Initial Study/Mitigated Negative Declaration
County of San Bernardino

Banana Avenue 68-Unit Residential Development
8428 Banana Avenue
Fontana, California

Lead Agency:

County of San Bernardino Land Use Services
385 N. Arrowhead Ave.,
San Bernardino, CA 92415

Technical assistance provided by:

Lilburn Corporation
1905 Business Center Drive
San Bernardino, CA 92408

909.890.1818 www.lilburncorp.com

November 2025

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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:	0230-031-67 & -68	***USGS Quad:***	Fontana 7.5
Applicant:	Fidaee (Fred) Asad Fidaee Trucking Company 26344 Antonio Circle Loma Linda, CA 92354	***T, R, Section:***	T01S, R06W, Sec. 10
Location	8428 Banana Avenue, Fontana, San Bernardino County 92316		
Project No:	PROJ-2024-00130	***Community***	Countywide Plan
Rep	Second Supervisorial District: Jesse Armendarez	***LUC:*** ***Zone:***	Low Density Residential (LDR) Single Residential (RS)
Proposal:	Approval of a Tentative Tract Map (TTM) and Conditional Use Permit (CUP) to develop a 68-unit condominium development on approximately 5.01 acres. The Proposed Project also includes a General Plan Amendment (GPA) and zone change.	***Overlays:***	Biotic Resources, Burrowing Owl

PROJECT CONTACT INFORMATION

Lead agency: County of San Bernardino
Land Use Services Department
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

Contact person: John Nsofor Planner
Phone No: (909) 387-3025 ***Fax No:***
E-mail: John.Nsofor@lus.sbcounty.gov

PROJECT SITE SUMMARY

The Project Site is currently occupied by two single-family residences and a barn/poultry house structure, all of which would be demolished under separate permits. The site is surrounded by residential uses to the north, south, east, and west. Power poles exist along the eastern boundary of the property along Banana Avenue. Chain link fencing currently surrounds the Project Site on the north, south, west and eastern boundaries. The Project Site is relatively flat with elevations ranging from approximately 1,100 to 1,200 feet above mean sea level (amsl). With the exception of the existing structures, the site is occupied by scattered mature trees, seasonal grasses and weeds, and scattered debris. No other significant features are noted.

Surrounding Land Uses and Setting:

The Project Site is within unincorporated San Bernardino County within the Sphere of Influence (SOI) of the City of Fontana. The area is heavily developed with a mix of residential, commercial, and industrial properties and uses. The County of San Bernardino Land Use Plan Map Land Use Zoning Districts show the Project Site is within the Single Residential (RS) zoning designation. To the north, south, east, and west of the Project Site are single family residences in the RS zone, while the four parcels to the south of the Project Site are within the RM zone and in residential use. The following table lists the existing land uses and zoning district designations of the site and surrounding properties.

Table 1: Surrounding Land Use and Zoning

AREA	Existing Land Use	Land Use Category	Zoning
Site	Two Single Family Residences, barn structure	Low Density Residential (LDR)	Single Residential (RS)
North	Single-Family Residences	Low Density Residential (LDR)	Single Residential (RS)
South	Single-Family Residences and Storage	Medium Density Residential (MDR)	Multiple Residential (RM)
East	Single Family Residences	Low Density Residential (LDR)	Single Residential (RS)
West	Single Family Residences	Low Density Residential (LDR)	Single Residential (RS)

Project Site Location, Existing Site Land Uses and Conditions

The Project Site consists of two parcels totaling approximately five-acres located on Banana Avenue 0.4 miles south of Historic Route 66, just north of Arrow Route Blvd. The Proposed Project is within the jurisdiction of the County of San Bernardino within the SOI of the City of Fontana. The Project Site is currently largely vacant with a dilapidated barn/poultry house structure to be demolished on the larger parcel (4.40 acres) while the smaller parcel (0.45 acres) is occupied by two single family residences to be demolished as part of the Proposed Project (see Site Photos). The vacant portion of the site currently supports weeds, grasses, and trees.

