023, <https://www.arcgis.com/apps/webappviewer/index.html?id=fcb9bc427d2a4c5a981f97547a0e3688>.

⁶ San Bernardino County, Countywide Plan, NR-5 Policy Map.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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):					
San Bernardino County, Countywide Plan EIR; Submitted Project Materials: Project Air Quality, Energy, and Greenhouse Gas Modeling Results (Appendix A)					

Background

CRITERIA POLLUTANTS

Carbon Monoxide (CO). CO is an odorless, colorless toxic gas that is emitted by mobile and stationary sources as a result of incomplete combustion of hydrocarbons or other carbon-based fuels. In cities, automobile exhaust can cause as much as 95 percent of all CO emissions. CO replaces oxygen in the body's red blood cells. Individuals with a deficient blood supply to the heart, patients with diseases involving heart and blood vessels, fetuses (unborn babies), and patients with chronic hypoxemia (oxygen deficiency) as seen in high altitudes are most susceptible to the adverse effects of CO exposure. People with heart disease are also more susceptible to developing chest pains when exposed to low levels of CO.

Ozone (O₃). O₃ occurs in two layers of the atmosphere. The layer surrounding the Earth's surface is the troposphere. The troposphere extends approximately 10 miles above ground level, where it meets the second layer, the stratosphere. The stratosphere (the "good" ozone layer) extends upward from about 10 to 30 miles and protects life on the earth from the sun's harmful ultraviolet rays. "Bad" O₃ is a photochemical pollutant, and needs volatile organic compounds (VOCs), NO_x, and sunlight to form; therefore, VOCs and NO_x are O₃ precursors. To reduce O₃ concentrations, it is necessary to control the emissions of these O₃ precursors. Significant O₃ formation generally requires an adequate amount of precursors in the atmosphere and a period of several hours in a stable atmosphere with strong sunlight. High O₃ concentrations can form over large regions when

emissions from motor vehicles and stationary sources are carried hundreds of miles from their origins.

While O₃ in the upper atmosphere (stratosphere) protects the earth from harmful ultraviolet radiation, high concentrations of ground-level O₃ (in the troposphere) can adversely affect the human respiratory system and other tissues. O₃ is a strong irritant that can constrict the airways, forcing the respiratory system to work hard to deliver oxygen. Individuals exercising outdoors, children, and people with preexisting lung disease such as asthma and chronic pulmonary lung disease are the most susceptible to the health effects of O₃. Short-term exposure (lasting for a few hours) to O₃ at elevated levels can result in aggravated respiratory diseases such as emphysema, bronchitis and asthma, shortness of breath, increased susceptibility to infections, inflammation of the lung tissue, and increased fatigue, as well as chest pain, dry throat, headache, and nausea.

Nitrogen Dioxide (NO₂). NO_x are a family of highly reactive gases that are a primary precursor to the formation of ground-level ozone and react in the atmosphere to form acid rain. NO₂ (often used interchangeably with NO_x) is a reddish-brown gas that can cause breathing difficulties at elevated levels. Peak readings of NO₂ occur in areas that have a high concentration of combustion sources (e.g., motor vehicle engines, power plants, refineries, and other industrial operations). NO₂ can irritate and damage the lungs and lower resistance to respiratory infections such as influenza. The health effects of short-term exposure are still unclear. However, continued or frequent exposure to NO₂ concentrations that are typically much higher than those normally found in the ambient air may increase acute respiratory illnesses in children and increase the incidence of chronic bronchitis and lung irritation. Chronic exposure to NO₂ may aggravate eyes and mucus membranes and cause pulmonary dysfunction.

Coarse Particulate Matter (PM₁₀). PM₁₀ refers to suspended particulate matter, which is smaller than 10 microns or ten one-millionths of a meter. PM₁₀ arises from sources such as road dust, diesel soot, combustion products, construction operations, and dust storms. PM₁₀ scatters light and significantly reduces visibility. In addition, these particulates penetrate into lungs and can potentially damage the respiratory tract. On June 19, 2003, the California Air Resources Board (CARB) adopted amendments to the statewide 24-hour particulate matter standards based upon requirements set forth in the Children's Environmental Health Protection Act (Senate Bill 25).

Fine Particulate Matter (PM_{2.5}). Due to increased concerns over health impacts related to PM_{2.5}, both state and federal PM_{2.5} standards have been created. Particulate matter impacts primarily affect infants, children, the elderly, and those with preexisting cardiopulmonary disease. In 1997, the EPA announced new PM_{2.5} standards. Industry groups challenged the new standard in court and the implementation of the standard was blocked. However, upon appeal by the EPA, the United States Supreme Court reversed this decision and upheld the EPA's new standards. On January 5, 2005, the EPA published a Final Rule in the Federal Register that designates the Basin as a nonattainment area for federal PM_{2.5} standards. On June 20, 2002, CARB adopted amendments for statewide annual ambient particulate matter air quality standards. These standards were revised and established due to increasing concerns by CARB that previous standards were inadequate, as almost everyone in California is exposed to levels at or above the current state standards during some parts of the year, and the statewide potential for significant health impacts associated with particulate matter exposure was determined to be large and wide-ranging.

Sulfur Dioxide (SO₂). SO₂ is a colorless, irritating gas with a rotten egg smell; it is formed primarily by the combustion of sulfur-containing fossil fuels. SO₂ is often used interchangeably with SO_x. Exposure of a few minutes to low levels of SO₂ can result in airway constriction in some asthmatics.

Volatile Organic Compounds (VOC). VOCs are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form O₃ to the same extent when exposed to photochemical processes. VOCs often have an odor; some examples include gasoline, alcohol, and the solvents used in paints. Exceptions to the VOC designation include CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O₃, which is a criteria pollutant. The SCAQMD uses the terms VOC and ROG interchangeably (see below).

Reactive Organic Gases (ROG). Similar to VOC, ROG are precursors in forming O₃ and consist of compounds containing methane, ethane, propane, butane, and longer chain hydrocarbons, which are typically the result of some type of combustion/decomposition process. Smog is formed when ROG and NO_x react in the presence of sunlight. ROG are a criteria pollutant since they are a precursor to O₃, which is a criteria pollutant.

a) Less Than Significant Impact.

The Project is located within the South Coast Air Basin (Basin), which is governed by the South Coast Air Quality Management District (SCAQMD). In order to reduce emissions, the SCAQMD adopted the *2022 Air Quality Management Plan* (2022 AQMP), which establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state and federal air quality standards. The AQMP is a regional and multi-agency effort including the SCAQMD, California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the US Environmental Protection Agency (EPA).

The 2022 AQMP pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including the *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy* (2020-2045 RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. The SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the Basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts.

Criteria for determining consistency with the AQMP are defined by the following indicators.

CRITERION 1:

With respect to the first criterion, SCAQMD methodologies require that an air quality analysis for a project include forecasts of project emissions in relation to contributing to air quality violations and delay of attainment.

I. Would the Project result in an increase in the frequency or severity of existing air quality violations?

Since the consistency criteria identified under the first criterion pertains to pollutant concentrations, rather than to total regional emissions, an analysis of the Project's

pollutant emissions relative to localized pollutant concentrations is used as the basis for evaluating Project consistency. As shown in Table 4.3-3, below, and as discussed in further detail in Criterion (c), localized concentrations of carbon monoxide (CO), nitrogen oxides (NO_x), particulate matter less than 10 microns in diameter (PM₁₀), and particulate matter less than 2.5 microns in diameter (PM_{2.5}) would be less than significant during Project construction and operations. Therefore, the proposed Project would not result in an increase in the frequency or severity of existing air quality violations.

II. Would the Project cause or contribute to new air quality violations?

As shown in the modeled Project emissions presented in Tables 4.3-1 and 4.3-2, and discussed in further detail in Criterion (b), the proposed Project would result in emissions that are below the SCAQMD thresholds. Therefore, the Project would not have the potential to cause or affect a violation of the ambient air quality standards.

III. Would the project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQMP?

The proposed Project would result in less than significant impacts with regard to regional and localized concentrations during Project construction and operations; refer to Tables 4.3-1 through 4.3-4 and associated discussions in Criteria (b) and (c). As such, the Project would not delay the timely attainment of air quality standards or 2022 AQMP emissions reductions.

CRITERION 2:

With respect to the second criterion for determining consistency with SCAQMD and SCAG air quality policies, it is important to recognize that air quality planning within the Basin focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining project consistency focuses on whether the proposed Project exceeds the assumptions utilized in preparing the forecasts presented in the 2022 AQMP. Determining whether a Project exceeds these assumptions involves the evaluation of the three criteria outlined below. The following discussion analyzes each of these criteria.

I. Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP?

Growth projections included in the 2022 AQMP form the basis for the projections of air pollutant emissions and are based on general plan land use designations and SCAG's 2020-2045 RTP/SCS demographics forecasts. The population, housing, and employment forecasts in the 2020-2045 RTP/SCS are based on local general plans as well as input from local governments, such as the County. The SCAQMD has incorporated these same demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment) into the 2022 AQMP.

The Project site has a General Plan land use designation of Medium Density Residential (MDR) and a zoning designation of Multiple Residential (RM), which allows multifamily development. The proposed facility would house patients, and is considered a consistent use with the site's General Plan land use designation and zoning designation.

The Project would involve development of an approximately 198-bed health rehabilitation building. However, the Project would not directly result in the population growth in the County as the expanded capacity would help meet the state's growing demand for mental health services offered to individuals with serious mental illness that often co-occur with substance use disorders and homelessness. The Project would also help alleviate bed capacity at acute/psych hospitals and emergency rooms and in the justice system that are currently operating beyond capacity. Thus, the Project would be consistent with the types, intensity, and patterns of land use envisioned for the site vicinity. As the SCAQMD has incorporated these same projections into the 2022 AQMP, it can be concluded that the Project would be consistent with the projections. As a result, the Project would result in a less than significant impact regarding consistency with the 2022 AQMP.

II. Would the project implement all feasible air quality mitigation measures?

The proposed Project would result in less than significant air quality impacts. Compliance with all feasible emission reduction rules and measures identified by the SCAQMD would be required as identified in Criteria (b) and (c). As such, the proposed Project meets this 2022 AQMP consistency criterion.

III. Would the project be consistent with the land use planning strategies set forth in the AQMP?

Land use planning strategies set forth in the 2022 AQMP are primarily based on the 2020-2045 RTP/SCS. The Project site is located approximately 0.3 miles from a bus stop located at Kendall Drive and North 4th Avenue operated by Omnitrans. Further, the Project would provide electric vehicle charging stations and bicycle parking on-site to promote alternative transportation options. Therefore, the Project would be consistent with the actions and strategies of the 2020-2045 RTP/SCS. In conclusion, the determination of 2022 AQMP consistency is primarily concerned with the long-term influence of a project on air quality in the Basin. The proposed Project would not result in a long-term impact on the region's ability to meet state and federal air quality standards. Further, the proposed Project's long-term influence on air quality in the Basin would also be consistent with the SCAQMD's and SCAG's goals and policies and is considered consistent with the 2022 AQMP.

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

b) Less Than Significant Impact.

CONSTRUCTION

The Project involves construction activities associated with demolition, grading, building construction, paving, and architectural coating applications. The Project would be constructed over approximately 14 months and would require approximately 1,000 cubic yards of soil export. Exhaust emission factors for typical diesel-powered heavy equipment are based on the California Emissions Estimator Model version 2022.1 (CalEEMod) program defaults. Variables factored into estimating the total construction emissions include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on- or off-site. The analysis of

daily construction emissions has been prepared utilizing CalEEMod. Refer to Appendix A, *Air Quality/Greenhouse Gas/Energy Modeling Results*, for the CalEEMod outputs and results. Table 4.3-1, *Project-Generated Construction Emissions*, presents the anticipated daily short-term construction emissions.

Table 4.3-1. Project-Generated Construction Emissions

Emissions Source	Pollutant (pounds/day) ^{1,2}					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Year 1 Construction Emissions ²	2.71	25.7	23.4	0.04	3.85	2.17
Year 2 Construction Emissions ²	10.7	11.9	24.5	0.03	2.48	0.89
Maximum Daily Emissions	10.7	25.7	24.5	0.04	3.85	2.17
SCAQMD Thresholds	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Notes: 1. Emissions were calculated using CalEEMod version 2022.1. Higher emissions between winter and summer are presented as a conservative analysis. 2. Modeling assumptions include compliance with SCAQMD Rule 403 which requires properly maintaining mobile and other construction equipment; replacing ground cover in disturbed areas quickly; watering exposed surfaces three times daily; covering stockpiles with tarps; watering all haul roads twice daily; and limiting speeds on unpaved roads to 15 miles per hour.						
Source: Refer to Appendix A for assumptions used in this analysis.						

Fugitive Dust Emissions

Construction activities are a source of fugitive dust emissions that may have a substantial, temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the Project area. Fugitive dust emissions are associated with land clearing, ground excavation, cut-and-fill, and truck travel on unpaved roadways (including demolition as well as construction activities). Fugitive dust emissions vary substantially from day to day, depending on the level of activity, specific operations, and weather conditions. Fugitive dust from grading, excavation and construction is expected to be short term and would cease upon Project completion. Most of this material is inert silicates, rather than the complex organic particulates released from combustion sources, which are more harmful to health.

Dust (larger than 10 microns) generated by such activities usually becomes more of a local nuisance than a serious health problem. Of particular health concern is the amount of PM₁₀ generated as a part of fugitive dust emissions. PM₁₀ poses a serious health hazard alone or in combination with other pollutants. PM_{2.5} is mostly produced by mechanical processes. These include automobile tire wear, industrial processes such as cutting and grinding, and resuspension of particles from the ground or road surfaces by wind and human activities such as construction or agriculture. PM_{2.5} is mostly derived from combustion sources, such as automobiles, trucks, and other vehicle exhaust, as well as from stationary sources. These particles are either directly emitted or are formed in the atmosphere from the combustion of gases such as NO_x and SO_x combining with ammonia. PM_{2.5} components from material in the earth's crust, such as dust, are also present, with the amount varying in different locations.

Construction activities would comply with SCAQMD Rule 402, which prohibits fugitive dust from creating a nuisance off-site, and Rule 403, which requires that excessive fugitive dust emissions be controlled by regular watering or other dust prevention measures. Adherence to SCAQMD Rule 403 would greatly reduce PM₁₀ and PM_{2.5} concentrations. As depicted in Table 4.3-1, total PM₁₀ and PM_{2.5} emissions would not exceed the SCAQMD

thresholds during construction. Thus, PM₁₀ and PM_{2.5} emissions impacts associated with Project construction would be less than significant.

Construction Equipment and Worker Vehicle Exhaust

Exhaust emissions from construction activities include emissions associated with the transport of machinery and supplies to and from the Project site, employee commutes to the Project site, emissions produced on-site as the equipment is used, and emissions from trucks transporting materials to/from the site. As presented in Table 4.3-1, construction equipment and worker vehicle exhaust emissions (i.e., ROG, NO_x, CO, SO₂, PM₁₀, and PM_{2.5}) would not exceed the established SCAQMD thresholds for all criteria pollutants. Therefore, impacts in this regard would be less than significant.

ROG Emissions

In addition to gaseous and particulate emissions, the application of asphalt and surface coatings creates ROG emissions, which are O₃ precursors. In accordance with the methodology prescribed by the SCAQMD, ROG emissions associated with paving and architectural coating have been quantified with the CalEEMod model. As required by SCAQMD Regulation XI, Rule 1113 – *Architectural Coating*, all architectural coatings for the proposed structures would comply with specifications on painting practices as well as regulation on the ROG content of paint.⁷ ROG emissions associated with the proposed Project would be less than significant; refer to Table 4.3-1.

Total Daily Construction Emissions

As indicated in Table 4.3-1, criteria pollutant emissions during construction of the proposed Project would not exceed the SCAQMD significance thresholds. Thus, total construction related air emissions would be less than significant.

Naturally Occurring Asbestos

Asbestos is a term used for several types of naturally occurring fibrous minerals that are a human health hazard when airborne. The most common type of asbestos is chrysotile, but other types such as tremolite and actinolite are also found in California. Asbestos is classified as a known human carcinogen by state, federal, and international agencies and was identified as a toxic air contaminant by CARB in 1986.

Asbestos can be released from serpentinite and ultramafic rocks when the rock is broken or crushed. Additionally, asbestos was commonly used in building materials until around 1977 as a fire retardant. At the point of release, the asbestos fibers may become airborne, causing air quality and human health hazards. These rocks have been commonly used for unpaved gravel roads, landscaping, fill projects, and other improvement projects in some localities. Asbestos may be released to the atmosphere due to vehicular traffic on unpaved roads, during grading for development projects, and at quarry operations. All of these activities may have the effect of releasing potentially harmful asbestos into the air. Natural weathering and erosion processes can act on asbestos-bearing rock and make it easier for asbestos fibers to become airborne if such rock is disturbed. According to the Department of Conservation Division of Mines and Geology, *A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring*

⁷ South Coast Air Quality Management District, *Rule 1113 Architectural Coatings*, accessed June 12, 2023, <http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/r1113.pdf>.

Asbestos Report,⁸ serpentinite and ultramafic rocks are not known to occur within the Project area. Thus, no impacts would occur in this regard.

OPERATIONS

Long-term operational air quality impacts consist of mobile source emissions generated from Project-related traffic and emissions from stationary area and energy sources, based on the Project's operational characteristics, as described in the Project Description. It should be noted that, conservatively, operational emissions associated with the existing land uses were not modeled or deducted from Project emissions. Emissions associated with each source are detailed in Table 4.3-2, *Project-Generated Operational Emissions*, and discussed below.

Table 4.3-2. Project-Generated Operational Emissions

Emissions Source	Pollutant (pounds/day) ¹					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Project Summer Emissions						
Area	2.83	2.89	12.3	0.02	0.23	0.23
Energy	0.03	0.55	0.23	<0.01	0.04	0.04
Mobile	0.52	0.42	3.91	0.01	0.30	0.06
Stationary (Emergency Generator)	0.16	0.70	0.63	<0.01	0.05	0.05
Total Summer Emissions²	3.55	4.55	17.1	0.03	0.63	0.38
SCAQMD Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Project Winter Emissions						
Area	1.83	2.78	1.18	0.02	0.22	0.22
Energy	0.03	0.55	0.23	<0.01	0.04	0.04
Mobile	0.48	0.45	3.34	0.01	0.30	0.06
Stationary (Emergency Generator)	0.16	0.70	0.63	<0.01	0.05	0.05
Total Winter Emissions²	2.51	4.48	5.38	0.03	0.62	0.38
SCAQMD Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Notes:						
1. Emissions were calculated using CalEEMod version 2022.1.						
2. The numbers may be slightly off due to rounding.						
Source: Refer to Appendix A for assumptions used in this analysis.						

Area Source Emissions

Area source emissions include those generated by architectural coatings, consumer products, and landscape maintenance equipment associated with the development of the proposed Project. As shown in Table 4.3-2, area source emissions during both summer and winter would not exceed established SCAQMD thresholds. Impacts would be less than significant in this regard.

Energy Source Emissions

Energy source emissions would be generated because of electricity and natural gas usage associated with the proposed Project. The primary use of electricity and natural gas by the Project would be for space heating and cooling, water heating, ventilation, lighting, appliances, and electronics. Energy source emissions would not exceed established

⁸ Department of Conservation Division of Mines and Geology, *A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos Report*, August 2000, accessed June 12, 2023, https://www3.arb.ca.gov/toxics/asbestos/ofr_2000-019.pdf.

SCAQMD thresholds; refer to Table 4.3-2. Impacts in this regard would be less than significant.

Mobile Source

Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG, NO_x, SO_x, PM₁₀, and PM_{2.5} are all pollutants of regional concern (NO_x and ROG react with sunlight to form O₃ [photochemical smog], and wind currents readily transport SO_x, PM₁₀, and PM_{2.5}). However, CO tends to be a localized pollutant, dispersing rapidly at the source.

Project-generated vehicle emissions were estimated using CalEEMod. Based on the information provided by the Project applicant, the proposed Project would generate 135 average daily trips.⁹ As shown in Table 4.3-2, mobile source emissions for both summer and winter would not exceed established SCAQMD thresholds. Therefore, impacts in this regard would be less than significant.

Stationary Source Emissions

Stationary source emissions would be generated because of backup emergency generator usage associated with the proposed Project. As shown in Table 4.3-2, stationary source emissions during both summer and winter would not exceed established SCAQMD thresholds. Impacts would be less than significant in this regard.

Total Operational Emissions

As shown in Table 4.3-2, the total operational emissions for both summer and winter would not exceed established SCAQMD thresholds. Therefore, impacts in this regard would be less than significant.

AIR QUALITY HEALTH IMPACTS

Adverse health effects induced by criteria pollutant emissions are highly dependent on a multitude of interconnected variables (e.g., cumulative concentrations, local meteorology and atmospheric conditions, and the age and gender of the exposed individual). In particular, O₃ precursors—VOCs and NO_x—affect air quality on a regional scale. Health effects related to O₃ are therefore the product of emissions generated by numerous sources throughout a region. Existing models have limited sensitivity to small changes in criteria pollutant concentrations, and, as such, translating Project-generated criteria pollutants to specific health effects or additional days of nonattainment would produce meaningless results. In other words, the Project's less than significant increases in regional air pollution from criteria air pollutants would have nominal or negligible impacts on human health.

As noted in the Brief of Amicus Curiae by the SCAQMD (April 6, 2015) for *Sierra Club vs. County of Fresno*, the SCAQMD acknowledged it would be extremely difficult, if not impossible, to quantify health impacts of criteria pollutants for various reasons including modeling limitations as well as where in the atmosphere air pollutants interact and form. Further, as noted in the Brief of Amicus Curiae by the San Joaquin Valley Air Pollution Control District (SJVAPCD) (April 13, 2015) for the *Sierra Club vs. County of Fresno*, the SJVAPCD acknowledged that currently available modeling tools are not equipped to

⁹ The facility would operate 24 hours a day, 7 days a week, and would have three employee shifts with up to 45 employees per shift resulting in a total of 135 average daily trips. The patients are typically dropped off at the center and often do not have visitors (a good number are homeless and/or are oftentimes in jail).

provide a meaningful analysis of the correlation between an individual development Project's air emissions and specific human health impacts.

The SCAQMD acknowledges that health effects quantification from O₃, as an example, is correlated with the increases in ambient level of O₃ in the air (concentration) that an individual person breathes. The SCAQMD's Brief of Amicus Curiae for *Sierra Club vs. County of Fresno* states that it would take a large amount of additional emissions to cause a modeled increase in ambient O₃ levels over the entire region. The SCAQMD states that based on their own modeling in the SCAQMD's 2012 AQMP, a reduction of 432 tons (864,000 pounds) per day of NO_x and a reduction of 187 tons (374,000 pounds) per day of VOCs would reduce O₃ levels at highest monitored sites by only 9 parts per billion. As such, the SCAQMD concludes that it is not currently possible to accurately quantify O₃-related health impacts caused by NO_x or VOC emissions from relatively small Projects (defined as projects with regional scope) due to photochemistry and regional model limitations. Thus, as the Project would not exceed SCAQMD thresholds for construction and operational air emissions, the Project would have a less than significant impact for air quality health impacts.

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

c) Less Than Significant Impact.

Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. CARB has identified the following groups of individuals as those most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

The closest sensitive receptors to the Project site are single-family residences located immediately to the south and west and multifamily residences located immediately to the north.

LOCALIZED SIGNIFICANCE THRESHOLDS

Localized significance thresholds (LSTs) were developed in response to the SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the *Final Localized Significance Threshold Methodology* (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized air quality impacts. The SCAQMD provides the LST lookup tables for one-, two-, and five-acre projects emitting CO, NO_x, PM_{2.5}, and/or PM₁₀. The LST methodology and associated mass rates are not designed to evaluate localized impacts from mobile sources traveling over the roadways. The Project site is located within Source Receptor Area (SRA) 34, Central San Bernardino Valley.

Construction LST

The SCAQMD guidance on applying CalEEMod to LSTs specifies the number of acres a particular piece of equipment would likely disturb per day.¹⁰ The SCAQMD provides LST mass rate screening thresholds for one-, two-, and five-acre site disturbance areas; the SCAQMD does not provide LST screening thresholds for Projects over five acres. The Project would actively disturb approximately one acre per day during the grading phase of construction. Therefore, the LST screening thresholds for one-acre were utilized for the construction LST analysis. The closest sensitive receptors are single-family residences located immediately to the south and west and multifamily residences located immediately to the north of the Project site. These sensitive land uses may be potentially affected by air pollutant emissions generated during on-site construction activities. LST screening thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. According to the SCAQMD LST Methodology, projects with boundaries located closer than 25 meters to the nearest receptor should use the LST screening thresholds for receptors located at 25 meters. As the nearest sensitive uses are immediately adjacent to the Project site, the LST screening thresholds for 25 meters (82 feet) were used.

Table 4.3-3, *Localized Emissions Significance*, shows the localized for NO_x, CO, PM₁₀, and PM_{2.5} compared to the LSTs for SRA 34. It is noted that the localized emissions presented in Table 4.3-3 are less than those in Table 4.3-1 because localized emissions include only on-site emissions (e.g., from construction equipment and fugitive dust) and do not include off-site emissions (e.g., from hauling activities). As shown in Table 4.3-3, the Project's localized construction emissions would not exceed the LST screening thresholds for SRA 34. Therefore, localized significance impacts from Project-related construction activities would be less than significant.

Table 4.3-3. Localized Emissions Significance

Emissions Source ³	Pollutant (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Year 1¹	24.90	21.70	3.60	2.11
Year 2²	10.40	13.00	0.43	0.40
Maximum Daily Emissions	24.90	21.70	3.60	2.11
LST Screening Threshold ^{3,4}	118.0	667.0	4.0	3.0
Screening Thresholds Exceeded?	No	No	No	No
Notes: 1. Maximum on-site daily emissions for NO _x and CO occur during the demolition phase and for PM ₁₀ and PM _{2.5} would occur during the grading phase in Year 1. 2. Maximum on-site daily emissions occur during the building construction phase for NO _x , CO, PM ₁₀ , and PM _{2.5} in Year 2. 3. Modeling assumptions include compliance with SCAQMD Rule 403 which requires properly maintaining mobile and other construction equipment; replacing ground cover in disturbed areas quickly; watering exposed surfaces three times daily; covering stockpiles with tarps; watering all haul roads twice daily; and limiting speeds on unpaved roads to 15 miles per hour. Higher emissions between winter and summer are presented as a conservative analysis. 4. The LST screening threshold was determined using Appendix C of the SCAQMD's <i>Final Localized Significant Threshold Methodology</i> guidance document for pollutants NO _x , CO, PM ₁₀ , and PM _{2.5} . The LST screening threshold was based on the anticipated daily acreage disturbance for construction (approximately one acre; therefore, the one-acre threshold was used) and distance to sensitive receptor (25 meters) for SRA 34, Central San Bernardino Valley. Source: Refer to Appendix A for assumptions used in this analysis.				

¹⁰ The number of acres represent the total acres traversed by grading equipment. In order to properly grade a piece of land, multiple passes with equipment may be required. The disturbance acreage is based on the equipment list and days of the grading phase according to the anticipated maximum number of acres a given piece of equipment can pass over in an 8-hour workday.

Operational LST

According to the SCAQMD LST methodology, LSTs would apply to operational activities if the Project includes stationary sources or attracts mobile sources that may spend extended periods queuing and idling at the site (i.e., warehouse or transfer facilities). The proposed Project does not include such uses. Thus, no long-term LST analysis is needed. Operational LST impacts would be less than significant in this regard.

CARBON MONOXIDE HOTSPOTS

CO emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. Under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels (e.g., adversely affecting residents, school children, hospital patients, and the elderly).

The Basin is designated as an attainment/maintenance area for the federal CO standards and an attainment area under state standards. There has been a decline in CO emissions even though vehicle miles traveled (VMT) on U.S. urban and rural roads have increased; estimated anthropogenic CO emissions have decreased 68 percent between 1990 and 2014. In 2014, mobile sources accounted for 82 percent of the nation's total anthropogenic CO emissions.¹¹ Three major control programs have contributed to the reduced per-vehicle CO emissions, including exhaust standards, cleaner burning fuels, and motor vehicle inspection/maintenance programs.

According to the SCAQMD *CEQA Air Quality Handbook*, a potential CO hotspot may occur at any location where the background CO concentration already exceeds 9.0 parts per million (ppm), which is the 8-hour California ambient air quality standard. The closest monitoring station to the Project site that monitors CO concentration is San Bernardino – 4th Street station, which is located approximately 4.8 miles southeast of the Project site. The maximum CO concentration at San Bernardino – 4th Street station was measured at 1.749 ppm in 2022.¹² Given that the background CO concentration does not currently exceed 9.0 ppm, a CO hotspot would not occur at the Project site. Therefore, CO hotspot impacts would be less than significant in this regard.

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

d) Less Than Significant Impact.

According to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed Project does not include any uses identified by the SCAQMD as being associated with odors.

Construction activities associated with the Project may generate detectable odors from heavy-duty equipment exhaust and architectural coatings. However, construction-related odors would be short term in nature and cease upon Project completion. In addition, the Project would be required to comply with the California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485, which minimize the idling time of construction equipment either by requiring equipment to be shut off when not in use or limiting idling time to no

¹¹ US Environmental Protection Agency, *Carbon Monoxide Emissions*, accessed June 12, 2023, https://cfpub.epa.gov/roe/indicator_pdf.cfm?i=10.

¹² California Air Resources Board, *Air Quality and Meteorological Information*, accessed June 29, 2023, <https://www.arb.ca.gov/aqmis2/aqdsselect.php?tab=specialrpt>.

more than five minutes. Compliance with these existing regulations would further reduce the detectable odors from heavy-duty equipment exhaust. The Project would also be required to comply with the SCAQMD Regulation XI, *Rule 1113 – Architectural Coating*, which would minimize odor impacts from ROG emissions during architectural coating. Any odor impacts to existing adjacent land uses would be short term and negligible. As such, the Project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be less than significant in this regard.

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
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 ☐):				

San Bernardino County, Countywide Plan EIR; Submitted Project Materials: Biological Resources Assessment by Michael Baker International (Appendix B)

Background

A Biological Resources Assessment, dated July 6, 2023, was prepared for the Project by Michael Baker International, and is provided in Appendix B. Michael Baker International conducted a literature review and field survey to confirm existing Project site conditions and assess the

potential for special-status plant and wildlife species that have been documented or that are likely to occur on or within the immediate vicinity of the Project site. The investigation efforts assessed the suitability of the on-site habitat to support special-status plant and wildlife species that were identified in the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database RareFind 5 (CNDDDB), the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California (CIRP), the US Fish and Wildlife Service Information for Planning and Consultation Project Planning Tool (IPaC), and other databases as potentially occurring in the vicinity of the Project site.

There were no natural vegetation communities observed within the boundaries of the Project site during the field survey. The Project site contains 3.02 acres of disturbed habitat and 2.87 acres of developed areas. The disturbed habitat has been physically disturbed by anthropogenic activities, resulting from vegetation management, and consists of heavily disturbed soils and ruderal/weedy native and non-native plant species. The developed areas contain the existing facility and landscaping, with grassy lawns and Mexican fan palms (*Washingtonia robusta*).

The CNDDDB, CIRP, and IPaC identified 28 special-status plant species, 2 special-status vegetation communities, and 26 special-status wildlife species as potentially occurring within the USGS San Bernardino North, California 7.5-minute quadrangle. Refer to the Biological Resources Assessment, provided as Appendix B, for the full list of species. A discussion of these species and their potential to occur within the Project site, as well as a summary of the biological conditions on the site are provided below. Refer to Appendix B for more details.

SPECIAL-STATUS PLANTS

A total of 28 special-status plant species were identified during the database reviews. There were no special-status plants identified in the Project site during the field survey. Based on the results of the field survey and a review of specific habitat preferences, distributions, and elevation ranges, it was determined that none of the special-status plant species identified by the CNDDDB, CIRP, and IPaC are expected to occur within the Project site.

SPECIAL-STATUS WILDLIFE

A total of 26 special-status wildlife species were identified during the database reviews. In addition, 11 bird species were identified in the field survey. Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that all of the special-status wildlife species identified by the CNDDDB and IPaC either have a low potential or are not expected to occur within the Project site (refer to Table D-1 in Appendix B for these species).

The Project site does not provide roosting habitat for bats (e.g., within hollow tree trunks/limbs, underneath tree foliage). However, roosting habitat may be present in the surrounding area, particularly where there are untrimmed Mexican fan palms or other large trees with either broad leaves that bats can cling to, crevices or cavities that bats can roost in, and/or bark that can be pushed under to roost underneath. All Mexican fan palms within the Project site are trimmed and do not provide suitable bat roosting habitat.

SPECIAL-STATUS VEGETATION COMMUNITIES

Two special-status vegetation communities have been reported in the USGS San Bernardino North, California 7.5-minute quadrangle by the CNDDDB: Riversidian Alluvial Fan Sage Scrub and Southern Sycamore Alder Riparian Woodland. These special-status vegetation communities were not observed during the field survey, and no other special-status vegetation communities,

including those identified by the CDFW on the California Sensitive Natural Communities list, were observed.

MIGRATORY BIRDS

The Project site provides marginal foraging and nesting habitat for a limited number of resident and migrant bird species that are adapted to a high degree of disturbance associated with the surrounding residential land uses. A total of 11 bird species were detected during the field survey.

Nesting birds are protected pursuant to the federal Migratory Bird Treaty Act (MBTA) of 1918 and the California Fish and Game Code (CFGF). To maintain compliance with the MBTA and CFGF, clearance surveys are typically required prior to conducting any ground disturbance or vegetation removal activities during the nesting season to avoid direct or indirect impacts to active bird nests and/or nesting birds. The Project site provides limited nesting habitat for most year-round and seasonal avian residents other than those that nest on the open ground. However, no active nests or birds displaying overt nesting behavior were observed during the field survey.

CRITICAL HABITAT

“Critical Habitat” refers to specific areas within the geographical range of a species that were occupied at the time the species was listed that contain the physical or biological features that are essential to the survival and eventual recovery of that species and that may require special management considerations or protection, regardless of whether the species is still extant in the area. The Project site is not located within designated Critical Habitat for any federally listed species.

GENERAL WILDLIFE AND BIOLOGICAL CONSIDERATIONS

Fish. No fish or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would support populations of fish were observed in the Project site during the field survey. Therefore, no fish are expected to occur.

Amphibians. No amphibians or hydrogeomorphic features that would provide suitable breeding habitat for amphibians were observed within the Project site during the field survey. Therefore, no amphibians are expected to occur.

Reptiles. One reptile species was observed in the Project site during the field survey: western side-blotched lizard (*Uta stansburiana elegans*). The Project site is expected to provide habitat for a limited number of reptilian species that are acclimated to edge or urban environments. Other common reptilian species that may be present within the Project site include western fence lizard (*Sceloporus occidentalis*) and woodland alligator lizard (*Elgaria multicarinata webbi*).

Mammals. The Project site provides marginal habitat for a limited number of mammalian species adapted to living in edge or urban environments. However, routine weed abatement and surrounding residential and commercial development limits the potential for mammalian species to occur. No mammal species were observed within the Project site during the field survey.

a) Less than Significant Impact with Mitigation Incorporated.

As described above, the Project site contains disturbed habitat and developed areas. On-site vegetation within the Project site does not provide suitable habitat for special-status species. Special-status plants are not expected to occur within the Project site, and special-status vegetation communities were not observed during the field survey. Additionally, special-status wildlife species have a low potential or are not expected to

occur within the Project site (refer to Table D-1 in Appendix B for details). Therefore, the Project would have a less than significant impact on candidate, sensitive, or special-status species.

However, the on-site vegetation could provide very marginal nesting habitat for a narrow variety of birds protected by the MBTA or CFGC, including those that nest in shrubs, trees, and directly on the ground (refer to Table D-1 in Appendix B). If construction occurs between January 1 and August 31, construction activities may result in adverse effects to nesting birds on-site or in the immediate vicinity, such as nest abandonment, premature fledging of nestlings, or direct take if an active nest is present in a construction area. Therefore, the Project would implement Mitigation Measure (MM) BIO-1, which would reduce potential impacts to nesting birds to less than significant.

Mitigation Measure (MM) BIO-1

If Project-related activities are to be initiated during the nesting season (January 1 to August 31), a preconstruction nesting bird clearance survey shall be conducted by a qualified biologist no more than three days prior to the start of any vegetation removal or ground-disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the Project impact area, and areas within a biologically defensible buffer zone surrounding the Project impact area. If no active bird nests are detected during the clearance survey, Project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a “no-disturbance” buffer shall be established around the active nest. The size of the “no-disturbance” buffer shall be increased or decreased based on the judgment of the qualified biologist and level of activity and sensitivity of the species. The qualified biologist shall periodically monitor any active bird nests to determine if Project-related activities occurring outside the “no-disturbance” buffer disturb the birds and if the buffer shall be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, Project activities within the “no-disturbance” buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.

Based on the analysis above, with the incorporation of Mitigation Measure BIO-1, the Project would not result in significant impacts in this regard.

b) No Impact.

As discussed above, there were no natural vegetation communities observed within the boundaries of the Project site during the field survey. The Project site contains disturbed habitat and developed areas, which contain heavily disturbed soils, ruderal/weedy native and non-native plant species, and minimal landscaping with grassy lawns and Mexican fan palms. Based on the evaluation of the Project site, there are no riparian habitats or other sensitive natural communities present within the site boundaries. **Therefore, the Project would have no impact on riparian habitats or other sensitive natural communities, and no mitigation measures are required.**

c) No Impact.

The Project site is currently developed with an existing behavioral health facility. As shown on the Project area imagery on Figure 3 and biological resources review, including the site survey, the Project site does not contain any state or federally protected wetlands or any areas potentially falling under the jurisdiction of regulatory agencies. Therefore, there

would be no impact to state or federally protected wetlands, and no mitigation measures are required.

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

d) Less Than Significant Impact with Mitigation.

Wildlife corridors and linkages are key features for wildlife movement between habitat patches that may provide suitable cover, foraging, and breeding habitat for wildlife. Wildlife corridors are generally defined as those areas that provide opportunities for individuals or local populations to conduct seasonal migrations, permanent dispersals, or daily commutes, while linkages generally refer to broader areas that provide movement opportunities for multiple keystone/focal species or allow for propagation of ecological processes (e.g., for movement of pollinators), often between areas of conserved land. There are no wildlife corridors or linkages within the Project site because it is surrounded by development on all sides and has no connectivity to natural communities.

As discussed, the Project site is surrounded by existing development with residential uses and has no direct connectivity to any natural occurring habitat areas or wildlife corridors. The existing Project site does not function as a wildlife corridor or area conducive to wildlife movement. There are no native wildlife nurseries within the Project site or in the immediate surrounding area. Additionally, the Project site contains no suitable habitat for fish and amphibians, and limited habitat for reptile and mammal species. Although one reptile species (western side-blotched lizard) was observed during the field survey, the Project site would not serve as a wildlife corridor for lizards because lizards do not migrate. As previously mentioned, the on-site vegetation could provide very marginal nesting habitat for a narrow variety of birds protected by the MBTA or CFGC that are adapted to a high degree of disturbance associated with the surrounding residential land uses. As addressed in criterion IV.a), Mitigation Measure BIO-1 has been identified to protect birds, if any, should the Project construction occur during the nesting and breeding bird season. Therefore, with implementation of MM BIO-1, the Project would have less than significant impacts on native wildlife movement, migratory wildlife corridors, or native wildlife nursery sites.

With implementation of MM BIO-1, impacts are less than significant.

e) No Impact.

San Bernardino County is responsible for maintaining trees located between sidewalks and curbs on public property. However, on private property, the property owner is responsible for maintaining trees. The County requires a tree permit for all cutting, replacing, and/or removing trees within any portion of a San Bernardino County Department of Public Works maintained right-of-way. The Project site is located on private property and not within a right-of-way maintained by the County. Therefore, the tree ordinance would not apply to the Project and a permit for any tree removals proposed under the Project would not be required.

Furthermore, the existing trees within the Project site that may be affected by construction activities are landscape trees that are generally all located either within the existing secure facility or along its perimeter. None of these trees are protected by a local tree preservation policy, and there are no other local policies that pertain to on-site biological resources.

Therefore, the Project would not conflict with local policies or ordinances protecting biological resources. The Project would result in no impact in this regard.

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

f) No Impact.

The Project site is not located within any approved local, regional, or state habitat conservation plans.¹³ Therefore, the Project would have no impact on any adopted conservation plans.

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

¹³ California Department of Fish and Wildlife, April 2022, Conservation Plan Boundaries - HCP and NCCP, accessed July 10, 2023, <https://data-cdfw.opendata.arcgis.com/datasets/CDFW::conservation-plan-boundaries-hcp-and-nccp-ds760/explore>.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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 Paleontologic ☐ Resources overlays or cite results of cultural resource review):				
San Bernardino County, Countywide Plan EIR; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials: Cultural Resources Identification Memorandum by Michael Baker International (Appendix C)				

Background

A Cultural Resources Identification Memorandum, dated June 29, 2023 (Appendix C), was prepared by Michael Baker International for the Project. Michael Baker International completed a South Central Coastal Information Center (SCCIC) records search; a literature, aerial photograph, and historical map review; Native American Heritage Commission (NAHC) Sacred Lands File search; historical society consultation; pedestrian field survey; archaeological sensitivity assessment; and California Register of Historical Resources (California Register) evaluation of the Shandin Hills Behavioral Health Center.

The SCCIC search included the Project area and a surrounding half-mile radius. The SCCIC, as part of the California Historical Resources Information System, California State University, Fullerton, an affiliate of the California Office of Historic Preservation (OHP) and the State Historical Resources Commission (SHRC), is the official state repository of cultural resources records and reports for Los Angeles, Ventura, San Bernardino, and Orange Counties. Michael Baker International supplemented this search with available online databases maintained by federal and state repositories, including the National Register of Historic Places (NRHP), Archaeological Resources Directory for San Bernardino County, Built Environment Resource Directory (BERD) for San Bernardino County, and California Historical Resources Directory. A discussion of the results of the research and review is provided below.

RESULTS OF SCCIC SEARCH

The SCCIC records search revealed that the Project area has not been previously studied. Eleven cultural resources studies have previously been completed within a half-mile radius of the Project area, and none of these prior studies occurred within the Project site or identified cultural resources within the Project area. Additionally, the SCCIC records search identified no cultural resources within the Project area or the 0.5-mile search radius. The BERD does not indicate any built environment resources within or adjacent to the Project area.

The Cultural Resources Identification Memorandum included an archaeological survey and buried archaeological site sensitivity analysis, a discussion of which is provided below.

ARCHAEOLOGICAL SURVEY

Michael Baker International conducted an intensive archaeological pedestrian field survey of the Project area on May 16, 2023. Open undeveloped portions within the Project area were surveyed in transects spaced 15 meters apart. The Project area is generally flat with a slope of 0-5 percent. Sediments consist of sandy loam mixed with imported gravel and small cobbles; ground surface visibility was good (up to 60 percent) with non-native vegetation obscuring the ground. Disturbances observed within the open lot include modern refuse and discing for non-native vegetation removal. The southeast corner of the Project area is developed with buildings, parking lots landscape, and hardscaping. No archaeological resources were identified as a result of the survey.

BURIED ARCHAEOLOGICAL SITE SENSITIVITY ANALYSIS

The Project area was first developed circa 1956 with the existing structures occupying the southeastern half of the property while the northwest half remained undeveloped. Construction of the mental health facility, landscaping, and discing of the undeveloped land has impacted soils within the Project area. Soils are mapped as Tujunga loamy sand and Tujunga gravelly loamy sand; young alluvial soils are typically low sensitivity for buried prehistoric resources.

The SCCIC records search and pedestrian survey identified no prehistoric or historic-period resources within or in close proximity to the Project area. The closest water source to the Project area is Lytle Creek, located 4.3 miles to the west, and the Santa Ana River, located nearly 7.0 miles south. Therefore, based on the lack of previously identified resources, previous ground disturbance associated with development and discing, the presence of low sensitivity soil, and the far distance from water, the Project area has a low sensitivity for buried archaeological deposits.

REVIEW OF HISTORICAL MAPS, AERIAL PHOTOGRAPHS, AND LITERATURE

The review concluded that the southwest portion of the Project area was first developed circa 1956 with a convalescent hospital consisting of four buildings. In 1962, the facility was expanded to include a sanitarium composed of two additional buildings. A mobile home was added circa 2003. The northwest half of the Project area remains undeveloped.

LOCAL HISTORIC GROUP CONSULTATION

Michael Baker International prepared a letter and figures describing the Project and sent a copy via email to the San Bernardino Historical and Pioneer Society on May 23, 2023. The letter requested information or concerns regarding historical resources within the Project area. No response has been received to date.

CALIFORNIA REGISTER EVALUATION

To be eligible for listing in the California Register, a resource must be significant at the local, state, or national level under one or more of four criteria. The following is a discussion of the criteria and the respective evaluation of the Project site for potential listing in the California Register:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Although Shandin Hills Behavioral Health Center was developed in stages circa 1956 and 1962 at the same time as a national boom in nursing home construction, research failed to suggest that this property contributed to or guided this trend in a meaningful way. Research also did not suggest the sanitarium or convalescent hospital as sites of significant behavioral or health therapy advancements, as it was suggested by a 1976 review to be a mediocre facility. Absent of any significant contributions to local or regional history or the cultural heritage, the site and existing facility are considered ineligible for listing in the California Register under Criterion 1.