PROJECT DESCRIPTION

Fidaee Trucking Company (Applicant) is proposing to develop a 68-unit condominium development *(referred to as Cordoba Collection)* on two parcels of approximately five acres total, located in unincorporated San Bernardino County within the City of Fontana sphere of influence (see Figure 1-*Regional Location*), and more specifically located at 8428 Banana Avenue within the 2nd Supervisorial District (see Figure 2-*Project Vicinity*). The Project Site is currently designated Low Density Residential (LDR) according to the San Bernardino County Countywide Plan 2020, with a zoning designation of Single Residential (RS). The Project Applicant is requesting approval of a Policy Plan Amendment to change the land use from Low Density Residential (LDR), to Medium Density Residential (MDR), and a Zone Change from Single Residential (RS) to Multiple Residential (RM). The Proposed Project also seeks approval of a Conditional Use Permit (CUP) and Tentative Tract Map (TTM 20727) to subdivide two (2) parcels into 68 parcels to allow for condominium development. The 68 units would be within 10 buildings

having maximum heights of between 22 feet and 36 feet 2 inches (see Figure 3 – Elevations). Each condominium would include a 2-car garage, private patio, and balconies. The Proposed Project amenities would include a play field, pickleball court, tot lot, shade cover with barbecue, and seated areas, twenty-one (21) guest parking spaces would be provided on site (see Figure 4 - *Site Plan*). The development would be maintained and governed by a Homeowners Association (HOA).

Infrastructure Improvements:

Improvements to the Proposed Project would include the following: construct onsite infrastructure including new internal streets, curb, gutter, sidewalk. Internal roads would provide for a two-way path of travel with direct access to all buildings as well as paved vehicle parking areas throughout the Project Site. The interior private street will be 30-36' feet. Each home within the community will have 2 car garages. There are 39 designated parking stalls throughout the community, 2 designated for handicap parking for a total of 41 parking stalls and 68 two-car garages for 177 parking stalls combine total avg 2.6 parking stalls per home. The onsite sidewalks will connect all onsite amenities. This will also connect to offsite public sidewalk to connect pedestrians to schools, parks and other community amenities.

Primary access to the Project Site would be provided via a full access gated driveway at Banana Avenue and secondary access driveway at Buena Vista Drive. The Banana Avenue driveway would be 48 feet in width and the driveway from Buena Vista Drive would be 36 feet in width. Also included are, new drainage infrastructure, wet and dry utilities, and related infrastructure improvements.

Offsite improvements will include street widening, street completion, sidewalks, handicap ramps, parkway landscaping, curb & gutter, lighting, stripping and safety. To ensure the maximum safe travel and visibility on streets, sidewalks, walking paths, and open space areas by avoiding physical and visual isolated spaces through visibility, accessibility, and lighting. Off-site improvements are identified in Table 2 below

Table 2: Offsite Street Improvements

Street Improvements (SIPs)	**Banana Avenue** 329 linear feet	**Seville Avenue** 400 linear feet	**Buena Vista Drive** 329 linear feet
Street Widening	22'	8'	8'
Parkway	11'	-	
Landscaping	6'	6'	6'
Sidewalk	5'	5'	5'
Curb & Gutter	Yes	Yes	Yes
Handicap Ramps	3	-	-
Landscape Parkways	Yes	Yes	Yes
Decorative Block Walls	6'	6'	6'
Water Main Connection	Yes	-	Yes
Fire Hydrant	Yes	-	-
Backflow	Yes	-	-
Sewer main	Yes	-	-
Underground utilities	Yes	-	-
Driveway Approach	48'	-	36'
Streetlights	Yes	Yes	Yes

Stormwater

Proposed drainage is overland and by sheet flow generally in a southwesterly direction. Runoff will be via surface flow to area drains around buildings and to inlets to be located throughout paved drives.

As there are no existing regional storm drain facilities serving the immediate area, the project will be required to reduce 100-year developed runoff to 90% of the existing 25-year condition, per county detention basin guidelines.

This required detention is proposed to be incorporated into the project Low Impact Development BMP, which will consist of two underground infiltration systems, situated in the southerly corners of the site, with the westerly system discharging out to Buena Vista Drive, and the easterly system draining out to Banana Avenue. Overflows from this system will be reduced to a level at or below the existing condition and will flow through proposed parkway drains.

Water Infrastructure:

The Project would receive water service from the Fontana Water Company. The Project would construct 8-inch public domestic water lines onsite to connect with an existing 8-inch water main along Banana Avenue. The new onsite water system would be compliant with the California Plumbing Code (Title 24) for efficient use of water.

Wastewater Infrastructure:

Sewer service would be provided by the City of Fontana via proposed privately maintained onsite lift constructed in a proposed 8-inch sewer main along Banana Avenue north to Foothill Boulevard.

General Plan and Zoning:

The Project Site has an existing Land Use Category designation of Low Density Residential (LDR) and Land Use Zoning District designation of Single Residential (RS) that allows 2 to 5 dwelling unit per acre. Implementation of the Proposed Project would require approval of a Policy Plan Amendment and a Land Use Zoning District amendment. The Policy Plan Amendment would re-designate the Project Site from Low Density Residential (LDR) to Medium Density Residential (MDR). The Land Use Zoning District amendment would change the zoning of the Project Site from Single Residential (RS) to Multiple Residential (RM) to allow a density of 5 to 20 dwelling units per acre.

Discretionary Approvals and Permits

In accordance with Sections 15050 and 15367 of the State CEQA Guidelines, the County is the designated Lead Agency for the Proposed Project and has principal authority and jurisdiction for CEQA actions and Project approval. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a Proposed Project.

The discretionary actions to be considered by the County as part of the Proposed Project include:

- **Policy Plan Amendment**: to increase the allowed density from Low Density Residential (LDR) with an allowable 2-5 dwelling units per acre (du/ac) to Medium Density Residential (MDR) to allow 5-20 du/ac.
- **Zoning District Amendment**: to change the zoning from Single Residential (RS) to Multiple Residential (RM).
- **Conditional Use Permit**: To allow for the construction and operation of a 68-unit condominium development.
- **Tentative Tract Map Approval:** to subdivide the Project Site into 68 condominium units for residential use.
- **Grading Permits:** to allow for excavation (cut) and embankment (fill) grading activities.
- **Encroachment Permits and right-of-way improvements**: to improve the frontage of Buena Vista Drive and Banana Avenue.
- **Septic System Removal Permit**: to allow for removal of the septic system remnants on site.