2. It is associated with the lives of persons important to local, California, or national history.

Research failed to identify information regarding significant individuals associated with the facility. Therefore, the property does not appear associated with persons significant in our past and is not eligible for listing in the California Register under Criterion 2.

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.

The facility is an unexemplary example of the Ranch style adapted for institutional use. Further, research failed to identify an architect or builder associated with the facility's design or construction. For these reasons, it does not embody the distinctive characteristics of a type, period, and method of construction, is not a work of a master, and does not display high artistic value. Therefore, it is not eligible for listing in the California Register under Criterion 3.

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The built environment of Shandin Hills Behavioral Health Center is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to subjects such as mid-twentieth century hospital development; therefore, it is not eligible for listing in the California Register under Criterion 4.

a) Less than Significant.

Based on the cultural resources assessment (Appendix C), no historical resources, as defined by CEQA Section 15064.5(a), were identified within the Project area as a result of the SCCIC records search, literature, map, and aerial photo review, NAHC Sacred Lands File search, historical society consultation, pedestrian survey, and California Register evaluation. Therefore, it is expected that there would be no adverse change in the significance of a historical resource, and no impact would occur.

b) Less Than Significant Impact with Mitigation Incorporated.

IMPACT DETERMINATION

As discussed above, no archaeological resources were identified within the Project site during the field survey, and the Project area was determined to have a low sensitivity for buried archaeological deposits. The Project site and surrounding area have been heavily disturbed by development. Therefore, the Project would not be expected to cause a substantial adverse change in the significance of a known archaeological resource.

However, there is a potential for disturbing previously unknown archaeological resources during ground-disturbing activities. Therefore, the Project would implement Mitigation Measures CUL-1 through CUL-5, which would reduce potential impacts to unknown archaeological resources to less than significant.

Mitigation Measure CUL-1: Archaeological Monitoring.

Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The qualified archaeologist shall oversee archaeological monitoring during ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources.

Mitigation Measure CUL-2: Cultural Resource Sensitivity Training.

The SOI-qualified archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Morongo Band of Mission Indians' Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will occur before any ground disturbance takes place and will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

Mitigation Measure CUL-3: Cultural Resource Management Plan.

Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Monitoring Plan. This Plan shall be written in consultation with the Consulting Tribe[s] and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA); contact information for all pertinent parties; steps to follow in the event of an unanticipated find, including parties' responsibilities and procedures for each MM or COA; and an overview of the project schedule.

Mitigation Measure CUL-4: Unanticipated Discovery of Previously Unknown Archaeological Materials.

Unanticipated discovery of previously unknown archaeological materials could occur during ground-disturbing activities. If any subsurface cultural resources are encountered during earth-moving activities, all work within 60 feet shall be halted and a temporary physical barrier shall be placed around the cultural resource. The qualified archaeologist and the Tribal Monitor shall assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation (YSMN) Cultural Resources Department and Morongo Band of Mission Indians Tribal Historic Preservation Office shall be contacted, as detailed within Mitigation Measure TCR-2, 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.

Prehistoric materials can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite toolmaking debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash, and charcoal, shellfish remains, and

cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials might include wood, stone, or concrete footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, metal, glass, ceramics, and other refuse. The archaeologist will evaluate the find in accordance with state and local guidelines, including those set forth in the California Public Resources Code Section 21083.2. Depending upon the nature of the find. If the discovery proves to be potentially significant under CEQA, as determined by the qualified archaeologist, additional work such as data recovery excavation, avoidance of the area of the find, documentation, testing, data recovery, reburial, archival review and/or transfer to the appropriate museum or educational institution, or other appropriate actions may be warranted at the discretion of the qualified archaeologist and the Consulting Tribes. Should the find be assessed as non-significant, under CEQA (as amended, 2015), the cultural resource may be recorded using GPS coordinates, appropriately described, photographed, and collected and placed temporarily in a secure, locked, location. After the find is appropriately mitigated, work in the area may resume.

Mitigation Measure CUL-5: Treatment Plan.

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 qualified archaeologist shall develop a Treatment Plan, the drafts of which shall be provided to the YSMN Cultural Resources Department and the Morongo Band of Mission Indians Tribal Historic Preservation Office for review and comment, as detailed within Mitigation Measure TCR-2. The qualified archaeologist and a Tribal Monitor shall monitor the implementation of the Treatment Plan accordingly.

Therefore, impacts are considered less than significant with the implementation of Mitigation Measures CUL-1 through CUL-5.

c) Less Than Significant with Mitigation Incorporated.

There are no cemeteries or known burial grounds located within the Project vicinity. Based on the results of the archival research and field survey, there is low potential for such sites to be encountered during ground-disturbing activities. Additionally, soils throughout the Project alignment have been substantially disturbed by previous subsurface construction activities. However, there is a potential for disturbing previously unknown human remains during ground-disturbing activities. Therefore, the Project would implement Mitigation Measures CUL-1 through CUL-6, which would reduce potential impacts to unknown human remains to less than significant.

Mitigation Measure CUL-6: Human Remains.

Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery and a physical barrier, such as construction snow fencing shall be installed along the perimeter (note that flagging or staking alone is not adequate to protect the area). The area shall be protected, project personnel/observers will be restricted, and **no photographs are to be taken except by the Coroner, unless granted written approval by the consulting Tribe[s]**. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination

whether the find is human and considered archaeological pursuant to State and Safety Code §7050.5 and Public Resources Code (PRC) § 5097.98.

In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.

The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98. If avoidance is not feasible, then the qualified archaeologist will prepare a treatment plan for the review and approval of the County and Consulting Tribe[s]. Work will not be resumed in the vicinity of the human remains until the treatment plan is completed to the satisfaction of the County in consultation with the MLD, and Consulting Tribes.

The identified MLD may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance and where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the County Planning Department.

Therefore, impacts are considered less than significant with the implementation of Mitigation Measure CUL-6.

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: San Bernardino County, Countywide Plan EIR, Submitted Materials: Project Air Quality, Energy, and Greenhouse Gas Modeling Results (Appendix A)					

a) Less Than Significant Impact.

CEQA Guidelines Appendix F is an advisory document that assists in determining whether a project will result in the inefficient, wasteful, and unnecessary consumption of energy. The analysis below relies upon Appendix F, which includes the following criteria to determine whether this threshold of significance is met:

- **Criterion 1:** The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials maybe discussed.
- **Criterion 2:** The effects of the project on local and regional energy supplies and on requirements for additional capacity.
- **Criterion 3:** The effects of the project on peak and base period demands for electricity and other forms of energy.
- **Criterion 4:** The degree to which the project complies with existing energy standards.
- **Criterion 5:** The effects of the project on energy resources.
- **Criterion 6:** The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

In the following analysis, quantification of the Project's energy usage is presented and addresses **Criterion 1**. The discussion on construction-related energy use focuses on **Criteria 2, 4, and 5**. The discussion on operational energy use is divided into transportation energy demand and building energy demand. The transportation energy demand analysis discusses **Criteria 2, 4, and 6**, and the building energy demand analysis discusses **Criteria 2, 3, 4, and 5**.

PROJECT-RELATED SOURCES OF ENERGY CONSUMPTION

This analysis focuses on three sources of energy that are relevant to the proposed Project: electricity, natural gas, and transportation fuel for vehicle trips and off-road equipment associated with Project construction and operations, as described in the Project Description. The analysis of operational electricity and natural gas usage is based on CalEEMod (version 2022.1) modeling results for the Project. The Project's estimated electricity and natural gas consumption is based primarily on CalEEMod's default settings for San Bernardino County, and consumption factors provided by the Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas), the electricity and natural gas providers for the County and the Project site. The results of the CalEEMod modeling are included in Appendix A, *Air Quality/Greenhouse Gas/Energy Modeling Results*. The amount of operational fuel consumption was estimated using the CARB's EMFAC2021 website platform, which provides projections for typical daily fuel usage in the County, and the Project's annual VMT outputs from CalEEMod. The estimated construction fuel consumption is based on the Project's construction equipment list, timing/phasing, and hours of duration for construction equipment, as well as vendor, hauling, and construction worker trips.

The Project's estimated energy consumption is summarized in Table 4.6-1, Project and Countywide Energy Consumption. As shown, the Project's energy usage would result in a 0.0054 percent increase over the County's typical annual electricity consumption and an approximately 0.0039 percent increase over the County's typical annual natural gas consumption. The Project's construction on-road, construction off-road, and operational vehicle fuel consumption would increase the County's consumption by 0.1197 percent (temporary increase), 0.0047 percent (temporary increase), and 0.0018 percent, respectively (**Criterion 1**).

Table 4.6-1. Project and Countywide Energy Consumption

Energy Type	Project Annual Energy Consumption¹	San Bernardino Annual Energy Consumption	Percent Increase²
Electricity Consumption ²	879 MWh	16,180,811 MWh	0.0054%
Natural Gas Consumption ²	21,743 therms	561,360,617 therms	0.0039%
Fuel Consumption³			
Construction Off-Road Fuel Consumption	29,280 gallons	24,461,329 gallons	0.1197%
Construction On-Road Fuel Consumption	56,271 gallons	1,202,311,122 gallons	0.0047%
Operational Automotive Fuel Consumption	21,068 gallons	1,184,237,051 gallons	0.0018%
Notes: MWh = Megawatt-hour 1. As modeled in CalEEMod version 2022.1. 2. The Project increases in electricity and natural gas consumption are compared to the total consumption in San Bernardino in 2021. San Bernardino electricity consumption data source: California Energy Commission, <i>Electricity Consumption by County</i> , http://www.ecdms.energy.ca.gov/elecbycounty.aspx , accessed June 15, 2023. San Bernardino natural gas consumption data source: California Energy Commission, <i>Gas Consumption by County</i> , http://www.ecdms.energy.ca.gov/gasbycounty.aspx , accessed June 15, 2023. 3. Project fuel consumption calculated based on CalEEMod results. Countywide fuel consumption is calculated from the California Air Resources Board EMFAC2021 model for the Project construction year of 2025 and operational year of 2026. Source: Refer to Appendix A for assumptions used in this analysis.			

CONSTRUCTION

During construction, the Project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during demolition, grading, paving, building construction, and architectural coatings. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with state requirements that heavy-duty diesel equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Due to increasing transportation costs and fuel prices, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction (**Criterion 4**).

Substantial reductions in energy inputs for construction materials can be achieved by selecting green building materials composed of recycled materials that require less energy to produce than non-recycled materials.¹⁴ The integration of green building materials can help reduce environmental impacts associated with the extraction, transport, processing, fabrication, installation, reuse, recycling, and disposal of these building industry source materials.¹⁵ The Project-related incremental increase in the use of energy bound in construction materials such as asphalt, steel, concrete, pipes and manufactured or processed materials (e.g., lumber and gas) would not substantially increase demand for energy compared to overall local and regional demand for construction materials. As indicated in Table 4.6-1, the Project's fuel consumption from off-road construction would be approximately 29,280 gallons, which would increase fuel use in the County by 0.1197 percent. Also indicated in Table 4.6-1, the Project's fuel consumption from on-road construction would be approximately 56,271 gallons, which would increase fuel use in the County by 0.0047 percent. As such, construction would have a nominal effect on the local and regional energy supplies (**Criterion 2**). It is noted that construction fuel use is temporary and would cease upon completion of construction activities. There are no unusual Project characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or state (**Criterion 5**). Therefore, construction fuel consumption would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature. As such, a less than significant impact would occur in this regard.

OPERATIONS

Transportation Energy Demand

Pursuant to the federal Energy Policy and Conservation Act of 1975, the National Highway Traffic and Safety Administration is responsible for establishing additional vehicle standards and for revising existing standards. Compliance with federal fuel economy standards is not determined for each individual vehicle model. Rather, compliance is determined based on each manufacturer's average fuel economy for the portion of their vehicles produced for sale in the United States. Table 4.6-1 provides an estimate of the daily fuel consumed by vehicles traveling to and from the Project site. Based on the information provided by the Project applicant, the proposed Project would generate 135

¹⁴ California Department of Resources Recycling and Recovery (CalRecycle), *Green Building Materials*, accessed February 22, 2023, <https://www.calrecycle.ca.gov/greenbuilding/materials>.

¹⁵ CalRecycle, *Green Building Materials*.

average daily trips.¹⁶ As indicated in Table 4.6-1, Project operational daily trips are estimated to consume approximately 21,068 gallons of fuel per year, which would increase the County's automotive fuel consumption by 0.0018 percent. The Project does not propose any unusual features that would result in excessive long-term operational fuel consumption (**Criterion 2**).

The key drivers of transportation-related fuel consumption are in the form of employees driving to and from the Project site. However, employee commuting factors are outside of the scope of the design of the proposed Project. Notwithstanding, the Project would include electric vehicle spaces for passenger vehicles, as well as bicycle parking, in compliance with the CALGreen Code. This requirement would encourage and support alternative modes of travel and thus reduce the petroleum fuel consumption (Criterion 4 and Criterion 6). Therefore, fuel consumption associated with vehicle trips generated by the Project would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region. A less than significant impact would occur in this regard.

Building Energy Demand

The California Energy Commission (CEC) developed 2020–2035 forecasts for energy consumption and peak demand in support of the 2021 Integrated Energy Policy Report for each of the major electricity and natural gas planning areas and the state based on the economic and demographic growth projections. The CEC forecasts that the statewide annual average growth rates of energy demand between 2021 and 2030 would be 1.3 percent to 2.3 percent for electricity and less than 0.1 percent to 0.8 percent for natural gas. As shown in Table 4.6-1, operational energy consumption of the Project would represent approximately 0.0054 percent increase in electricity consumption and less than 0.0039 percent increase in natural gas consumption over the current Countywide usage, which would be significantly below the CEC's forecasts and the current Countywide usage. Therefore, the Project would be consistent with the CEC's energy consumption forecasts and would not require additional energy capacity or supplies (**Criterion 2**). The Project would also consume energy during the same time periods as other surrounding development. As a result, the Project would not result in unique or more intensive peak or base period electricity demand (**Criterion 3**).

The Project would be required to comply with the most current version of the Title 24 Building Energy Efficiency Standards (Title 24, Part 6), which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. The Project would install high efficiency lighting, energy-efficient appliances, and solar-ready roofs. Compliance with the current 2022 Title 24 standards significantly reduces energy usage. The Title 24 Building Energy Efficiency Standards are updated every three years and become more stringent with each update. Compliance with the 2022 Title 24 standards would also ensure the Project would be consistent with San Bernardino County General Plan Renewable Energy and Conservation Element Goals RE-1 and RE-2 (**Criterion 4**).

The electricity provider, SCE, is subject to California's Renewables Portfolio Standard (RPS) reflected in Senate Bill 100. The RPS requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by the end of 2020,

¹⁶ The facility would operate 24 hours a day, 7 days a week, and would have three employee shifts with up to 45 employees per shift resulting in a total of 135 average daily trips. The patients are typically dropped off at the center and often do not have visitors (a good number are homeless and/or are oftentimes in jail).

44 percent by the end of 2024, 52 percent by the end of 2027, 60 percent of total procurement by 2030, and 100 percent of total procurement by 2045. Renewable energy is generally defined as energy that comes from resources which are naturally replenished within a human timescale such as sunlight, wind, tides, waves, and geothermal heat. The increase in reliance of such energy resources further ensures that new development projects will not result in the waste of the finite energy resources (**Criterion 5**). Therefore, the Project would not cause wasteful, inefficient, and unnecessary consumption of building energy during Project operation, or preempt future energy development or future energy conservation. A less than significant impact would occur in this regard.

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

b) Less than Significant Impact.

The proposed Project would be required to comply with the most current Title 24, Part 6 (Energy Code) standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. The Project would also comply with the CALGreen Code (Title 24, Part 11), which requires that new buildings employ water efficiency and conservation, increase building system efficiencies (e.g., lighting, heating, ventilation and air conditioning [HVAC], and plumbing fixtures), divert construction waste from landfills, and incorporate electric vehicles charging infrastructure. Specifically, the Project would be installing electric vehicle parking spaces and installing end-of-trip facilities for bicycles. Further, the Project would include a solar-ready roof. Compliance with 2022 Title 24 standards, including the 2022 CALGreen Code would ensure that the Project incorporates energy-efficient windows, insulation, lighting, and ventilation systems, which are consistent with the San Bernardino County General Plan Renewable Energy and Conservation Element goals and policies. As such, the Project would be consistent with County and state energy plans. Therefore, the proposed Project would result in less than significant impacts in this regard.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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): San Bernardino County General Plan, 2007; Submitted Project Materials				

San Bernardino County, Countywide Plan EIR

Background

A geotechnical investigation was performed for the Project, which is provided in Appendix D. The investigation included subsurface exploration. Sample borings were conducted throughout the site to the depth of 41.5 feet below the existing ground surface and analyzed, indicated that the Project site subsurface soils consist of silty sand (SM), sand (SP-SM), and sand (SP). The soils are non-expansive in nature. No groundwater was encountered during the time of exploration.

a) i-iv) Less Than Significant Impact.

While the California Department of Conservation's Earthquake Zones of Required Investigation identifies numerous earthquake faults in the Project vicinity, the Project site is not located within an active fault zone. The closest fault zone is the San Andreas Fault, located approximately 1.1 miles north of the Project site.¹⁷

As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project site. The San Bernardino County Code adopts the California Building Code (CBC) and California Residential Code, which are based on the International Building Code. The Project would comply with applicable ordinances set forth by the County and the most recent County building and seismic codes in effect at the time of Project design. The design of the Project would incorporate measures to accommodate projected seismic ground shaking in accordance with the San Bernardino County Code and applicable building regulations.

Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. Liquefaction is considered unlikely to be a potential hazard at the Project site, as determined in the geotechnical investigation (Appendix D), due to groundwater being located deeper than 50 feet, which is the maximum depth that liquefaction is known to occur. Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. According to the California Department of Conservation's Earthquake Zones of Required Investigation, the Project site is not located within a liquefaction or landslide zone.¹⁸ Also as confirmed in the geotechnical investigation, landslide hazards are unlikely to occur due to the regional planar topography and the absence of any indication of ancient landslides. Further, the Project would comply with the requirements of the CBC; as a result, the Project would not have potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, liquefaction, or landslides. Moreover, these potential geologic hazards are existing environmental conditions and the Project would not exacerbate such conditions in any way. Impacts would be less than significant.

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

b) Less Than Significant Impact.

Refer to Section X, Hydrology and Water Quality, for further discussion on erosion impacts. The Project would involve grading and excavation activities, which would require a maximum excavation depth of four feet, for installation of utility lines for the new building.

¹⁷ California Department of Conservation, n.d., Earthquake Zones of Required Investigation, accessed July 19, 2023, <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

¹⁸ California Department of Conservation, Earthquake Zones of Required Investigation.

The ground-disturbing activities would have the potential to disturb existing soils and expose soils to rainfall and wind, thereby potentially resulting in soil erosion. The potential for soil erosion would be reduced by implementation of standard erosion controls imposed during site preparation and grading activities of each construction phase. Accordingly, the Project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with the Construction and Land Disturbance Activities, Order No 2009-0009-DWQ (as amended by 2010-0014-DWQ and 2012-0006-DWQ), NPDES No. CAS000002 (or the latest approved Construction General Permit). Compliance with the NPDES General Permit requires a Storm Water Pollution Prevention Plan (SWPPP) and associated best management practices (BMPs). The Project would also be required to implement dust control practices during construction in compliance with SCAQMD Rule 403, thereby reducing the potential for any wind erosion.

Implementation of the Project would convert the northwestern half of the Project property, currently undeveloped with permeable surfaces, to paved surfaces with the proposed facility. The conversion to paved surfaces would generally reduce the potential for soil erosion from the site during operation. Therefore, through compliance with the NPDES General Permit, site-specific SWPPP, associated BMPs, and SCAQMD Rule 403, the Project's impacts related to soil erosion and the loss of topsoil would be less than significant.

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

c) Less Than Significant Impact.

The Project site is relatively flat with no prominent geologic features occurring therein. As discussed in Criteria VII(a)(i-v) above, the Project site is not located within a landslide or liquefaction zone. Liquefaction is considered unlikely to be a potential hazard at the Project site, as determined in the geotechnical investigation (Appendix D), due to groundwater being located deeper than 50 feet, which is the maximum depth that liquefaction is known to occur.

Subsidence is the lowering of surface elevation due to changes occurring underground, such as the extraction of large amounts of groundwater. According to the San Bernardino Countywide Plan Draft EIR, the Project site is located within an area of medium to low subsidence ranking.¹⁹ The Project would comply with applicable ordinances set forth by the County and/or by the most recent County building and seismic codes in effect at the time of Project design. The design of the Project would incorporate measures identified in the geotechnical investigation (Appendix D) to reduce risks related to potentially unstable soils in accordance with the San Bernardino County Code and applicable building regulations. Moreover, these potential geologic hazards are existing environmental conditions and the Project would not exacerbate such conditions in any way. Therefore, impacts would be less than significant.

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

¹⁹ San Bernardino County, San Bernardino Countywide Plan Draft EIR – Geology and Soils, June 2019.

d) Less Than Significant Impact.

Expansive soils are any soils that exhibit volume changes and can give up water (shrink) or absorb water (swell). Expansive soils may generally consist of clay particles, which exhibit expansive properties when exposed to water. The change in the volume exerts stress on buildings and other loads placed on these soils. The amount and types of clay present in the soil influence the extent or range of the shrink/swell. The occurrence of clayey soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed, and they can occur along hillside areas as well as low-lying alluvial basins.

The Project site is located within the Valley Region of the County. According to the San Bernardino Countywide Plan Draft EIR, the Valley Region is unlikely to have expansive soils except for two areas: one in Grand Terrace and the other in the Chino Hills area south of Chino Hills State Park.²⁰ As the Project site is not located in either of these areas, it can be expected that the Project would not be susceptible to expansive soils. As analyzed in the geotechnical investigation, the Project site consists of sands which are non-expansive. Therefore, the Project would not create substantial direct or indirect risks to life or property due to expansive soils and impacts would be less than significant.

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

e) No Impact.

As the Project site is in an urbanized area served by existing wastewater infrastructure, no septic tanks or alternative wastewater disposal systems would be required. As such, the Project would not result in impacts related to the ability of soils to support septic tanks or alternative wastewater disposal systems. No impact would occur.

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

f) Less Than Significant Impact with Mitigation.

According to the San Bernardino Countywide Plan EIR Paleontological Resources Assessment for San Bernardino County, the Valley Region is characterized by deposits of younger alluvium (Q), which is likely underlain by older alluvium (Qoa) and Pleistocene-Pliocene nonmarine sediments (QPc), such as the San Timoteo Formation. In addition, a large area of Miocene marine sediments (M), including the Vaqueros and Puente Formations, is present in the southwestern corner, whereas the northern margins of the region abut the granitic rocks of the San Bernardino Mountains. The findings indicate that the younger alluvium (Q) across the valley floor is too young to preserve fossil resources in the upper layers, but the deeper layers and underlying sediments have high paleontological sensitivity, as do the Miocene marine sediments (M).²¹

Although the Project site is not anticipated to have high paleontological sensitivity due to its disturbed nature and location within the Valley Region, discovery of previously unknown paleontological resources during excavation activities cannot be ruled out. Therefore, the Project would implement the San Bernardino Countywide Plan Draft EIR Mitigation

²⁰ San Bernardino County, Countywide Plan Draft EIR, Geology and Soils.

²¹ SWCA Environmental Consultants, Paleontological Resources Technical Report for the San Bernardino County General Plan Update, San Bernardino County, California, June 2018.

Measure GEO-1 (GP CUL-6), which would reduce potential impacts to paleontological resources to a less than significant level. Mitigation Measure GEO-1, as adapted below, would ensure the recovery and curation of paleontological resources in the event of a fossil discovery.

Mitigation Measure GEO-1 (GP CUL-6): In the event of any fossil discovery, regardless of depth or geologic formation, construction work will halt within a 50-ft. radius of the find until its significance can be determined by a Qualified Paleontologist. Significant fossils will be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society of Vertebrate Paleontology (2010) and Bureau of Land Management (2009). A repository will be identified and a curatorial arrangement will be signed prior to collection of the fossils. Although the San Bernardino County Museum is specified as the repository for fossils found in the County in the current General Plan, the museum is currently not accepting new collections and does not have a paleontological staff. Therefore, any accredited institution may serve as a repository until such time as the San Bernardino County Museum begins accepting new material. The Natural History Museum of Los Angeles County is an alternative to the San Bernardino County Museum for fossil material collected in San Bernardino County.

Therefore, impacts are considered less than significant with the implementation of Mitigation Measure GEO-1 (GP CUL-6).

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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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:

San Bernardino County, Countywide Plan EIR; Submitted Project Materials: Project Air Quality, Energy, and GHG Modeling Results (Appendix A)

a) Less Than Significant Impact.

Project-related GHG emissions include emissions from direct and indirect sources during the Project construction and operation stages. Direct Project-related GHG emissions include emissions from construction activities, area sources, mobile sources, and refrigerants, while indirect sources include emissions from energy consumption, water demand, and solid waste generation, which are explained in further detail below. Table 4.8-1, Estimated Greenhouse Gas Emissions, presents the estimated CO₂, N₂O, CH₄, and refrigerant emissions associated with the proposed Project; refer to Appendix A, Air Quality/Greenhouse Gas/Energy Modeling Results for the CalEEMod outputs.

Table 4.8-1. Estimated Greenhouse Gas Emissions

Source	CO ₂	CH ₄	N ₂ O	Refrigerants	CO ₂ e ⁽²⁾
	Metric Tons/Year ¹				
Direct Emissions					
Construction (amortized over 30 years)	18.83	<0.01	<0.01	0.01	19.07
Area Source	43.40	<0.01	<0.01	0.00	43.40
Mobile Source	144.0	0.01	0.01	0.24	147.0
Stationary Source	0.38	<0.01	<0.01	0.00	0.38
Refrigerants	0.00	0.00	0.00	0.15	0.15
Total Direct Emissions ²	206.61	0.01	0.01	0.40	210.00
Indirect Emissions					
Energy	254.0	0.02	<0.01	0.00	256.0
Solid Waste	39.8	3.98	0.00	0.00	139.0
Water Demand	12.5	0.27	0.01	0.00	21.1
Total Indirect Emissions ²	306.30	4.27	0.01	0.00	416.10
Total Project-Related Emissions ²	626.09 MTCO ₂ e/year				
County of San Bernardino GHG Threshold	3,000 MTCO ₂ e/year				
Exceed Thresholds?	NO				
Notes: MTCO ₂ e = metric tons of carbon dioxide equivalent.					
1. Emissions calculated using California Emissions Estimator Model Version 2022.1 (CalEEMod) computer model.					
2. Carbon dioxide equivalent (CO ₂ e) is calculated by multiplying each greenhouse gas with its respective global warming potential (GWP).					
3. Totals may be slightly off due to rounding.					
Refer to Appendix A for detailed model input/output data.					

DIRECT PROJECT-RELATED SOURCES OF GREENHOUSE GAS EMISSIONS

Construction Emissions. Construction GHG emissions are typically summed and amortized over the lifetime of the Project (assumed to be 30 years), then added to the operational emissions.²² As shown in Table 4.8-1, the proposed Project would result in 19.07 metric tons of carbon dioxide equivalent (MTCO₂e) per year construction emissions when amortized over 30 years (or a total of 572.0 MTCO₂e in 30 years).

Area Source. Area source emissions were calculated using CalEEMod and Project-specific land use data. Project-related area sources include natural gas consumption for space heating and exhaust emissions from landscape maintenance equipment, such as lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping. The Project would directly result in 43.40 MTCO₂e per year from area source emissions; refer to Table 4.8-1.

Mobile Source. The mobile source emissions were calculated as a conservative estimate generated from the CalEEMod 2022.1 default. Based on CalEEMod defaults, the proposed Project would generate up to approximately 135 daily trips. The Project would result in approximately 147 MTCO₂e per year of mobile source generated GHG emissions; refer to Table 4.8-1.

Refrigerants. Refrigerants are substances used in equipment for air conditioning and refrigeration. Most of the refrigerants used today are HFCs or blends thereof, which can have high GWP values. All equipment that uses refrigerants has a charge size (i.e., quantity of refrigerant the equipment contains), and an operational refrigerant leak rate, and each refrigerant has a GWP that is specific to that refrigerant. CalEEMod quantifies refrigerant emissions from leaks during regular operation and routine servicing over the equipment lifetime, and then derives average annual emissions from the lifetime estimate. The proposed Project would result in 0.15 MTCO₂e per year of GHG emissions from refrigerants; refer Table 4.8-1.

INDIRECT PROJECT-RELATED SOURCES OF GREENHOUSE GAS EMISSIONS

Energy Consumption. Energy consumption emissions were calculated using CalEEMod and Project-specific land use data. SCE would provide electricity to the Project site. The Project would indirectly result in 256 MTCO₂e per year due to energy consumption; refer to Table 4.8-1.

Solid Waste. Solid waste associated with operations of the proposed Project would result in 139 MTCO₂e per year; refer to Table 4.8-1.

Water Demand. The Project would install utilize water-efficient irrigation systems and drought-tolerant landscaping. Emissions from indirect energy impacts due to water supply would result in 21.1 MTCO₂e per year of GHG emission; refer to Table 4.8-1.

TOTAL PROJECT-RELATED SOURCES OF GREENHOUSE GAS EMISSIONS

As shown in Table 4.8-1, the total amount of Project-related GHG emissions from direct and indirect sources combined would total 626.09 MTCO₂e per year and would not exceed the San Bernardino County GHG thresholds of 3,000 MTCO₂e per year. Therefore, impacts would be less than significant.

²² The project lifetime is based on the standard 30-year assumption of the South Coast Air Quality Management District's *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold* (October 2008).

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

b) Less Than Significant Impact.

The following discussion evaluates the Project consistency with applicable GHG plans, policies, or regulations.

CONSISTENCY WITH THE 2022 CARB SCOPING PLAN

The 2022 Scoping Plan identifies reduction measures necessary to achieve the goal of carbon neutrality by 2045 or earlier. Actions that reduce GHG emissions are identified for each Assembly Bill 32 inventory sector. Table 4.8-2, Consistency with the 2022 Scoping Plan: Assembly Bill 32 GHG Inventory Sectors shows the evaluation of applicable reduction actions/strategies by emissions source category to determine how the Project would be consistent with or exceed reduction actions/strategies outlined in the 2022 Scoping Plan.

Table 4.8-2. Consistency with the 2022 Scoping Plan: Assembly Bill 32 Inventory Sectors

Actions and Strategies	Project Consistency Analysis
Smart Growth / Vehicles Miles Traveled (VMT)	
Reduce VMT per capita to 25% below 2019 levels by 2030, and 30% below 2019 levels by 2045	Consistent. The Project would provide electric vehicle charging station and bicycle parking space in accordance with the 2022 Title 24 standards, which includes the CALGreen Code, which would promote alternative mode of transportation to reduce VMT. As such, the Project would be consistent with this action.
New Residential and Commercial Buildings	
All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed statewide by 2030	Consistent. The Project is expected to use natural gas for heating and/or cooking on-site. San Bernardino County has not adopted an ordinance or program limiting the use of natural gas for on-site cooking and/or heating. However, if adopted, the Project would comply with the applicable goals or policies limiting the use of natural gas equipment in the future. As such, the Project would be consistent with this action.
Construction Equipment	
Achieve 25% of energy demand electrified by 2030 and 75% electrified by 2045	Consistent. San Bernardino County has not adopted an ordinance or program requiring electricity-powered construction equipment. However, if adopted, the Project would comply with the applicable goals or policies requiring the use of electric construction equipment in the future. As such, the Project would be consistent with this action.
Non-Combustion Methane Emissions	
Divert 75% of organic waste from landfills by 2025	Consistent. Senate Bill 1383 establishes targets to achieve a 50 percent reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The law establishes an additional target that not less than 20 percent of currently disposed edible food is recovered for human consumption by 2025. The Project would comply with local and regional regulations and recycle or compost 75 percent of waste by 2025 pursuant to Senate Bill 1383. As such, the Project would be consistent with this action.

Actions and Strategies	Project Consistency Analysis
Source: California Air Resources Board, 2022 Scoping Plan, November 16, 2022.	

CONSISTENCY WITH THE SCAG RTP/SCS

On September 3, 2020, the Regional Council of SCAG formally adopted the 2020-2045 RTP/SCS. The 2020-2045 RTP/SCS includes performance goals that were adopted to help focus future investments on the best-performing projects, as well as different strategies to preserve, maintain, and optimize the performance of the existing transportation system. The SCAG 2020-2045 RTP/SCS is forecast to help California reach its GHG reduction goals by reducing GHG emissions from passenger cars by 8 percent below 2005 levels by 2020 and 19 percent by 2035 in accordance with the most recent CARB targets adopted in March 2018. Of note is that the latest 2024-2050 RTP/SCS was adopted on April 4, 2024. However, CARB concluded that the technical methodology SCAG used to quantify the GHG emission reductions for the 2024-2050 RTP/SCS does not operate accurately (CARB 2023). SCAG is currently working on updating the technical methodology and resubmitting for CARB's review. Until CARB approves the methodology, the 2024-2050 RTP/SCS is not a fully adopted document, especially from the GHG reduction perspective of the proposed strategies.

As such, the consistency analysis relies upon the 2020-2045 RTP/SCS. Five key SCS strategies are included in the 2020-2045 RTP/SCS to help the region meet its regional VMT and GHG reduction goals, as required by the state. Table 4.8-3, Consistency with the 2020-2045 RTP/SCS, shows the Project's consistency with these five strategies. As shown therein, the proposed Project would be consistent with the GHG emission reduction strategies contained in the 2020-2045 RTP/SCS.

Table 4.8-3. Consistency with the 2020-2045 RTP/SCS

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
Focus Growth Near Destinations and Mobility Options		
• Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations • Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets • Plan for growth near transit investments and support implementation of first/last mile strategies • Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses • Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods • Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations)	Center Focused Placemaking, Priority Growth Areas, Job Centers, High Quality Transit Areas, Transit Priority Areas, Neighborhood Mobility Areas, Livable Corridors, Spheres of Influence, Green Region, Urban Greening	Consistent. The Project site is located within an area that is planned for residential uses, with uses to the north, west, and east presently developed with single-family and multifamily residential uses. The Project site is currently developed with an existing behavioral health facility, which occupies roughly half of the Project property area. The Project proposes to develop the remaining half of the Project property, thereby infilling underutilized land. Furthermore, the Project is located approximately 0.3 miles from the existing Omnitrans bus stops. Therefore, the Project would focus growth near destinations and mobility options.

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
Identify ways to “right size” parking requirements and promote alternative parking strategies (e.g. shared parking or smart parking)		
Promote Diverse Housing Choices		
- Preserve and rehabilitate affordable housing and prevent displacement - Identify funding opportunities for new workforce and affordable housing development - Create incentives and reduce regulatory barriers for building context sensitive accessory dwelling units to increase housing supply - Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of greenhouse gas emissions	Priority Growth Areas, Job Centers, High Quality Transit Areas, Neighborhood Mobility Areas, Transit Priority Areas, Livable Corridors, Green Region, Urban Greening	Consistent. While the Project would house patients for on average a year, the Project is a mental health rehabilitation facility and is not related to housing. However, the Project would not hinder efforts to promote diverse housing choices. The Project would provide new jobs and opportunities for workforce development. Therefore, the Project would be consistent with this reduction strategy.
Leverage Technology Innovations		
- Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space - Improve access to services through technology—such as telework and telemedicine as well as other incentives such as a “mobility wallet,” an app-based system for storing transit and other multi-modal payments - Identify ways to incorporate “micro-power grids” in communities, for example solar energy, hydrogen fuel cell power storage and power generation	High Quality Transit Areas, Transit Priority Areas, Neighborhood Mobility Areas, Livable Corridors	Consistent. The Project would comply with the most recent and applicable Title 24 requirements, which includes the CALGreen Code, to reduce energy consumption by implementing energy-efficient building designs such as high efficiency lighting, solar-ready roof, and energy-efficient appliances. Furthermore, the Project would meet or exceed the Title 24 standards and would include electric vehicle charging stations. Therefore, the proposed Project would leverage technology innovations and help the County and state meet their GHG reduction goals and will be consistent with this reduction strategy.
Support Implementation of Sustainability Policies		
- Pursue funding opportunities to support local sustainable development implementation projects that reduce greenhouse gas emissions - Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations - Support local jurisdictions in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects, including parks and open space - Work with local jurisdictions/communities to identify opportunities and assess barriers to	Center Focused Placemaking, Priority Growth Areas, Job Centers, High Quality Transit Areas, Transit Priority Areas, Neighborhood Mobility Areas, Livable Corridors, Spheres of Influence, Green Region, Urban Greening	Consistent. As previously discussed, the proposed Project would be located close to bus stops and provide electric vehicle charging stations, which would promote alternative modes of transportation. Additionally, the Project would provide solar-ready roof and install high efficiency lighting and energy-efficient appliances. Further, the Project would comply with sustainable practices included in the 2022 Title 24 standards, which includes the CalGreen Code. Thus, the Project would be consistent with this reduction strategy.

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
implement sustainability strategies • Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region • Continue to support long range planning efforts by local jurisdictions • Provide educational opportunities to local decisions makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy		
Promote a Green Region		
• Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards • Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration • Integrate local food production into the regional landscape • Promote more resource efficient development focused on conservation, recycling and reclamation • Preserve, enhance and restore regional wildlife connectivity • Reduce consumption of resource areas, including agricultural land • Identify ways to improve access to public park space	Green Region, Urban Greening, Greenbelts and Community Separators	Consistent. The proposed Project involves development of a 198-bed, single-story, mental health rehabilitation building on the largely vacant portion of the Project site and would therefore not interfere with regional wildlife connectivity or convert agricultural land. The Project would be required to comply with 2022 Title 24 standards, which includes the CALGreen Code, which would help reduce energy consumption and reduce GHG emissions. Thus, the Project would support efficient development that reduces energy consumption and GHG emissions. The Project would be consistent with this reduction strategy.
Source: Southern California Association of Governments, 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy – Connect SoCal, September 3, 2020.		

CONSISTENCY WITH THE COUNTY OF SAN BERNARDINO GHG REDUCTION PLAN

According to the San Bernardino County GHG Emissions Reduction Plan Update, "all development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, including the GHG performance standards, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 MTCO₂e per year will be considered to be consistent with the Plan Update and determined to have a less than significant individual and cumulative impact for GHG emissions" (page 5). The Reduction Plan Update also states that "the 3,000 MTCO₂e per year value was chosen as the medial value and is used in defining small projects that must include the Performance Standards as described in Attachment B (of the San Bernardino County Greenhouse Gas Emissions Reduction Plan), but do not need to use the Screening Tables or alternative GHG mitigation analysis described in Attachment D (of the San Bernardino County Greenhouse Gas Emissions Reduction Plan)."

The Project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 MTCO₂e per year. Therefore, the Project does not need to accrue points using the screening tables and is considered consistent with the GHG Reduction Plan Update. As mentioned above, the Project would meet or exceed the Title 24 standards and would install solar-ready roof, high-efficiency lighting, and energy-efficient appliances. The Project would also include water conservation strategies such as low-fixtures plumbing, water-efficient irrigation, and drought-tolerant landscape consistent with the GHG Reduction Plan Update. The proposed Project will not result in substantial emissions of GHGs and will not conflict with the San Bernardino County GHG Reduction Plan Update.

CONCLUSION

In summary, the Project's characteristics render it consistent with statewide, regional, and local climate change mandates, plans, policies, and recommendations. More specifically, the GHG plans consistency analysis provided above demonstrates that the Project complies with the regulations and GHG reduction goals, policies, actions, and strategies outlined in the 2022 Scoping Plan, 2020-2045 RTP/SCS, and the San Bernardino County GHG Emissions Reduction Plan Update. Consistency with these plans would reduce the impact of the Project's incremental contribution of GHG emissions. Accordingly, the Project would not conflict with any applicable plan, policy, regulation, or recommendation adopted for the purpose of reducing GHG emissions. Impacts in this regard would 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>
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:

San Bernardino County General Plan, 2007; Submitted Project Materials

- a) **Less Than Significant Impact.**

CONSTRUCTION

During construction, the Project would involve typical construction activities for development projects, consisting of demolition, earthwork, and building construction. These activities involve the use, transport, and disposal of hazardous materials such as fuel and oils associated with construction equipment, as well as coatings, paints,

adhesives, and cleaners. However, the potentially hazardous materials would be used and disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with applicable federal, state, and local requirements concerning the use, storage, and disposal of hazardous materials, including but not limited to the California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and the San Bernardino County Fire Protection District. These requirements regulate the amount of hazardous materials used, method of use, accident prevention, protection from exposure to specific chemicals, and the proper storage and disposal of hazardous materials. Construction of the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant, and no mitigation is required.

OPERATION

Similar to existing conditions at the Project site, during operations, the Project would use hazardous materials, such as household and commercial-grade cleaners and fuel for the maintenance of the building and landscaping. These materials would be used and disposed of in accordance with manufacturers' specifications and instructions, hence reducing the risk of a significant hazard to the public or the environment. The Project would also operate one backup emergency generator in the event of an unforeseen upset scenario, i.e., emergency, to ensure power supply to critical equipment systems. The generator would be used in accordance with SCAQMD permit requirements, as discussed in Section III, Air Quality, which prescribe mandatory storage, operations, routine maintenance, testing, and reporting requirements. Additionally, the rehabilitation center may administer medication to the patients, which would be used, stored, and disposed of in accordance with the U.S. Food and Drug Administration guidelines. Operation of the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant, and no mitigation is required.

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

b) Less Than Significant Impact with Mitigation Incorporated.

CONSTRUCTION

For the purpose of this analysis, the severity of potential impacts related to hazardous substances during construction would be associated with the potential mobilization of hazardous materials through demolition processes, excavation of contaminated soil, or handling of hazardous materials, resulting in exposure to humans and the environment. Conditions of contamination could exist as either the result of previous land use residuals, or as the result of accidental releases related to demolition of the existing structures. Hazardous materials encountered during demolition and construction of the proposed Project would require special handling to minimize risks of human and environmental exposure. All construction activities would comply with all applicable federal, state, and local laws and regulations regarding hazardous materials.

The Project proposes demolition of one existing on-site building, which was built in the 1950s. Based on the time frame of the building construction, there is potential for the building to contain asbestos-containing materials and lead-based paint. Therefore, the Project would implement Mitigation Measure HAZ-1, which would require testing for

asbestos and lead to be conducted prior to demolition of the existing building, and preparation of a Hazardous Material Abatement Plan, if necessary, which would identify the proper procedures for the abatement.

Mitigation Measure HAZ-1: Hazardous Materials Abatement Plan.

Due to the potential presence of asbestos-containing materials (ACM) and lead-based paint (LBP) in the building proposed for demolition, the general contractor shall prepare an Asbestos and Lead Survey Report prior to commencement of demolition. If the results and findings of the report indicate elevated levels of hazardous materials in the building, the general contractor shall prepare a detailed Hazardous Material Abatement Plan in accordance with regulatory requirements and the results and findings of the Asbestos and Lead Survey Report. The Hazardous Material Abatement Plan, if required, shall be implemented prior to and during demolition activities to ensure that hazardous materials on the Project site are properly identified, removed, and disposed of off-site at a landfill that accepts hazardous materials, and are removed from the site to prevent exposure to workers and the general public. The Hazardous Material Abatement Plan shall include a site-specific scope of work and specifications for the proper removal and disposal of hazardous materials. The Hazardous Material Abatement Plan shall be prepared and implemented in accordance with all federal and state standards and regulations, including the Asbestos National Emission Standards for Hazardous Air Pollutants, and those overseen by the Department of Toxic Substances Control, the SCAQMD, and the Occupational Safety and Health Administration.

Further, as described in Criterion IV-d below, the Project site is not identified as a hazardous waste site or a leaking underground storage tank site. Implementation of Mitigation Measure HAZ-1 would ensure that potential impacts from asbestos-containing materials and lead-based paint during the Project construction phase would be less than significant.

OPERATION

As mentioned previously, similar to existing conditions, the proposed facility would use commercially available chemicals typically used for upkeep, maintenance, and landscaping of healthcare facilities, such as household and commercial cleaners, paints, solvents, and lubricants. Additionally, the facility may administer medication to the patients, which would be used, stored, and disposed of in accordance with U.S. Food and Drug Administration guidelines. The use of these materials would be used in accordance with manufacturer's recommendations and applicable regulations. Further, as mentioned, the proposed Project would include a backup generator, which would be operated in accordance with SCAQMD permit requirements. Therefore, operation of the Project would not 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. Impacts would be less than significant, and no mitigation is required.

Therefore, impacts are considered less than significant with the implementation of Mitigation Measure HAZ-1.

c) Less Than Significant Impact with Mitigation Incorporated.

Schools within one-quarter mile of the Project site include Bob Holcomb Elementary School, located 0.22 miles to the west; Shandin Hills Middle School, located 0.21 miles to the southwest; Gateway Education Center, located 0.11 miles to the south; and Newmark Elementary School, located 0.25 miles to the east. Construction of the Project would

require excavation and demolition activities that may disturb and emit potential hazardous materials, as describe in part IX.b, above. Therefore, Mitigation Measure HAZ-1 would be required during the construction phase of the Project. Impacts relative to hazardous emissions or the handling of hazardous materials, substances, or waste during construction would be less than significant with mitigation incorporated.

Similar to the existing conditions, operation of the proposed facility would not include the use of hazardous materials beyond those used for routine cleaning of buildings, maintenance of landscaping, and operation of an emergency backup generator, which would comply with manufacturer's recommendations to prevent an accidental release of hazardous materials into the environment. Therefore, impacts relative to hazardous emissions or the handling of hazardous materials, substances, or waste during operation are anticipated to be less than significant, and no mitigation is required.

Therefore, impacts are considered less than significant and no mitigation is required.

d) No Impact.

To determine if the site is on a list compiled by Section 65962.5 of the California Government Code, a review of the following data resources, also known as the Cortese list, was conducted:

- List of Hazardous Waste and Substances sites from the California Department of Toxic Substances Control's (DTSC) online EnviroStor database²³
- List of leaking underground storage tank sites from the State Water Resources Control Board (SWRCB) online GeoTracker database²⁴
- California Environmental Protection Agency:²⁵
 - List of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit;
 - List of "active" Cease and Desist Orders and Cleanup and Abatement Orders from the SWRCB; and
 - List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

A review of the databases above determined that no hazardous materials sites are located at the Project site or within the immediate vicinity (1,000 feet). Therefore, no impact would result, and no mitigation is required.

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

²³ Department of Toxic Substances Control, EnviroStor, accessed July 11, 2023, <https://www.envirostor.dtsc.ca.gov/public/>.

²⁴ California State Water Resources Control Board, GeoTracker, accessed July 11, 2023, <https://geotracker.waterboards.ca.gov/>.

²⁵ California Environmental Protection Agency, Cortese List Data Resources, accessed July 11, 2023, <https://calepa.ca.gov/sitecleanup/corteselist/>.

e) No Impact.

The Project site is not located within the vicinity of a public use airport or private airstrip. The closest airport is the San Bernardino International Airport, located approximately 5.7 miles southeast of the Project site. Further, the Project site is not mapped within a San Bernardino County Airport Safety Review Area.²⁶ Therefore, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area as a result of proximity to an airport.

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

f) No Impact.

The Project site does not contain any emergency facilities. Regional emergency response plans relevant to the Project site include the San Bernardino County Emergency Operations Plan. The County designates evaluation routes that would be used in case of emergency to evacuate the area. The nearest evacuation routes to the Project site include Interstate 215 (2.5 miles to the southwest), Interstate 210 (3.3 miles to the south), and State Route 18 (3.5 miles to the east).²⁷ No designated emergency routes are located in the immediate vicinity of the Project site. No changes to roadways are proposed as part of the Project, and no impacts to County evacuation routes would occur. The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact would occur, and no mitigation is required.

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

g) Less Than Significant Impact.

As detailed in Section XX, Wildfire, the Project site is located within a very high fire hazard severity zone.²⁸ However, the Project site as well as areas surrounding the Project property have been largely built out with suburban uses, as shown on Figure 3, where natural vegetation has been largely removed and the terrain is level. Implementation of the Project would fully develop the remaining portion of the site with buildings and hardscape, which include use of non-combustible materials such as concrete tile roofing and stucco. The Project would not include any new uses that would exacerbate wildland fires. Additionally, the proposed building would be designed to meet applicable California Fire Code standards at the time of construction and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. The Project would be designed with sprinkler, alarm, and other fire safety measures. Therefore, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Impacts would be less than significant, and no mitigation is required.

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

²⁶ San Bernardino County, Countywide Plan Policy Plan, Policy Map HZ-9, accessed July 12, 2023, <https://countywideplan.com/wp-content/uploads/sites/68/2021/02/HZ-9-Airport-Safety-Planning-201027.pdf>.

²⁷ San Bernardino County, Countywide Plan Policy Plan, Policy Map PP-2 Evacuation Routes, accessed July 12, 2023, <https://countywideplan.com/wp-content/uploads/sites/68/2021/02/PP-2-Evacuation-Routes-201027.pdf>.

²⁸ California Department of Forestry and Fire Protection. n.d. Fire and Resource Assessment Program, Fire Hazard Severity Zone Viewer, accessed July 13, 2023, <https://egis.fire.ca.gov/FHSZ/>.

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:

San Bernardino County, Countywide Plan EIR; Submitted Project Materials (Project Specific Water Quality Management Plan and Hydrology Report by DSK Architects)

a) Less Than Significant Impact.

Construction activities have the potential to degrade water quality through the exposure of surface runoff to exposed soils, dust, and other debris, as well as from runoff from

construction equipment. To minimize these potential impacts, the proposed Project would comply with the requirements of the statewide general NPDES Permit for stormwater discharges from construction sites (NPDES No. CAS000002). Under this permit, discharges of stormwater from construction sites with a disturbed area of one or more acres must obtain individual NPDES permits or be covered by the General Permit—i.e., by filing a Notice of Intent with the SWRCB and developing and implementing a SWPPP. The SWPPP must identify BMPs to be implemented on the construction site to protect water quality and manage stormwater runoff, and must contain a visual monitoring program, a sampling, analysis and monitoring requirement for "non-visible" pollutants, and a monitoring plan if the site discharges directly to a water body listed on the state's 303(d) list of impaired waters. With adherence to the requirements of the NPDES Permit, the Project would not violate any water quality standards or waste discharge requirements during construction activities.

During operations, the proposed Project may result in potential stormwater pollution with use of maintenance supplies such as household and commercial cleaners, oil and grease, solvents, paints, and pesticides and fertilizers from landscaped areas. To minimize these potential impacts, the proposed Project would comply with the Santa Ana Regional Water Quality Control Board's Municipal Stormwater (MS4) Permit (Permit Order No. R8-2010-0036). As part of the MS4 requirements for priority projects, the Project would implement low-impact development (LID) BMPs to the maximum extent practicable in order to reduce the discharge of pollutants to receiving waters. LID is an approach to land development (or redevelopment) that works with nature to manage stormwater as close to its source as possible. Examples of LID BMPs include bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

The MS4 Permit requires individual priority projects to prepare and implement a water quality management plan (WQMP). A WQMP has been prepared for the Project by BKF Engineers. The objectives of a WQMP are to control contaminants into storm drain systems, educate the public about stormwater impacts, detect and eliminate illicit discharges, control runoff from construction sites, and implement BMPs and site-specific runoff controls and treatments. The WQMP prepared for the Project contains nonstructural and structural source control BMPs to be implemented as part of the Project design, including but not limited to the following:

- Nonstructural source control BMPs: water conservation practices; litter/debris control program; employee training; vacuum sweeping of private streets and parking lots; and catch basin inspection program.
- Structural source control BMPs: trash and waste storage areas designed to reduce pollutant release; implementation of efficient irrigation systems and landscape design; smart controllers and source control; and finish grade of landscaped areas at a minimum of 1-2 inches below top of curb, sidewalk, or pavement.

Furthermore, the Preliminary Hydrology Report prepared for the Project concluded that in order to meet the San Bernardino County zero net impact on existing storm drain system policy, the Project must include an underground retention facility that will require a pump to drain. The underground retention facility would also collect and infiltrate run off from impervious areas, serving as the LID practice to be implemented as part of the Project.

With adherence to the requirements of the NPDES Permit, MS4 Permit, and WQMP, the Project would not violate any water quality standards or waste discharge requirements

during operation and would not otherwise substantially degrade surface or ground water quality.

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

b) Less Than Significant Impact.

The Project site is underlain by the Upper Santa Ana River Valley Groundwater Basin – Bunker Hill Sub-Basin. The San Bernardino Valley Water Conservation District (SBVWCD) manages water conservation and groundwater recharge activities for the Bunker Hill Sub-Basin. Utility infrastructure, including potable water, is already established for the existing on-site mental health rehabilitation center and provided by the San Bernardino Municipal Water Department (SBMWD). The SBMWD uses water produced from 51 deep wells, relying solely on groundwater from the Bunker Hill basin.²⁹

As discussed in the Project Description, the proposed facility would help to alleviate capacity at existing acute/psych hospitals and emergency rooms, and in the justice system. Since the Project would serve long-term patients, the Project would have a similar water usage as residential uses, and is not considered to have a singularly high water demand. Additionally, the proposed Project site is already served by the SBMWD and does not propose groundwater pumping. Therefore, the Project would not result in substantial additional demand for groundwater supplies.

Furthermore, as discussed in Criterion X(a) above, the Project would adhere to the requirements of the NPDES Permit and MS4 Permit and implement the BMPs of the WQMP. In doing so, the Project would install an underground retention facility that would collect and infiltrate runoff from impervious areas, ensuring the Project would not substantially interfere with groundwater recharge.

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

c) i-iv) Less Than Significant Impact.

Half of the existing Project site is currently developed with the existing behavioral health facility; the remaining half is undeveloped and has been moderately disturbed due to continued weed and vegetation management. The proposed mental health rehabilitation building, courtyard areas, landscaping, parking and road system would be constructed on the undeveloped portion of the Project site, thus increasing the impervious areas of the Project site. As a result, implementation of the Project could increase stormwater runoff and pollutants from the development sites.

However, as discussed in Criterion X(a) above, the WQMP prepared for the Project contains nonstructural and structural source control BMPs to be implemented as part of the Project design. The Project would also adhere to the requirements of the NPDES Permit and MS4 Permit, reducing impacts to erosion or siltation on- or off-site.

Furthermore, San Bernardino County has enacted a policy that all new projects must have a net zero effect on the public storm drain system. Thus, the Hydrology Report prepared for the Project calculated the existing 100-year peak storm runoff flowrate and the proposed 100-year peak storm runoff flowrate and determined the preliminary retention facility size required to eliminate the difference in peak flowrates in accordance with this

²⁹ San Bernardino Valley Water Conservation District, January 2015, Upper Santa Ana River Watershed Integrated Regional Water Management Plan.

policy. The Hydrology Report concluded that with implementation of the retention facility (approximately 8 feet deep), the Project would achieve the net zero effect requirement, minimizing impacts related to the rate or amount of surface runoff.

The Project site is located within Federal Emergency Management Agency (FEMA) flood Zone X (0.2 percent annual chance flood hazard, areas of 1 percent annual chance flood with average depth less than one foot, or with drainage areas of less than one square mile).³⁰ This area is classified as Other Areas of Flood Hazard, and not a Special Flood Hazard Area. The Project site has a low flood hazard risk; additionally, as mentioned above, the Project would be designed in accordance with surface hydrology design requirements and siltation and erosion control measures. In summary, the Project would result in less than significant impacts to impede or redirect flood flows or result in flooding off-site.

Therefore, with adherence to the requirements of the NPDES Permit and MS4 Permit, and implementation of the WQMP, associated BMPs, and proposed drainage improvements for the site, the Project would not result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or impede or redirect flood flows.

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

d) Less Than Significant Impact.

As discussed in criterion (X)(c) above, the Project site is located within Zone X. The proposed Project would include new or relocated connections to the existing stormwater drainage infrastructure. The Project would also implement the retention facility as part of the Project design, reducing potential flooding hazards on-site.

Tsunamis are large ocean waves that are generated by major earthquakes, undersea landslides, volcanic eruptions, or other similar seismic activity. As the County is located approximately 22 miles inland from the Pacific Ocean, there is no risk of tsunami hazard at the Project site.

A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. Most of the largest inland water bodies in the County that could generate local flooding due to a seiche are reservoirs and flood control basins impounded by dams. Within the Valley region where the Project site is located, the inland water bodies that may result in flooding include the Santa Ana River, Cajon Wash, Lytle Creek Wash, and in the Prado Basin, as identified in the San Bernardino Countywide Plan EIR. It is unlikely that, during an earthquake, flows on the rivers would be so high as to create a seiche flood hazard to the surrounding area.³¹ Therefore, in flood hazard, tsunami, or seiche zones, the Project would result in less than significant impacts related to the release of pollutants due to Project inundation.

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

³⁰ Federal Emergency Management Agency, 2008, National Flood Hazard Layer FIRMette 06071C7945H.

³¹ San Bernardino County, June 2019, San Bernardino Countywide Plan Draft EIR – Hydrology and Water Quality.

e) Less Than Significant Impact.

As discussed in Criterion X(b), the Project would not result in substantial additional demand for groundwater supplies, as Project occupants and employees would be expected to come from the existing population in the area. Further, the proposed facility is already served by the SBVWCD for potable water. Based on the SBMWD 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, the SBMWD does not anticipate any shortage due to single or consecutive dry years, which incorporate considerations for future growth. The SBMWD can produce water from its existing sources needed to meet 100 percent of demand during multiple dry years. The SBMWD participates in several ongoing water conservation measures and contributes to regional recharge projects through the San Bernardino Basin Groundwater Council to optimize and enhance the use and reliability of local groundwater resources. Additionally, the SBMWD has a water shortage contingency plan to reduce the demand during critical drought years or other supply emergencies.³² Additionally, the Project would adhere to the requirements of the NPDES Permit and MS4 Permit and implement the BMPs of the WQMP, ensuring the Project would not substantially interfere with groundwater recharge. Therefore, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

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

³² San Bernardino Municipal Water District, 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, accessed July 20, 2023, <https://www.sbvmd.com/home/showpublisheddocument/9248/637614632170000000>.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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:

San Bernardino Countywide Plan, 2020; Submitted Project Materials

a) No Impact.

The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Project site comprises three parcels and is currently developed with an existing behavioral health facility consisting of approximately six buildings, and several temporary and storage structures, outside recreational areas, and parking, which occupy roughly half of the Project property area. The remaining half of the Project property is undeveloped. The proposed Project would request a lot line adjustment such that the existing and new facilities are on separate parcels. However, the existing and proposed uses of the Project site would remain the same as the proposed Project, as the Project would demolish an existing building on-site and construct a new mental health rehabilitation building on the northwest portion of the property to supplement the existing behavioral health facility.

Additionally, the proposed Project would install a 10-foot perimeter wall along the property boundary, construct new driveway entrances onto the property, and create a perimeter road for emergency access. However, the proposed Project would not include the construction of a linear feature beyond the boundaries of the three parcels, which could impair mobility between the Project site and the surrounding residential uses in the community. Therefore, the proposed Project would not physically divide an established community.

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

b) Less Than Significant Impact.

The Project site is located in the southwest Valley Region of San Bernardino County, within an area of unincorporated land surrounded by the City of San Bernardino incorporated boundaries. The Project site's land use designation is Medium Density Residential (MDR) and zoning designation is Multiple Residential (RM) under the San Bernardino County General Plan.³³

³³ San Bernardino County, Countywide Plan, Maps, Tables, & Figures, Policy Maps, LU-1 (AE) Land Use Map, accessed June 29, 2023.

As shown in Table 2, Project Design Information, the proposed Project would be consistent with the County's requirements and limits for property size, proposed new building area, total building area, development setbacks, maximum height, and landscaping. The proposed Project is requesting a Conditional Use Permit to operate the facility, and variances for reduced parking and increased fencing height. A Major Variance application would be filed for the Project, including the following justification for the reduced parking and increased fencing height. Reduced parking from the required 136 parking spaces to 86 spaces is requested, as the majority of patients that the proposed Project would serve would not have their own vehicles; instead, the number of parking spaces needed would serve facility staff and visitors. The requested fence height from the maximum allowance of 4 feet in the front and 6 feet on the interior sides and rear, to the requested 10 feet would provide additional security for the Project site. However, no General Plan Amendment would be required. Through the County's development process, and with approval of the Conditional Use Permit and Major Variance, the proposed Project would not conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The impacts of the proposed Project are assessed throughout this IS/MND.

Therefore, impacts would be less than significant, and no mitigation is required.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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):

San Bernardino County General Plan, 2007; Submitted Project Materials

a) Less Than Significant Impact.

The Project site is located in the Valley Region of San Bernardino County. Nearly the entire Valley Region, except for the southwestern corner, is designated as either Mineral Resource Zone (MRZ) 2 or MRZ-3. The Project site, specifically, is located within an MRZ-3. Areas classified as MRZ-3 are defined as areas containing known or inferred mineral deposits that may qualify as mineral resources.

Although located within an MRZ-3, the Project site is in an urbanized area and the proposed facility would be built on an existing, developed site. The Project does not involve mining activities. The land use designation for the Project site is Medium Density Residential (MDR), and mineral resource mining is not a use compatible with the site's land use or zoning designations or with the surrounding land uses. Mineral resource extraction would conflict with the purpose and scope of the General Plan and Zoning District in the Valley Region of the County.

Thus, the Project would not 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.

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

b) Less Than Significant Impact.

As discussed above in Criterion XII(a), the Project site is located within an area designated as MRZ-3. However, as the Project site is already partially developed and located within a suburbanized area, the Project site and vicinity are not conducive to mineral extraction activities. The Project would also not involve mining activities. Therefore, the Project would not 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. Impacts 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
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 ☐):				
San Bernardino County, Countywide Plan EIR; Submitted Project Materials: Project Noise Modeling Analysis (Appendix G)				

Background

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air and is characterized by both its amplitude and frequency (or pitch). The human ear does not hear all frequencies equally. In particular, the ear de-emphasizes low and very high frequencies. To better approximate the sensitivity of human hearing, the A-weighted decibel scale (dBA) has been developed. On this scale, the human range of hearing extends from approximately 3 dBA to around 140 dBA.

Noise is generally defined as unwanted or excessive sound, which can vary in intensity by over one million times within the range of human hearing; therefore, a logarithmic scale, known as the decibel scale (dB), is used to quantify sound intensity. Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks, and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. Noise generated by mobile sources typically attenuates (is reduced) at a rate between 3 dBA and 4.5 dBA per doubling of distance. The rate depends on the ground surface and the number or type of objects between the noise source and the receiver. Hard and flat surfaces, such as concrete or asphalt, have an attenuation rate of 3 dBA per doubling of distance. Soft surfaces, such as uneven or vegetated terrain, have an attenuation rate of about 4.5 dBA per doubling of distance. Noise generated by stationary sources typically attenuates at a rate between 6 dBA and about 7.5 dBA per doubling of distance.

There are a number of metrics used to characterize community noise exposure, which fluctuates constantly over time. One such metric, the equivalent sound level (L_{eq}), represents a constant sound that, over the specified period, has the same sound energy as the time-varying sound. Noise exposure over a longer period of time is often evaluated based on the day-night sound level (L_{dn}). This is a measure of 24-hour noise levels that incorporates a 10 dBA penalty for sounds occurring between 10:00 p.m. and 7:00 a.m. The penalty is intended to reflect the increased human sensitivity to noises occurring during nighttime hours, particularly at times when people are sleeping and there are lower ambient noise conditions. Typical L_{dn} noise levels for light and medium density residential areas range from 55 dBA to 65 dBA. Similarly, community noise equivalent level (CNEL) is a measure of 24-hour noise levels that incorporates a 5-dBA penalty for sounds occurring between 7:00 p.m. and 10:00 p.m. and a 10-dBA penalty for sounds occurring between 10:00 p.m. and 7:00 a.m. to account for noise sensitivity in the evening and nighttime, respectively.

REGULATORY FRAMEWORK

State

The state Office of Planning and Research (OPR) Noise Element Guidelines include recommended exterior and interior noise level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The OPR Noise Element Guidelines contain a table that describes the compatibility of various land uses with a range of environmental noise levels in terms of the CNEL. Table 4.13-1, *Land Use Compatibility for Community Noise Environments*, presents guidelines for determining acceptable and unacceptable community noise exposure limits for various land use categories. The guidelines also present adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution.

Table 4.13-1. Land Use Compatibility for Community Noise Environments

Land Use Category	Community Noise Exposure (L_{dn} or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential – Low Density, Single-Family, Duplex, Mobile Homes	50 – 60	55 – 70	70 – 75	75 – 85
Residential – Multiple Family	50 – 65	60 – 70	70 – 75	70 – 85
Transient Lodging – Motel, Hotels	50 – 65	60 – 70	70 – 80	80 – 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 – 70	60 – 70	70 – 80	80 – 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 – 70	NA	65 – 85
Sports Arenas, Outdoor Spectator Sports	NA	50 – 75	NA	70 – 85
Playgrounds, Neighborhood Parks	50 – 70	NA	67.5 – 75	72.5 – 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 – 70	NA	70 – 80	80 – 85
Office Buildings, Business Commercial, Professional	50 – 70	67.5 – 77.5	75 – 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 – 75	70 – 80	75 – 85	NA
Notes: NA = Not Applicable; L_{dn} = Day/Night Average; CNEL = community noise equivalent level; dBA = A-weighted decibels Normally Acceptable - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. Conditionally Acceptable - New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Normally Unacceptable - New Construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design. Clearly Unacceptable - New construction or development should generally not be undertaken.				
Source: State of California Governor's Office of Planning and Research, General Plan Guidelines, July 2017.				

LOCAL

County of San Bernardino

General Plan Hazard Element

The Hazards Element of the General Plan includes goals and policies aimed at the control and abatement of natural hazards, human-generated hazards, and risks due to climate change. The element provides direction to address risks to communities and prioritizes the reduction of hazards and pollution exposure to unincorporated disadvantaged communities. To protect County residents from excessive noise, the Hazards Element contains the following goals related to the Project:

Goal HZ-2: People and the natural environment protected from exposure to hazardous materials, excessive noise, and other human-generated hazards.

Policy HZ-2.8: Proximity to noise generating uses. We limit or restrict new noise sensitive land uses in proximity to existing conforming noise generating uses and planned industrial areas.

Policy HZ-2.9: Control sound at the source. We prioritize noise mitigation measures that control sound at the source before buffers, soundwalls, and other perimeter measures.

San Bernardino County Code of Ordinances

The County's noise regulation is contained in the San Bernardino County Code of Ordinances. The following sections of the Code of Ordinances are applicable to the proposed Project:

24.0706 Special Sound Source Standards.

C. Power Tools and Equipment. Except for emergency work, no person shall operate any power tools or equipment between the hours of 10:00 p.m. and 7:00 a.m. such that the power tools or equipment are plainly audible inside an occupied dwelling other than a dwelling in which the power tools or equipment may be located. Sound level measurements may be used, but are not required, to establish a violation of this Subdivision.

D. Construction Activity. Except for emergency work, it shall be unlawful for any person to operate or cause to be operated, construction equipment between 7:00 p.m. and 7:00 a.m.

83.01.080 Noise

C. Noise Standards

Table 4.13-2. San Bernardino Noise Standards for Stationary Noise Sources

Affected Land Uses	7 a.m. – 10 p.m. L_{eq}	10 p.m. – 7 a.m. L_{eq}
Residential	55 dBA	45 dBA
Professional Services	55 dBA	55 dBA
Other Commercial	60 dBA	60 dBA
Industrial	70 dBA	70 dBA

Source: San Bernardino County, San Bernardino County California Code of Ordinances, Section 83.01.080 Noise, Table 83-2, Noise Standards for Stationary Noise Sources, adopted 2007.

G. Exempt Noise. The following sources of noise shall be exempt from the regulations of this Section:

3. Temporary construction, maintenance, repair or demolition activities between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays.

83.01.090 Vibrations

A. Vibration Standard. No ground vibration shall be allowed that can be felt without the aid of instruments at or beyond the lot line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to two-tenths inches per second measured at or beyond the lot line.

C. Exempt Vibrations. The following sources of vibration shall be exempt from the regulations of this Section.

2. Temporary construction, maintenance, repair, or demolition activities between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays.

City of San Bernardino

General Plan Noise Element

Since the Project site is located adjacent to the sensitive receptors that are located within the jurisdiction of the City of San Bernardino, relevant noise standards for the City of San Bernardino are also included in this section. The City of San Bernardino has adopted noise standards in the Noise Element of the General Plan for City of San Bernardino. The City of San Bernardino's noise compatibility criteria by land use is summarized in Table 4.13-3, *City of San Bernardino Noise Standards for Residential Use*.

Table 4.13-3. City of San Bernardino Noise Standards for Residential Use

Land Use	Exterior	Interior
Residential	55 dBA	45 dBA

Source: City of San Bernardino General Plan, Noise Element, adopted November 1, 2005

City of San Bernardino Development Code

The following noise regulations contained in the City of San Bernardino Development Code would be analyzed to ensure adjacent land uses are not impacted by noise from the proposed development.

Section 19.20.030.15 Noise

A. In residential areas, no exterior noise level shall exceed 65 dBA and no interior noise level shall exceed 45 dBA.

Section 8.54.070 Disturbance from Construction Activity

No person shall be engaged or employed, or cause any other person to be engaged or employed, in any work of construction, erection, alteration, repair, addition, movement, demolition, or improvement to any building or structure except within the hours of 7:00 a.m. and 8:00 p.m.

EXISTING CONDITION

The Project site is located in a suburban area with substantial single- and double-story residential development. Noise sources in the Project area include the use of mechanical equipment (e.g., HVAC units) and vehicular noise along North 4th Avenue and Orange Drive. The noise associated

with these sources may represent a single-event noise occurrence, short-term, or long-term/continuous noise.

Noise Measurements

In order to quantify existing ambient noise levels in the vicinity of the Project site, Michael Baker International conducted four noise measurements on May 18, 2023; refer to Appendix G, *Noise Data*. The noise measurement sites were representative of typical existing noise exposure within and immediately adjacent to the Project site. The four ten-minute measurements were taken between 10:00 a.m. and 11:30 a.m. Short-term (L_{eq}) measurements are considered representative of the noise levels throughout the day and relate closely with the noise standards for the Project area. Refer to Table 4.13-4, *Noise Measurements*.

Table 4.13-4. Noise Measurements

Site No.	Location	L_{eq} (dBA)	L_{min} (dBA)	L_{max} (dBA)	Peak (dBA)	Time
1	4169 North 4 th Avenue	55.6	42.8	70.3	87.6	10:00 a.m.
2	Parking lot south of 1143 W 48 th Street	46.6	41.2	66.1	81.4	10:18 a.m.
3	4623 Orange Drive	45.5	28.7	65.5	97.3	10:34 a.m.
4	1196 W 45 th Street	50.1	37.0	73.3	90.9	11:01 a.m.
Notes: dBA = A-weighted decibels, L_{eq} = Equivalent Sound Level; L_{min} = Minimum Sound Level; L_{max} = Maximum Sound Level, Peak = Highest Instantaneous Sound Level						
Source: Michael Baker International, May 18, 2023.						

Meteorological conditions were clear sunny skies, warm temperatures, with light wind speeds (0 to 5 miles per hour), and low humidity. Noise monitoring equipment used for the ambient noise survey consisted of a Brüel & Kjær Hand-held Analyzer Type 2250 equipped with a Type 4189 pre-polarized microphone. The monitoring equipment complies with applicable requirements of the American National Standards Institute for sound level meters. The results of the field measurements are included in Appendix G, *Noise Data*.

Noise Sensitive Receptors

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as parks, historic sites, cemeteries, and recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

The closest sensitive receptors to the Project site are the single-family residences located immediately to the south and west and multifamily residences located immediately to the north.

a) Less Than Significant Impact.

SHORT-TERM CONSTRUCTION NOISE IMPACTS

The Project involves construction activities associated with demolition, grading, paving, building construction, and architectural coating applications. The Project would be constructed over approximately 14 months and require approximately 1,000 cubic yards of soil export. Ground-borne noise and other types of construction-related noise impacts

would typically occur during the initial earthwork phases. This phase of construction has the potential to create the highest levels of noise. Typical noise levels generated by construction equipment are shown in Table 4.13-5, Maximum Noise Levels Generated by Typical Construction Equipment. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

Construction noise levels in the Project vicinity would fluctuate depending on the particular type, number, and duration of usage for the varying equipment. The effects of construction noise largely depend on the type of construction activities occurring on any given day, noise levels generated by those activities, distances to noise-sensitive receptors, and the existing ambient noise environment in the receptor's vicinity. Construction generally occurs in several discrete phases, with each phase requiring different equipment with varying noise characteristics. These phases alter the characteristics of the noise environment generated on the proposed Project site and in the surrounding community for the duration of the construction process.

Noise levels depicted in Table 4.13-5 represent maximum sound levels (L_{max}), which are the highest individual sound occurring at an individual time period. The closest sensitive receptors to the Project site are single-family residences located immediately to the south and west and multifamily residences located immediately to the north, with the closest residence located approximately 40 feet from the Project property line. As shown in Table 4.13-5, construction noise levels could range between approximately 88 dBA and 104 dBA at the distance of 10 feet. Although sensitive receptors may be exposed to increased noise levels during Project construction, construction activities are exempt from the San Bernardino County and City of San Bernardino noise standards as it is a normal part in the urban life and the Project would be required to comply with the San Bernardino County's (Section 83.01.080[G][3]) and the City of San Bernardino's (Section 8.54.070) allowable construction hours. As such, construction activities would occur between 7:00 a.m. to 7:00 p.m. Monday through Saturday. Construction activities are not allowed on Sundays or nationally recognized holidays. As such, Project construction noise would be exempt from both the County and City of San Bernardino noise standards and compliance with hours of construction activities would reduce impacts to a less than significant level in this regard.

Table 4.13-5. Maximum Noise Levels Generated by Typical Construction Equipment

Type of Equipment	Acoustical Use Factor ¹	L _{max} at 50 Feet (dBA)	L _{max} at 10 Feet (dBA)
Backhoe	50	78	92
Compressor	40	78	92
Concrete Saw	20	90	104
Dozer	40	82	96
Dump Truck	40	76	90
Excavator	40	81	95
Flatbed Truck	40	74	88
Grader	40	85	99
Loader	40	79	93
Paver	50	77	91
Roller	20	80	94
Scraper	40	85	99
Tractor	40	84	98
Water Truck	40	80	89
Welder	40	74	88

Note:

1. Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.

Source: Federal Highway Administration, Roadway Construction Noise Model (FHWA-HEP-05-054), January 2006.

OPERATIONAL NOISE IMPACTS

Mobile Noise

Future development generated by the proposed Project would result in vehicle use on adjacent roadways, thereby increasing vehicular noise in the vicinity of existing and proposed land uses. As determined by the California Department of Transportation (Caltrans) in the *Technical Noise Supplement to the Traffic Noise Analysis Protocol* (September 2013), a doubling in roadway traffic volumes is required to generate any noticeable increase in roadway noise levels.³⁴ Based on the information provided by the Project applicant, the proposed Project would generate 135 average daily trips (ADT).³⁵ The nearest major roadway segment to the Project vicinity currently experiences approximately 4,191 ADT along 48th Street (at West 3rd Avenue).³⁶ As such, the Project's minimal trip generation (approximately 135 ADT) would not double existing traffic volumes along nearby roadways and any increase in traffic noise along local roadways would be imperceptible. Project-related traffic noise impacts would be less than significant.

Stationary Noise Impacts

Stationary noise sources associated with the proposed Project would include mechanical equipment, parking activities, and outdoor gathering area. These noise sources are typically intermittent and short in duration. Noise has a decay rate due to distance attenuation, which is calculated based on the Inverse Square Law. Based upon the Inverse Square Law, sound levels decrease by 6 dBA for each doubling of distance from the source.³⁷ All stationary noise activities would be required to comply with the San Bernardino City and County noise standards. The Project would include an emergency

³⁴ California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013.

³⁵ The facility would operate 24 hours a day, 7 days a week, and would have three employee shifts with up to 45 employees per shift resulting in a total of 135 average daily trips. The patients are typically dropped off at the center and often do not have visitors (a good number are homeless and/or are oftentimes in jail).

³⁶ San Bernardino County, San Bernardino Countywide Plan Transportation Existing Conditions Report, accessed on June 28, 2023, https://countywideplan.com/wp-content/uploads/sites/68/2020/10/Trans_CWP_221_77_ExCon_FinalDraft_032917.pdf.

³⁷ Harris, Cyril M., *Noise Control in Buildings*, 1994.

generator on-site. However, as the emergency generator would only be used for up to a few hours per year under emergencies, noise generated by the backup generator is not further analyzed.

Mechanical Equipment

HVAC units typically generate noise levels of approximately 66 dBA L_{eq} at 3 feet from the source.³⁸ The closest sensitive receptors are the single-family residential uses located immediately adjacent to the south and west and multifamily residential uses located to the north of the Project site. The nearest HVAC units are located at approximately 55 feet from the sensitive receptors to the west. As such, at the distance of 55 feet, HVAC noise levels would attenuate to approximately 41 dBA, which would be below the County's and City's exterior daytime standards of 55 dBA and nighttime standards of 45 dBA. Further, noise levels from the HVAC would be lower than the existing ambient noise levels at the surrounding sensitive receptors; refer to Table 4.13-4. Therefore, the nearest sensitive receptors would not be directly exposed to substantial noise from on-site HVAC equipment and impacts would be less than significant.

Parking Areas

Traffic associated with parking activities is typically not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the CNEL scale. However, the instantaneous maximum sound levels generated by a car door slamming, engine starting up, and car pass-bys may be an annoyance to adjacent noise-sensitive receptors. Estimates of the maximum noise levels associated with some parking lot activities are presented in Table 4.13-6, *Typical Noise Levels Generated by Parking Lots*.

Table 4.13-6. Typical Noise Levels Generated by Parking Lots

Noise Source	Maximum Noise Levels at 50 Feet from Source
Car door slamming	61 dBA L_{eq}
Car starting	60 dBA L_{eq}
Car idling	53 dBA L_{eq}
Source: Kariel, H. G., "Noise in Rural Recreational Environments," <i>Canadian Acoustics</i> 19(5), 3-10, 1991.	

The Project would provide 86 parking spaces. As shown in Table 4.13-6, parking activities can result in noise levels up to 61 dBA at a distance of 50 feet. The proposed Project would have intermittent parking activities noise due to the movement of vehicles. The nearest sensitive receptors would be located approximately 30 feet from the proposed parking spaces on the north, west, and south of the Project site. At this distance, noise levels from parking activities would range from 57 dBA to 65 dBA. Furthermore, the Project is proposing to construct a 6-foot noise barrier wall along the northern, southern, and western property lines. As a solid noise barrier, it would provide additional reduction up to 5 dBA.³⁹ Therefore, parking activities noise would be reduced to approximately 52 dBA to 60 dBA at the nearest sensitive receptors. As previously noted, parking lot noise levels are instantaneous noise levels compared to noise standards in the CNEL scale, which are averaged over time. As a result, actual noise levels over time resulting from parking lot activities would be far lower than what is identified above. Further, parking activity noise currently exists within the adjacent residential neighborhoods and within the existing

³⁸ Berger, Elliott H., Rick Neitzel, and Cynthia A. Kladden, Noise Navigator Sound Level Database with Over 1700 Measurement Values, June 26, 2015.

³⁹ Berger, Noise Navigator Sound Level Database.

facility, and would therefore not represent a new source of noise. Impacts would be less than significant in this regard.

Outdoor Courtyard Areas (Enclosed within Proposed Facility)

The proposed Project includes five internal courtyards located throughout the Project site. The courtyards have the potential to be accessed by groups of people intermittently for gathering, etc. Noise generated by groups of people (i.e., crowds) is dependent on several factors including vocal effort, impulsiveness, and the random orientation of the crowd members. Crowd noise is estimated at 60 dBA at 1 meter (3.28 feet) away for raised normal speaking.⁴⁰ This noise level would have a +5 dBA adjustment for the impulsiveness of the noise source, and a -3 dBA adjustment for the random orientation of the crowd members.⁴¹ Therefore, crowd noise would be approximately 62 dBA at one meter from the source (i.e., the outdoor gathering areas).

The nearest sensitive receptors would be the residential uses to the west of the Project site, located approximately 100 feet from the courtyard. Therefore, crowd noise at the nearest sensitive receptor would be 22 dBA, which would not exceed the County's nor the City's noise standards for residential uses (i.e., 55 dBA for daytime and 45 dBA for nighttime) and would be lower than existing ambient noise levels near the site; refer to Table 4.13-4. It should also be noted that the courtyards would be located within the proposed buildings and would not be in the direct line of sight from the nearest sensitive receptors. As a result, noise generated from the outdoor courtyards would be further reduced. As such, Project noise associated with the outdoor courtyard area would have a less than significant impact.

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

b) Less Than Significant Impact.

Project construction activities can generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Groundborne vibrations from construction activities rarely reach levels that damage structures.

The Caltrans *Transportation and Construction Vibration Manual* identifies various vibration damage criteria for different building classes. This evaluation uses the Caltrans architectural damage criterion for continuous vibrations at new residential buildings of 0.5 inch-per-second (in/sec) PPV. The types of construction vibration impacts include human annoyance and building damage. Annoyance is assessed based on levels of perception, with a PPV of 0.01 in/sec being considered "barely perceptible," 0.04 in/sec as "distinctly perceptible," 0.1 in/sec as "strongly perceptible," and 0.4 in/sec as "severe." Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time.

⁴⁰ Hayne, M. J., et al., *Prediction of Crowd Noise*, Acoustics, November 2006.

⁴¹ Hayne, *Prediction of Crowd Noise*.

Typical vibration produced by construction equipment is illustrated in Table 4.13-7, *Typical Vibration Levels for Construction Equipment*.

Table 4.13-7. Typical Vibration Levels for Construction Equipment

Equipment	Approximate peak particle velocity at 25 feet (in/sec)	Approximate peak particle velocity at 15 feet (in/sec) ¹
Large bulldozer	0.089	0.1561
Loaded trucks	0.076	0.1333
Vibratory roller	0.210	0.3683
Small bulldozer	0.003	0.0053
Notes: 1. Calculated using the following formula: $PPV_{equip} = PPV_{ref} \times (25/D)^{1.1}$ where: PPV_{equip} = the peak particle velocity in in/sec of the equipment adjusted for the distance PPV_{ref} = the reference vibration level in in/sec from Table 7-4 of the FTA <i>Transit Noise and Vibration Impact Assessment Guidelines</i> D = the distance from the equipment to the receiver Source: Caltrans, Transportation and Construction Vibration Manual, April 2020.		

The nearest structure is the single-family residential structure located 15 feet to the west of the Project site from the lot line. As indicated in Table 4.13-7, vibration velocities from typical heavy construction equipment used during Project construction would range from 0.0053 to 0.3683 in/sec PPV at 15 feet from the source of activity, which would not exceed the 0.5 in/sec PPV threshold. Furthermore, the San Bernardino County Development Code Section 83.01.090(c)(2) states that temporary construction is exempt from the regulations of the vibration section if construction activities occur during the hours of 7:00 a.m. and 7:00 p.m., except Sundays and federal holidays. As such, the impacts would be less than significant.

The proposed Project use would not generate operational groundborne vibration that could be felt by surrounding uses. The proposed Project would not involve railroads or substantial heavy truck operations, and therefore would not result in vibration impacts at surrounding uses. Thus, no impact would occur in this regard.

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

c) Less Than Significant Impact.

The nearest airport to the Project site is the San Bernardino International Airport located approximately 5.7 miles to the southeast. The Project site is not located within 2 miles of the airport. Additionally, the Project site is not located within the vicinity of a private airstrip or related facilities. Therefore, Project implementation would not expose people residing or working in the Project area to excessive noise levels associated with aircraft. As such, the impacts would 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>
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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:

San Bernardino County General Plan, 2007; Submitted Project Materials.

a) Less Than Significant Impact.

The Project proposes the construction of a new mental health rehabilitation building, which would offer housing and mental health services for individuals with serious mental health issues. Individuals are anticipated to reside at the facility for up to one year. The proposed facility would help to alleviate capacity at existing acute/psych hospitals and emergency rooms and in the justice system and would therefore not induce substantial unplanned population growth directly. The proposed facility would support approximately 135 employees. In December 2020, San Bernardino County's unemployment rate was 9.2 percent, which was ranked 39 out of the 58 counties in California, a position that worsened significantly from 28th in 2019. San Bernardino's unemployment rate is higher than the California rate (8.8 percent) and higher than the national rate (6.7 percent; City of San Bernardino County 2024). Therefore, based on the large available regional workforce, the majority of the employees (90 percent) are anticipated to be hired from the existing regional labor force. The existing utility mains and infrastructure that currently serve the on-site behavioral health facility, including water, sewer, natural gas, and electricity service, would also serve the proposed facility; thus, the Project does not involve extending utility services into an area that was previously not served. As a result, the Project would not induce substantial population growth in the area.

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

b) No Impact.

The Project proposes demolition of one on-site administration building, as well as a portable structure used for storage. The Project does not propose the removal of housing and would therefore not displace substantial numbers of persons or housing, necessitating the construction of replacement housing elsewhere. No impact would occur, and no mitigation is 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>
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XV. PUBLIC SERVICES

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

Fire Protection?	☐	☐	☒	☐
Police Protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other Public Facilities?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino County Fire Protection District; San Bernardino County Sheriff's Department; San Bernardino City Unified School District; San Bernardino County, Countywide Plan; San Bernardino County Library; San Bernardino Public Library; Submitted Project Materials

- a) **Less Than Significant Impact.**

FIRE PROTECTION

The San Bernardino County Fire Protection District (SBCFPD) provides fire protection, fire prevention, and emergency services to the County, including all unincorporated areas. The Project site is located within Division 2 of the SBCFPD jurisdiction. San Bernardino County Fire Station 227 (282 W. 40th Street) is approximately 1.5 miles east of the Project site in the City of San Bernardino. Station 75 (2852 N. Macy Street in Muscoy), and Station 224 (2641 N. E Street in San Bernardino) are also within 5 miles of the Project site.⁴²

The proposed new building would operate 24 hours a day, seven days a week with patients residing at the center. It would provide an additional 198 beds (66 rooms with three beds each) and require approximately 45 employees per shift, for a total of 135 employees. Thus, development of the Project would incrementally increase the demand for fire protection services through generating an increase in population and structures within the SBCFPD service area. However, compliance with the development review process, which includes requirements for fire alarms, fire extinguishers, sprinkler system, fire flow, and fire/emergency access for evacuation as well as a Certification of Occupancy by the fire department, would keep service demand increases to a minimum. Additionally, the proposed Project design would be submitted to and approved by the SBCFPD prior to

⁴² San Bernardino County Fire Protection District, SBCo Fire Stations and Division Areas, accessed June 29, 2023, <https://sbcfire.org/firestations/>.

the issuance of building permits. As with any development project in the County, the Project would be required to pay development impact fees, which, in turn, contribute funds to capital costs associated with constructing new public safety structures, such as fire stations and purchasing equipment for new public safety structures.

The addition of 198 beds constructed in accordance with applicable policies designed to minimize fire risk (i.e., CBC and California Fire Code) would not require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. Therefore, impacts would be less than significant and mitigation is not required.

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

Police Protection

The San Bernardino County Sheriff's Department provides police protection to the County, including all unincorporated areas. The department serves over 2.1 million residents, with 8 county and 14 contract patrol stations and approximately 3,600 employees. The closest county station is the Central Station, at 655 E 3rd Street in the City of San Bernardino, approximately 6.5 miles south of the Project site.

The proposed new building would be a secured facility that includes a 10-foot perimeter wall along the property boundary, and would operate 24 hours a day, seven days a week with patients residing at the center. It would provide an additional 198 beds (66 rooms with three beds each) and require approximately 45 employees per shift. Thus, development of the Project would incrementally increase the demand for police protection services through generating an increase in population and structures within the San Bernardino County Sheriff's Department service area.

The San Bernardino County Sheriff's Department reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Additionally, as with any development project in the County, the Project would be required to pay development impact fees, which, in turn, contribute funds to capital costs associated with constructing new public safety facilities and equipment. Payment of development impact fees commensurate with the increased demand for services in the County would offset any increase in demand for police services. Moreover, given the type and scale of the Project, no new or physically altered police stations or facilities would be needed to adequately serve the site along with the balance of the Sheriff Department's service area. Therefore, the Project would not result in the construction of new or expanded police facilities which could cause environmental impacts. Impacts would be less than significant in this regard, and no mitigation is required.

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

SCHOOLS

Six schools are within a mile of the Project site, including the California State University San Bernardino, approximately 0.6 miles to the northwest, and five San Bernardino City Unified School District schools: Newark Elementary School, Shandin Hills Middle School, Bob Holcomb Elementary School, Cajon High School, and North Park Elementary School.

The proposed Project would serve individuals with serious mental illness and help alleviate bed capacity at acute/psych hospitals and emergency rooms, and in the justice system, that are currently operating beyond capacity by providing 198 beds at the proposed new building. Patients being treated at the proposed facility would not relocate school-aged children to the Project area. The proposed Project would also require approximately 45 employees per shift, and at three shifts per day, would total up to 135 workers, which are largely expected to be drawn from the existing regional workforce. However, using a conservative assumption that 90 percent of all employees for the proposed Project would relocate to the area and a student generation rate of 0.6 per person, the proposed Project would only add a nominal number of students (8 students) to the school district, which serves 46,000 students.⁴³ Additionally, development projects are required to pay established school impact fees in accordance with Senate Bill 50 at the time of building permit issuance. Therefore, the proposed Project would not require new or physically altered schools, the construction of which could cause significant impacts. Impacts would be less than significant, and no mitigation is required.

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

PARKS

San Bernardino County Regional Parks operates nine regional parks, one regional trail, and one preserve throughout San Bernardino County, totaling approximately 9,200 acres.⁴⁴ Additionally, the City of San Bernardino Parks, Recreation & Community Services Department maintains 33 parks totaling approximately 500 acres of open space and developed land.⁴⁵ The closest park to the Project site is Hudson Park, approximately 0.75 miles west.

As discussed above, the proposed Project would serve individuals with serious mental illness and help alleviate bed capacity at acute/psych hospitals and emergency rooms, and in the justice system, that are currently operating beyond capacity by providing 198 beds at the proposed new building. It is not anticipated that the patients served by the proposed Project would utilize parks in the Project area, as the facility would be secured and would include internal courtyard areas for recreational use by the residents of the proposed Project. The proposed Project would also require approximately 45 employees per shift, which are expected to be drawn from the region. Any impact to parks from the use of those facilities by employees of the proposed Project would be nominal and within the normal and expected usage of such parks. Additionally, the proposed Project would be required to pay development impact fees that would be used to fund capital costs associated with parks. Therefore, the proposed Project would not require new or physically altered parks, the construction of which could cause significant impacts. Impacts would be less than significant, and no mitigation is required.

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

⁴³ Because the proposed Project would operate 24 hours a day, it is assumed that each shift would account for 8 hours. The student generation rate is from Table 5.14-8, Projected Student Population Growth by Planning Area, from the Countywide Plan Draft Program Environmental Impact Report, Section 5.14, Public Services, https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-14-PS.pdf; San Bernardino City Unified School District, About Us, District Overview Fact Sheet, accessed July 12, 2023, <https://resources.finalsite.net/images/v1681759891/sbcusdcom/rvbq2wmrs4otuizsj43h/District-Overview-2022-23.pdf>.

⁴⁴ San Bernardino County Regional Parks, About Us, <https://parks.sbcounty.gov/about-us/>, accessed July 12, 2023.

⁴⁵ City of San Bernardino, Parks & Recreation, https://www.sbcity.org/city_hall/parks_recreation, accessed July 12, 2023.

OTHER PUBLIC FACILITIES

The San Bernardino County Library maintains 32 branch libraries, which are located in both cities and unincorporated communities throughout the County.⁴⁶ The closest library to the Project site is the Howard M. Rowe Branch Library, located at 108 E. Marshall Boulevard in the City of San Bernardino, approximately 3 miles southeast.⁴⁷

As discussed above, the proposed Project would serve individuals with mental illness and help alleviate bed capacity at acute/psych hospitals and emergency rooms, and in the justice system. As the patients are being treated for mental illness and the facility would be fully secured, it is not anticipated that the patients would utilize other public facilities, such as public libraries or government facilities, in the Project area. The proposed Project would also require approximately 45 employees per shift, which are expected to be drawn from the region. Any impact to public facilities from the use of those facilities by employees of the proposed Project would be nominal and within the normal and expected usage of such facilities. Additionally, the proposed Project would be required to pay development impact fees that would be used to fund capital costs associated with public facilities. Therefore, the proposed Project would not require new or physically altered other public facilities, the construction of which could cause significant impacts. Impacts would be less than significant, and no mitigation is required.

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

⁴⁶ San Bernardino County Library, Library Locations & Hours, <https://sbclib.org/library-locations/>, accessed July 12, 2023.

⁴⁷ San Bernardino Public Library, City Library Locations, https://www.sbpl.org/about/city_library_locations, accessed July 12, 2023.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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:

San Bernardino County, Countywide Plan EIR

a) No Impact.

The developed portion of the Project site currently includes private recreational facilities, such as a basketball court, that are used by existing residents of the on-site behavioral health facility. Future residents of the proposed mental health rehabilitation facility would not utilize off-site neighborhood and regional parks. Further, future employees of the proposed facility are largely anticipated to come from the regional labor force, and as such, substantial population growth is not expected. Substantial physical deterioration of parks or recreational facilities would not occur or be accelerated as a result of the Project. No impact would occur, and no mitigation is required.

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

b) No Impact.

The Project site currently contains private recreational facilities. No new recreational facilities or expansion of existing recreational facilities are proposed. Additionally, the Project does not propose housing that would increase population in the area, thereby increasing the demand for parks or recreational facilities to the point where the construction or expansion of recreational facilities would be necessary. Therefore, no impact 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
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:

San Bernardino County, Countywide Plan EIR

a) Less Than Significant Impact.

There are no bicycle facilities, sidewalks, rail lines, or bus stops fronting the Project site that would be impacted by Project construction or operation. The Project would not impact existing bus routes. Construction parking and the construction laydown area would be on-site to avoid disruption of adjacent roadways and circulation thereof. Therefore, the Project would not conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Impacts would be less than significant, and no mitigation is required.

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

b) Less Than Significant Impact.

The San Bernardino County Transportation Impact Study Guidelines, dated July 2019, were prepared in response to Senate Bill 743, signed in 2013, and the final OPR Technical Advisory on Evaluating Transportation Impacts in CEQA, dated 2018, which changed the way transportation impacts are identified under CEQA. OPR recommended use of automobile VMT per capita as the preferred CEQA transportation metric, along with the elimination of automobile delay/level of service for CEQA purposes statewide. Public Resources Code Section 21099 and CEQA Guidelines Section 15064.3 reflect this change.

The County Transportation Impact Study Guidelines identify several project types that are presumed to have a less than significant VMT impact:

- K-12 schools
- Local-serving retail less than 50,000 SF
- Local parks
- Day care centers
- Local-serving gas stations
- Local-serving banks
- Student housing projects
- Local-serving community colleges that are consistent with the assumptions noted in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)
- Projects generating less than 110 daily vehicle trips
- Projects located within a Transit Priority Area (TPA) as determined by the most recent Southern California Council of Governments RTP/SCS
- Projects located within a low VMT generating area as determined by the analyst

The San Bernardino County Transportation Authority (SBCTA) online VMT Screening Tool allows users to determine whether or not a prospective land development project meets set thresholds requiring VMT analysis. According to the VMT Screening Tool, the Project site is mapped as being within a TPA and is therefore presumed to have a less than significant VMT impact.

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

c) Less Than Significant Impact with Mitigation.

The Project proposes construction of a new mental health rehabilitation building. As mentioned previously, during construction, the Project may require utility work to connect to existing infrastructure located within the North 4th Avenue road right-of-way, which would result in temporary closure of one lane. The single-lane closure would be temporary, and implementation of Mitigation Measure TR-1 would be required during construction to reduce impacts to less than significant levels.

The Project builds out a portion of a property that is already served by existing roads, and does involve geometric design features or incompatible uses that would substantially increase hazards. Although implementation of the Project would result in additional on-site pedestrian circulation and modification of existing on-site vehicular circulation, all circulation-related improvements would be constructed in accordance with the San Bernardino County Development Code and would meet the requirements of the Department of Public Works, Traffic Division.

In summary, the Project operational impacts would be less than significant, and no mitigation is required. However, during construction, the Project would require

implementation of Mitigation Measure TR-1 to reduce construction impacts to less than significant levels.

Mitigation Measure TR-1: Construction Traffic Management Program.

The Project shall implement a Construction Traffic Management Program in coordination with the County. The plan shall include but is not limited to the following provisions:

- Provide notice to and coordinate with emergency service providers, including the San Bernardino County Fire Department and San Bernardino County Sheriff's Department, regarding the construction schedule and worksite traffic control plans so as to coordinate emergency response routing and maintain emergency access;
- Maintain emergency access on public roadways during Project construction.
- Provide adequate signage and traffic flagger personnel, if needed, to control and direct traffic for deliveries, if they could preclude free flow of traffic in both directions or cause a temporary traffic hazard; and,
- Maintain pedestrian connections around the Project site. Safe crossing locations shall be designated, as needed.

Therefore, impacts are considered less than significant with the implementation of Mitigation Measure TR-1.

d) Less Than Significant Impact.

The Project would be designed with two driveways, each providing ingress and egress to the site, parking areas, and perimeter access road (for emergency vehicles), as shown on Figure 4. The Project site includes two secured access gates (Gate 1 and Gate 2; refer to Figure 4) within the facility, which would be normally closed, but are accessible to emergency personnel. Access would be provided for facility staff and emergency vehicles. The Preliminary Site Plan (Figure 4) has been reviewed and approved by the San Bernardino County Fire Department and County Sheriff's Department to ensure the Project would comply with Fire Code and not result in inadequate emergency access. The Project site has been designed to comply with all County requirements to maintain emergency access and allow for emergency evacuation during Project construction. During operation of the Project, access points to the proposed facility would remain unobstructed at all times (except the access gates to the internal facility area, which will remain normally closed). The Project would not result in inadequate emergency access. Impacts would be less than significant, and no mitigation is 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>
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XVIII. TRIBAL CULTURAL RESOURCES

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

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

San Bernardino County, Countywide Plan EIR; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials: Project Cultural Resources Investigation (Appendix C)

a) i-ii) Less than Significant with Mitigation Incorporated.

The Project site is located within the City of San Bernardino Sphere of Influence in unincorporated San Bernardino County. On January 3, 2023, a Notice of Opportunity to Consult was sent to the following tribes: Twenty-Nine Palms Band of Mission Indians, Colorado River Indian Tribes, Fort Mojave Indian Tribe, Gabrieleno band of Mission Indians (Gabrieleno Tribe), Morongo Band of Mission Indians (Morongo Tribe or MBMI), San Gabriel Band of Mission Indians, San Manuel Band of Mission Indians (San Manuel Tribe or YSMN), and Soboba Band of Luiseño Indians. Three tribes responded to the Notice of Opportunity to Consult. The Gabrieleno Tribe deferred to the San Manuel Tribe. The San Manuel Tribe provided mitigation/monitoring measures, which have been incorporated into Mitigation Measure TCR-2 and Mitigation Measure TCR-4, below. The Morongo Tribe requested consultation, and submitted a letter dated September 13, 2023, expressing concern regarding the potential for unknown tribal cultural resources to be uncovered during Project construction, due to the Project's location within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians. Following consultation efforts, the County and the Morongo Tribe reached agreement on appropriate mitigation measures, which are reflected in Mitigation

Measures TCR-1 through TCR-4. With implementation of Mitigation Measures TCR-1 through TCR-4, impacts to tribal cultural resources would be less than significant.

Mitigation Measure TCR-1: Tribal Monitoring.

Prior to the issuance of grading permits, the Project Applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the Project. The Tribal Monitor shall be on-site during the Project construction ground-disturbing activities in undisturbed soil (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for utility and irrigation lines, and landscaping). If Tribal Cultural Resources are not encountered after the observation of all excavation of undisturbed soil, then tribal monitoring of disturbed or over-excavated soil is not required. At such time, the qualified archaeologist, in coordination with the Consulting Tribes, will submit a request to the County requesting the suspension of monitoring unless later ground-disturbing activities in previously undisturbed area of the Project site are conducted (e.g., landscape and irrigation lines, tree planting, etc.).

If potential tribal cultural resources are encountered, the Tribal Monitor and/or the qualified archaeologist will have the authority to request that ground-disturbing activities cease within 60 feet of discovery and the qualified archaeologist and the Tribal Monitor shall assess the discovery for its significance, as defined in CEQA (e.g., California Public Resources Code Section 21074). If the resource appears to be significant, then the qualified archaeologist, in consultation with the Consulting Tribes, will develop a Treatment Plan for mitigation of the significant tribal cultural resource(s), to be approved by the County. Work will not continue within the 60-foot buffer until the Tribal Monitor and qualified archaeologist agree that the resource is not significant, or the execution of a Treatment Plan is completed to the satisfaction of the County in consultation with the Consulting Tribes.

Mitigation Measure TCR-2: YSMN and MBMI Notification.

The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and the Morongo Band of Mission Indians (MBMI) shall be contacted, as detailed in MM CUL-3, 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 resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN and MBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN and/or MBMI for the remainder of the Project, should YSMN and/or MBMI elect to place a monitor on-site.

Mitigation Measure TCR-3: Disposition of Tribal Cultural Resources Recovered during the Project.

Consulting Tribes may wish to repatriate any tribal cultural resources recovered or collected during the Project at a location within the Project lands rather than placing the tribal cultural resources in an archaeological repository. If, during the course of the Project, tribal cultural resources are discovered, consultation between the County of San Bernardino, Consulting Tribes, and the Project proponent will take place to determine the feasibility of this action.

Mitigation Measure TCR-4: Archaeological/Cultural Documentation.

All archaeological/cultural documents created as a part of the Project (e.g., isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the Lead Agency and the Consulting Tribe(s). The Lead Agency and/or applicant shall, in good faith, consult with the Consulting Tribe(s) throughout the life of the Project. The documentation, including final reports, are to be submitted to the Eastern Information Center and the Consulting Tribe(s).

Based on the analysis above, with the incorporation of Mitigation Measures TCR-1, TCR-2, TCR-3, and TCR-4, the Project would not result in significant impacts on tribal cultural 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>
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:

San Bernardino Countywide Plan, 2020; California Department of Resources Recycling and Recovery; San Bernardino Municipal Water District; Submitted Project Materials

a) Less Than Significant Impact.

As the proposed Project would develop a new facility providing 198 beds and require approximately 45 employees per shift, with a total of 3 shifts, development of the Project would increase the demand for utilities through generating an increase in population within the utility providers' service areas. However, the proposed Project would connect to existing utility infrastructure, including water, sewer, natural gas, and electricity service, that is already established in support of the existing on-site mental health rehabilitation center.

The proposed Project would not require or result in the construction of new water or wastewater treatment facilities, or expansion of existing facilities. As further analyzed in Criteria (b) and (c) below, the water and wastewater service providers would have adequate water supply and wastewater capacity to serve the proposed Project.

San Bernardino County has enacted a policy that all new projects must have a net zero effect on the public storm drain system. Thus, the proposed Project would include a stormwater drain system that would include an approximately 8-foot-deep stormwater retention facility located under the proposed parking lot. The stormwater retention facility would be constructed during earth work and installation of site utilities for the proposed Project, the impacts of which are analyzed throughout this document. Upon development of the Project, all on-site stormwater would be captured on-site in accordance with Santa Ana Regional Water Quality Control Board Order Number R8-2010-0033, National Pollutant Discharge Elimination System Permit No. CAS618033. Therefore, the proposed Project would result in less than significant impacts related to the construction of new stormwater drainage facilities, and no mitigation measures are required.

SCE would provide electricity service to the Project site. The proposed Project would receive electrical power by connecting to existing SCE power lines. The increase in electricity demand from the proposed Project as previously presented (see Section 0, Energy) would represent an insignificant percentage of the overall demand in Southern California Edison's service area. Therefore, the proposed Project would not require the expansion or construction of new electrical facilities. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Impacts would be less than significant, and no mitigation measures are required.

SoCalGas would provide natural gas to the Project site. The proposed Project would connect to SoCalGas's existing natural gas lines. The demand from the proposed Project as previously evaluated (see Section 0, Energy) would represent an insignificant percentage of the overall demand in the SoCalGas service area. Therefore, the proposed Project would not require the expansion or construction of new natural gas facilities. The increased demand is expected to be sufficiently served by the existing natural gas facilities. Impacts would be less than significant, and no mitigation measures are required. The proposed Project would be serviced by existing telecommunication service providers.

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

b) Less Than Significant Impact.

The SBMWD provides water supplies to the Project site. The SBMWD's water supply comes entirely from groundwater from the Bunker Hill Basin; the SBMWD does not currently purchase imported water for direct use. The proposed Project would require a nominal amount of water supply during construction. During operation, the proposed Project would introduce a new population to the Project site, which would increase the demand for water supply over existing conditions as it would provide 198 beds and require approximately 45 employees per shift, for a total of 135 employees. Based on the SBMWD 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, the SBMWD does not anticipate any shortage due to single or consecutive dry years, which incorporate considerations for future growth. The SBMWD can produce water from its existing sources needed to meet 100 percent of demand during multiple dry years. The SBMWD participates in several ongoing water conservation measures and contributes to regional recharge projects through the San Bernardino Basin Groundwater Council to optimize and enhance the use and reliability of local groundwater resources. Additionally, the SBMWD has a water shortage contingency plan to reduce the demand during critical

drought years or other supply emergencies.⁴⁸ Therefore, there would be sufficient water supplies available to serve the Project.

Impacts would be less than significant, and no mitigation measures are required.

c) Less Than Significant Impact.

The proposed Project would connect to existing utility infrastructure, including the sewer collection system. The SBMWD operates the sewer collection system that would serve the proposed Project. The Margaret H. Chandler Water Reclamation Plant would provide wastewater service to the proposed Project. The SBMWD Water Reclamation Plant has a capacity of 33 million gallons per day.⁴⁹ Assuming a residential wastewater generation capacity of 70 gallons/person/day,⁵⁰ the proposed Project would generate an estimated 13,860 gallons (70 x 198 beds) of wastewater a day, which accounts for 0.042 percent of the capacity of the Water Reclamation Plant. Therefore, the existing wastewater treatment provider would have adequate capacity to serve the Project's projected demand.

Impacts would be less than significant, and no mitigation measures are required.

d) Less Than Significant Impact.

Solid waste generated by the proposed Project would be hauled by Cal Disposal Services and sent to either the Mid-Valley Sanitary Landfill or San Timoteo Sanitary Landfill, both of which serve the Valley Region of San Bernardino County.⁵¹

During construction, the proposed Project would generate waste from demolition of an existing building and removal of existing shed and storage areas. The Project would be subject to the CALGreen Code requirement to divert a minimum goal of diverting 65 percent of construction waste. During operation, the proposed Project would introduce a new population to the Project site, which would generate solid waste as it would provide 198 beds and require approximately 45 employees per shift (for a total of 135 employees). The Project would be required to comply with the County's requirements for waste reduction, including but not limited to those relating to Assembly Bill 939 for waste stream diversion and Senate Bill 1383 for organic waste collection.

The Mid-Valley Sanitary Landfill has a daily throughput of 7,500 tons per day (277,778 cubic yards) and remaining capacity of 61,219,377 cubic yards, with an estimated closing date of April 2045.⁵² The San Timoteo Sanitary Landfill has a daily throughput of 2,000 tons per day (7,407 cubic yards) and remaining capacity of 12,360,396 cubic yards, with an estimated closing date of December 2039.⁵³ Construction demolition debris would result in a nominal amount of waste. Based on the waste generation per resident of 6.7 pounds per day,⁵⁴ it is anticipated that the proposed Project would generate approximately

⁴⁸ San Bernardino Municipal Water District, 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, accessed July 20, 2023, <https://www.sbmwd.com/home/showpublisheddocument/9248/637614632170000000>.

⁴⁹ San Bernardino Municipal Water District, Water Reclamation, accessed July 20, 2023, <https://www.sbmwd.org/176/Water-Reclamation>.

⁵⁰ The wastewater generation rate of 70 gallons/person/day was used to calculate wastewater generation in unincorporated areas in the San Bernardino County, Countywide Plan Draft Program Environmental Impact Report.

⁵¹ San Bernardino County, Countywide Plan Draft Program Environmental Impact Report, Section 5.18, Utilities and Service Systems, accessed July 20, 2023, https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-18-USS.pdf.

⁵² CalRecycle, SWIS Facility/Site Activity Details: Mid-Valley Sanitary Landfill, accessed July 20, 2023, <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1880?siteID=2662>.

⁵³ CalRecycle, SWIS Facility/Site Activity Details: San Timoteo Sanitary Landfill, accessed July 20, 2023, <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1906?siteID=2688>.

⁵⁴ CalRecycle, 2023, California's 2019 Per Capita Disposal Rate Estimate, accessed July 20, 2023, <https://www.calrecycle.ca.gov/lgcentral/goalmeasure/disposalrate/mostrecent>.

1,327 pounds (6.7 x 198 beds), or less than 1 cubic yard, of solid waste daily from the Project's permanent population (i.e., the patients). Thus, the Mid-Valley Sanitary Landfill and San Timoteo Sanitary Landfill have the capacity to serve the proposed Project. Therefore, the proposed Project would not 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. Impacts would be less than significant, and no mitigation measures are required.

Thus, the Mid-Valley Sanitary Landfill and San Timoteo Sanitary Landfill have the capacity to serve the proposed Project. Therefore, the proposed Project would not 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.

Impacts would be less than significant, and no mitigation measures are required.

e) Less Than Significant Impact.

The proposed Project would construct a mental health rehabilitation building that provides 198 beds to patients who would reside at the facility 24 hours a day, seven days a week. Residences typically generate different types of household solid waste including organic and biodegradable food waste, recyclable waste such as paper and plastics, electronic waste from tech items, etc. Mental health facilities also generate medical waste, such as needles, pills, or other pharmaceuticals that may be considered hazardous waste. The proposed Project would dispose of residential waste in accordance with Assembly Bill 939 (focus on source reduction, recycling, composting, and land disposal of waste), Assembly Bill 341 (mandates recycling for commercial and multifamily residential land uses), Assembly Bill 1826 and Senate Bill 1383 (requires recycling of organic matter), and other local, state, and federal solid waste disposal standards. The proposed Project would dispose of medical and hazardous waste in accordance with the Resource Conservation and Recovery Act of 1976 and the California Department of Toxic Substances Control's hazardous waste regulations. Therefore, the proposed Project would not conflict with applicable federal, state, and local statutes and regulations related to solid waste. Impacts would be less than significant, and no mitigation measures are required.

Impacts would be less than significant, and no mitigation measures are required.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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:

San Bernardino County, Countywide Plan EIR

a) Less than Significant.

The Project would not include any new uses that would exacerbate wildland fires. The nearest evacuation routes, which consist of Interstate 215 (2.5 miles to the southwest), Interstate 210 (3.3 miles to the south), and State Route 18 (3.5 miles to the east) are not located in the near vicinity of the Project site, and would not be affected by the Project activities.⁵⁵ According to the current California Department of Forestry and Fire Protection maps, the Project site is located in a very high fire hazard severity zone.⁵⁶ However, as described previously, the Project site as well as areas surrounding the Project property have been largely built out with suburban uses, where natural vegetation has been largely removed and the terrain is level. Implementation of the Project would fully develop the remaining portion of the site with buildings and hardscape, which include use of non-combustible materials such as concrete tile roofing and stucco. The Project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

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

⁵⁵ San Bernardino County, Countywide Plan Policy Plan, Policy Map PP-2 Evacuation Routes, accessed July 12, 2023, <https://countywideplan.com/wp-content/uploads/sites/68/2021/02/PP-2-Evacuation-Routes-201027.pdf>.

⁵⁶ California Department of Forestry and Fire Protection. n.d. Fire and Resource Assessment Program, Fire Hazard Severity Zone Viewer, accessed July 13, 2023, <https://egis.fire.ca.gov/FHSZ/>.

b) Less than Significant Impact.

The Project property is approximately 5.93 acres, and roughly half of the site has been developed with the existing behavioral center. The Project site topography is relatively flat and does not contain steep slopes.⁵⁷ The Project surroundings are largely built out with suburban residential uses and do not contain wildlands. While half of the Project property is undeveloped, the on-site vegetation in this area is regularly maintained and does not present a risk of wildlife. As proposed, the Project property would be further developed with hardscape and would not present a wildfire risk. Therefore, the Project would result in less than significant impacts to expose Project occupants to pollutant concentrations from wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors that may exacerbate wildfire risks.

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

c) No Impact.

The proposed facility would be served by the existing roadway network and existing utility infrastructure. The Project does not propose the installation of new roads or infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

No impact would occur, and no mitigation is required.

d) No Impact.

As mentioned previously, the topography of the Project site and surrounding areas are relatively flat and do not contain steep slopes.⁵⁸ Further, based on the California Department of Conservation and the San Bernardino County hazard zone mapping, the Project site is not located in an area mapped as potentially susceptible to seismically induced landslides.⁵⁹ According to Federal Emergency Management Agency Flood Insurance Rate Maps, no portion of the Project site is located within a 100-year floodplain. The Project site is located within Zone X, which indicates areas of 0.2 percent annual chance flood; areas of 1 percent annual chance flood with average depths less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1 percent annual chance flood.⁶⁰ Therefore, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts would be less than significant, and no mitigation is required.

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

⁵⁷ United States Geological Survey, 2021, San Bernardino North Quadrangle, California – San Bernardino County, 7.5-Minute Series, accessed on July 11, 2023, https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=d123fc8dd6673877a28fef3af96a406f.

⁵⁸ United States Geological Survey, 2021, San Bernardino North Quadrangle, California – San Bernardino County, 7.5-Minute Series, accessed on July 11, 2023, https://ngmdb.usgs.gov/ht-bin/tv_browse.pl?id=d123fc8dd6673877a28fef3af96a406f.

⁵⁹ California Department of Conservation, 2022, Earthquake Zones of Required Investigation, accessed July 12, 2023, <https://maps.conservation.ca.gov/cgs/EQZApp/>; San Bernardino County, Countywide Plan Policy Plan, Policy Map HZ-2 Liquefaction & Landslide Hazards, accessed July 12, 2023, <https://countywideplan.com/wp-content/uploads/sites/68/2021/02/HZ-2-Liquefaction-Landslide-Hazards-Valley-Mountain-201027.pdf>.

⁶⁰ Federal Emergency Management Agency. Effective August 2008. National Flood Hazard Layer FIRMette 06071C7945H..

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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) Less Than Significant Impact With Mitigation Incorporated.

As discussed in Section IV, Biological Resources, the Project property contains an existing facility and the currently undeveloped portions of the site are highly disturbed. The Project property is located in an urban residential setting, and does not contain riparian habitat or other natural habitat as designated by the CDFW and US Fish and Wildlife Service. The proposed Project has the potential to directly or indirectly impact nesting birds if construction activities occur during the nesting season (January 1 through August 31); however, compliance with Mitigation Measure BIO-1, in accordance with the requirements of the MBTA, would ensure that the proposed Project activities would not result in potentially significant impacts on nesting birds. Therefore, the Project does not have the potential to 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, or substantially reduce the number or restrict the range of a rare or endangered plant or animal.

As stated in Section V, Cultural Resources, the proposed Project would involve ground-disturbing activities within the Project site during construction, which may cause the disturbance of unknown cultural resources; therefore, Mitigation Measures CUL-1 through CUL-5 have been identified to address these potential impacts. Mitigation Measures CUL-1, CUL-2, and CUL-3 require archaeological monitoring, Cultural Resource Sensitivity

Training, and a Cultural Resource Management Plan, respectively, which need to be implemented prior to ground-disturbance commences. Mitigation Measures CUL-4 and CUL-5 prescribe protection, assessment, and treatment procedures in the event of an unanticipated discovery of unknown archaeological resources. Finally, ground-disturbing activities may cause the disturbance of unknown human remains, and therefore, Mitigation Measure CUL-6 is included, which prescribes the requirements of California Health and Safety Code §7050.5. As a result, impacts related to archaeological resources would be less than significant.

In addition, as evaluated in Section VII, Geology and Soils, while the Project site is not considered sensitive for paleontological resources, excavation activities may discover previously unknown paleontological resources. Therefore, the Project would implement the San Bernardino Countywide Plan Draft EIR Mitigation Measure GEO-1 (GP CUL-6), which would reduce potential impacts to paleontological resources to less than significant. Therefore, the Project would not eliminate important examples of the major periods of California history or prehistory.

Furthermore, as evaluated in Section XVIII, Tribal Cultural Resources, consultation with native tribes was conducted for the Project. Specifically, consultation with the Morongo Tribe and San Manuel Tribe resulted in the inclusion of Mitigation Measures TCR-1 through TCR-4, which requires tribal monitoring, contact and coordination with the MBMI and YSMN tribes, and procedures for the disposition and documentation in the event of discovery of potential tribal cultural resources. As a result, impacts related to tribal cultural resources would be less than significant.

Based on the analysis above, with the incorporation of Mitigation Measures BIO-1, CUL-1 through CUL-6, GEO-1, GEO-2, and TCR-1 through TCR-4, the Project would not result in significant impacts on tribal cultural resources.

b) Less Than Significant Impact.

A significant cumulative impact may occur if a project, in conjunction with related projects, would result in impacts that are less than significant when viewed individually but would be cumulatively significant when viewed together. The Project does not include residential or commercial components. While the Project would generate new short-term construction jobs and long-term/permanent jobs during operations, it is expected that the vast majority of workers would be provided by the large existing regional workforce. As such, the Project is not expected to induce any growth in the region. In addition, as detailed in the preceding sections, the proposed Project would not result in any significant and unmitigable impacts in any environmental categories. The Project would be consistent with regional plans and programs that address environmental factors, such as air quality, energy, greenhouse gases, hydrology and water quality, transportation, utilities, and other applicable regulations that have been adopted by public agencies. Additionally, in many cases, including aesthetics, agriculture, biological resources, cultural resources, geology, hazards, land use, mineral resources, noise, public services and recreation, tribal cultural resources, and wildfire, the impacts associated with the Project are either localized to the Project site or are of such a negligible degree that they would not result in a considerable contribution to any significant cumulative impacts. Therefore, cumulative impacts would be less than significant (not cumulatively considerable) and the Project would not result in a mandatory finding of significance in this regard.

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

c) Less Than Significant 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 their inhabitants. Notably, as evaluated in the technical sections above, the Project would not cause or exacerbate any environmental hazards (e.g., flooding, geologic/seismic hazards, toxic or explosive hazards, hazardous material contamination or exposure), would not generate significant quantities or concentrations of air or water pollution, and would not generate excessive noise. Therefore, the Project would not have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly, and the Project would result in a mandatory finding of significance in this regard.

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

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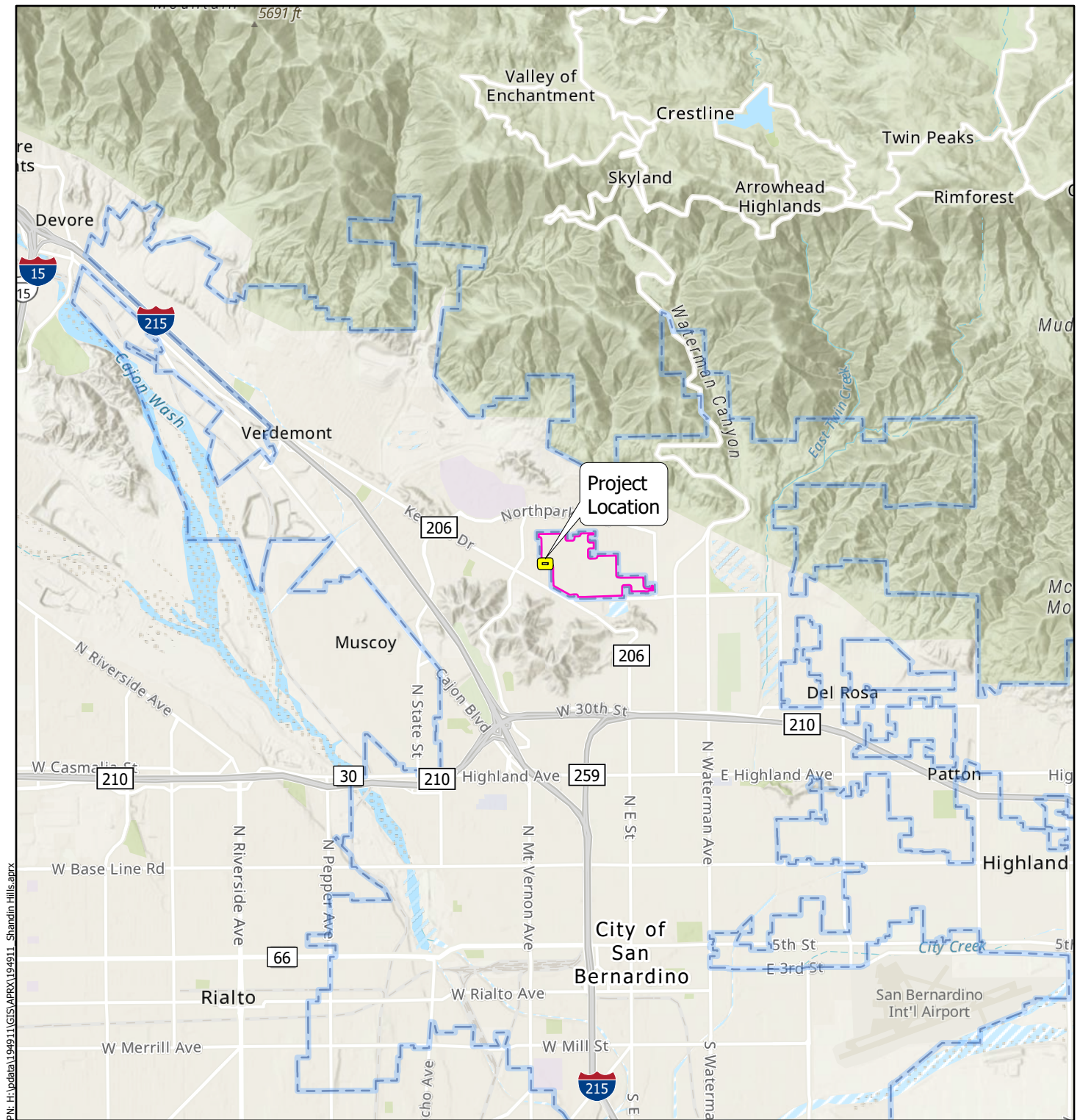
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Figures



Legend

- Project Site
- City of San Bernardino Boundary
- Unincorporated San Bernardino County Area



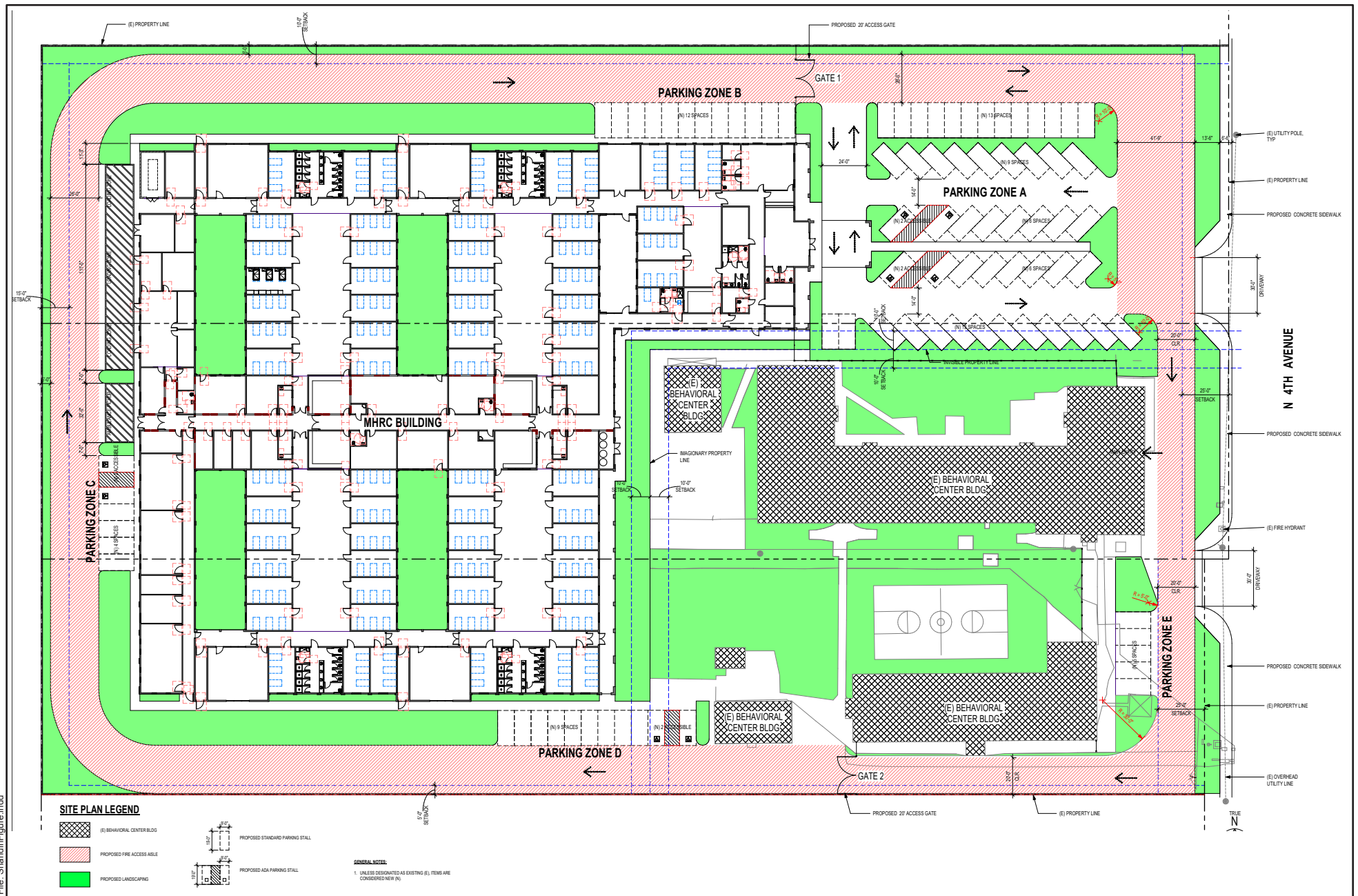


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Legend

- Project Site
- City of San Bernardino Boundary
- Unincorporated San Bernardino County Area







Exterior Rendering - Courtyard

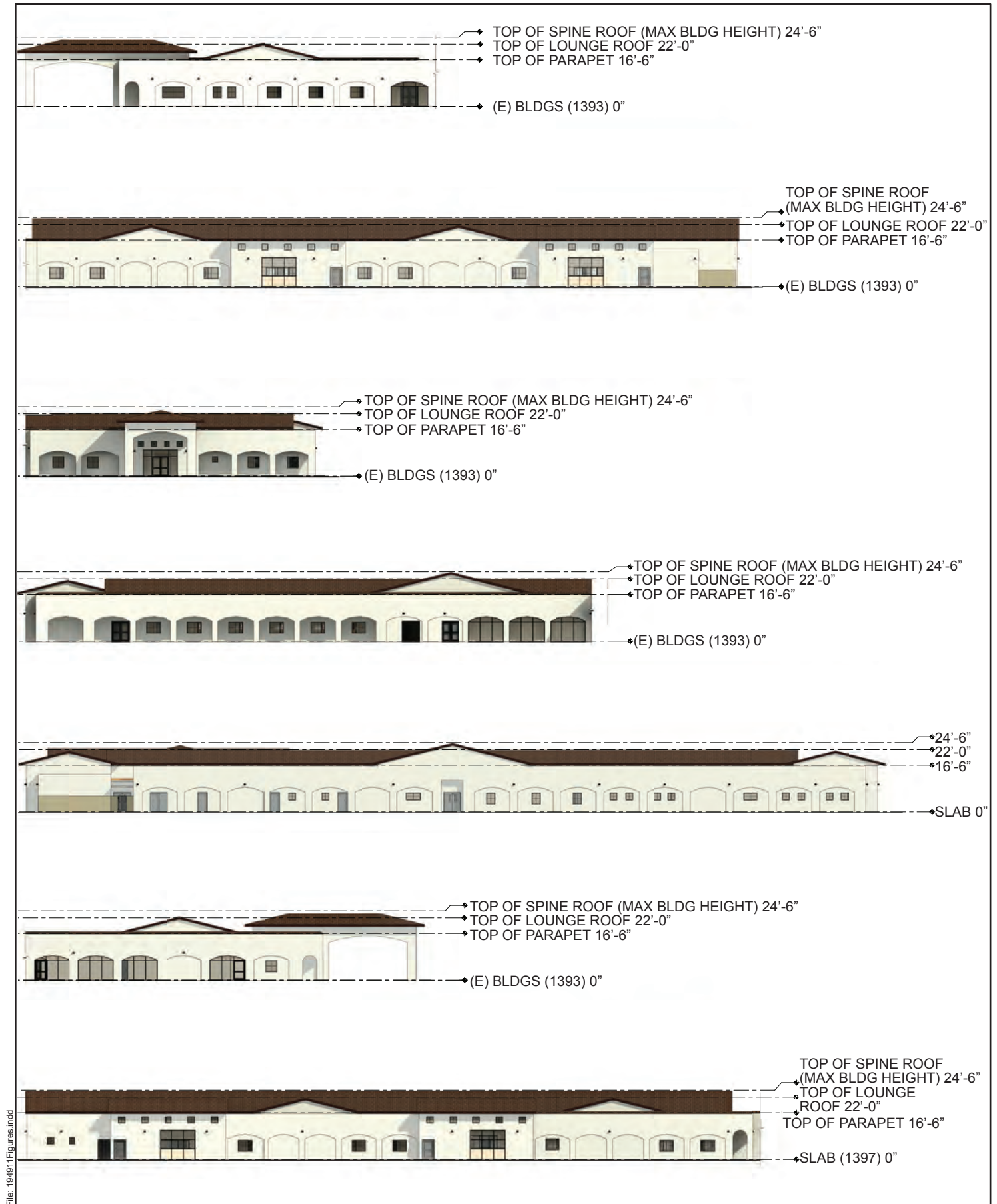


Exterior Rendering - Southwest Corner



Exterior Elevation - Entry

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Interior Elevation - Typical Patient Room



Interior Elevation - Lounge/Dining

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CERCIDIUM 'DESERT MUSEUM' / PALO VERDE
(Low Water Use 0.3) (Sunset Zones 8-14, 18-20)



CHIOPSIS LINEARIS / DESERT WILLOW
(Low Water Use 0.3) (Sunset Zones 3B; 7-14, 18-23)



FRAXINUS VELUTINA 'FAN TEX' / FAN TEX ASH
(Moderate Water Use 0.5) (Sunset Zones 8-24)



GEIJERA PARVIFLORA / AUSTRALIAN WILLOW
(Low Water Use 0.3) (Sunset Zones 8, 9, 12-24)



LAGERSTROEMIA HYBRIDS 'MUSKOGEE' / CRAPE MYRTLE
(Moderate Water Use 0.5) (Sunset Zones 7-10, 12-14, 18-24)



LOPHOSTEMON CONFERTUS / BRISBANE BOX
(Low Water Use 0.3) (Sunset Zones 15-17, 19-24)



MAGNOLIA GRANDIFLORA 'ST. MARY' / SOUTHERN MAGNOLIA
(Moderate Water Use 0.5) (Sunset Zones 4-12, 14-24)



PINUS ELДАРICA / MONDELL PINE
(Low Water Use 0.3) (Sunset Zones 8, 9, 11-24)



PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM
(Low Water Use 0.3) (Sunset Zones 3-22)



RHUS LANCEA / AFRICAN SUMAC
(Low Water Use 0.3) (Sunset Zones 8, 9, 12-24)



ARCHOTOPHOENIX CUNNINGHAMIANA / KING PALM
(Moderate Water Use 0.5) (Sunset Zones 21-14)



ACACIA REDOLENS 'PROSTRATA' / PROSTRATE ACACIA
(Low Water Use 0.3) (Sunset Zones 8, 9, 12-24)



AGAPANTHUS AFRICANUS 'PETER PAN' / BLUE LILY OF THE NILE
(Moderate Water Use 0.5) (Sunset Zones 6-9, 12-24)



CUPRESSUS SEMPERVIRENS 'TOTEM' / DWARF ITALIAN CYPRESS
(Low Water Use 0.3) (Sunset Zones 4-24)



DIETES BICOLOR / BUTTERFLY IRIS
(Moderate Water Use 0.5) (Sunset Zones 8, 9, 12-24)



ENCELIA FARINOSA / BRITTLE BRUSH
(Moderate Water Use 0.5) (Sunset Zones 8-16, 18-24)



HEMEROCALLIS HYBRIDS / YELLOW EVERGREEN DAYLILY
(Moderate Water Use 0.5) (Sunset Zones 1-24)



HESPERALOE PARVIFLORA 'BRAKELIGHTS' / RED YUCCA
(Low Water Use 0.3) (Sunset Zones 2b, 3, 7-16, 18-24)



LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER
(Low Water Use 0.3) (Sunset Zones 7-24)



LEUCOPHYLLUM LANGMANIAE / LYNN'S LEGACY YUCCA
(Low Water Use 0.3) (Sunset Zones 7-24)



NANDINA DOMESTICA 'MOYER'S RED' / HEAVENLY BAMBOO
(Moderate Water Use 0.5) (Sunset Zones 4-24)



PHOTINIA x FRASERI / RED LEAF PHOTINIA
(Moderate Water Use 0.5) (Sunset Zones 4-24)



PHORMIUM HYBRIDS 'MAORI QUEEN' / NEW ZEALAND FLAX
(Low Water Use 0.3) (Sunset Zones 7-9, 14-24)



PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / SILVER SHEEN PITTOSPORUM
(Moderate Water Use 0.5) (Sunset Zones 9, 14-17, 19-24)



PITTOSPORUM TOBIRA 'VARIEGATUM' / VARIEGATED TOBIRA
(Moderate Water Use 0.5) (Sunset Zones 1-24)



PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF TOBIRA
(Moderate Water Use 0.5) (Sunset Zones 8-24)



RHAPHIOLEPIS INDICA 'PINK LADY' / PINK INDIAN HAWTHORN
(Low Water Use 0.3) (Sunset Zones 8-10, 12-24; 4-7(Risky))



SALVIA GREGGII 'RED STAR' / AUTUMN SAGE
(Low Water Use 0.3) (Sunset Zones 8-24)



XYLOSMA CONGESTUM / SHINY XYLOSMA
(Moderate Water Use 0.5) (Sunset Zones 8-24)



FICUS PUMILA / CREEPING FIG
(Moderate Water Use 0.5) (Sunset Zones 8-24)



FESTUCA ARUNDINACEA 'MARATHON II' / FINE BLENDED ORNAMENTAL GRASS
(Moderate Water Use 0.7) (Sunset Zones 8-24)



GAZANIA RIGENS 'MITSUWA YELLOW' / GAZANIA
(Moderate Water Use 0.5) (Sunset Zones 8-24)



'FOREST FLOOR MULCH®'
AVAILABLE IN SIZES
1" TO 1-1/2" & 0" TO 2"

Michael Baker
INTERNATIONAL

Source: dsk architects, September 30, 2022

SHANDIN HILLS MENTAL HEALTH
REHABILITATION CENTER PROJECT
Proposed Plant Palette

Figure 5D

Appendix A

Air Quality, Energy, and Greenhouse Gas Modeling Results

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Appendix B

Biological Resources Assessment

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Appendix C

Cultural Resources

Identification

Memorandum

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Appendix D

Geotechnical Report

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Appendix E Preliminary Hydrology Report

Initial Study P-2022-00173
New Gen Healthcare
APNs 0265-141-12, 0265-141-15, and 0265-141-24
August 2024

Appendix F Preliminary Water Quality Management Plan

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Appendix G

Noise Data

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