ADDITIONAL APPROVAL REQUIRED BY OTHER AGENCIES

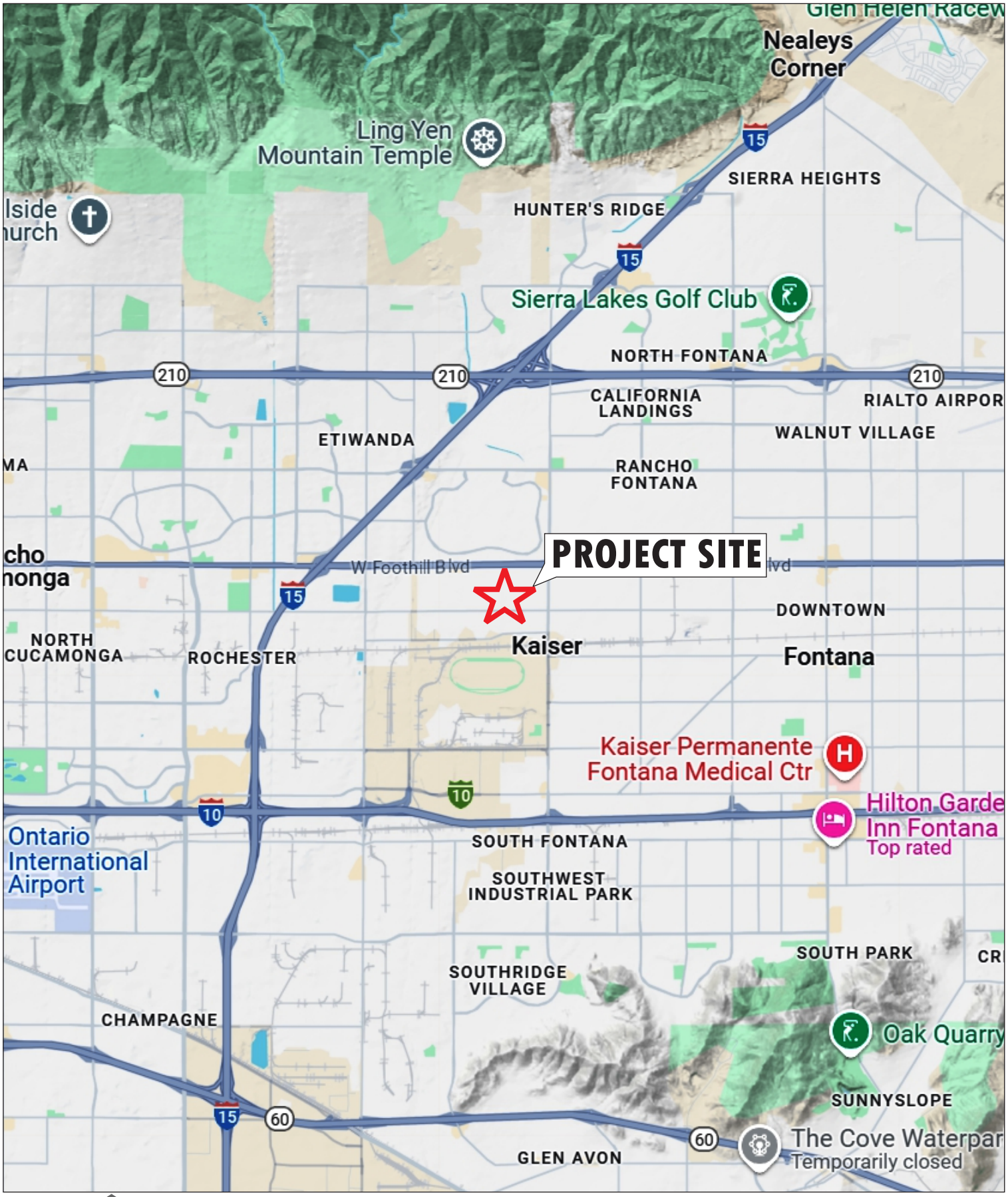
Federal: None

State of California: State Water Quality Control Board-Santa Ana Region

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

Regional: South Coast Air Quality Management District

Local:



N

0 2.5
Mile

LILBURN
CORPORATION

REGIONAL VICINITY

BANANA AVENUE PROJECT
County of San Bernardino, California

FIGURE 1

N

0 200

Feet

LILBURN
CORPORATION

VICINITY MAP

BANANA AVENUE PROJECT

County of San Bernardino, California

FIGURE 2

ELEVATION PERSPECTIVES

BANANA AVENUE PROJECT

County of San Bernardino, California

LILBURN CORPORATION

FIGURE 3

SITE INFORMATION

APN: 0230-031-67, 68
AREA: 204,430 SF / 4.69 AC

IMPERVIOUS AREA: 398,011 SF (71%)

EARTHWORK: 2600 CY (CUT)
500 CY (FILL)
APPROX. BALANCE W/SHRINKAGE, & UTILITY/FOOTING SPOIL DIRT

NOTES

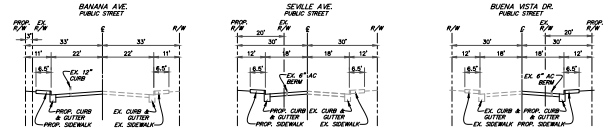
1. FIELD TOPOGRAPHY AND BOUNDARY SURVEY CONDUCTED BY KELSOE AND ASSOCIATES, INC. BOUNDARY INFORMATION IS BASED ON FOUND MONUMENTS AND PER RECORD DOCUMENTS.
2. A PORTION OF THIS MAP IS FOR RESIDENTIAL CONDOMINIUM PURPOSES. 68 UNITS ARE PROPOSED. UNIT OWNERSHIP AND A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED FOLLOWING STATE DEPARTMENT OF REAL ESTATE CODE.
3. CURRENT ZONING: SAN BERNARDINO COUNTY SINGLE RESIDENTIAL, 20,000 SF MIN. LOT SIZE – BL/RS-20M
4. PROPOSED ZONING: SAN BERNARDINO COUNTY MULTI-RESIDENTIAL – BL/RM
5. SUBDIVIDER RESERVES THE RIGHT TO RECORD MULTIPLE FINAL MAPS
6. WATER SERVICE PROVIDED BY FONTANA WATER COMPANY VIA CONNECTIONS TO 8" MAIN ON BANANA AVE.
7. SEWER SERVICE PROVIDED BY THE CITY OF FONTANA VIA PROPOSED PRIVATELY MAINTAINED ON-SITE LIFT STATION, AND FORCE MAIN CONSTRUCTED IN A PROPOSED 8" SEWER MAIN IN BANANA AVE. UP TO FOOTHILL BLVD. ALTERNATIVELY THE SITE MAY BE SERVED BY PRIVATELY MAINTAINED ON-SITE SEPTIC SYSTEMS.

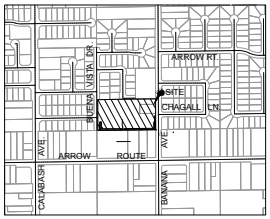
JULY 2024
APN: 0230-031-67, 68

TENTATIVE TRACT MAP
TENTATIVE TRACT NO. 20727

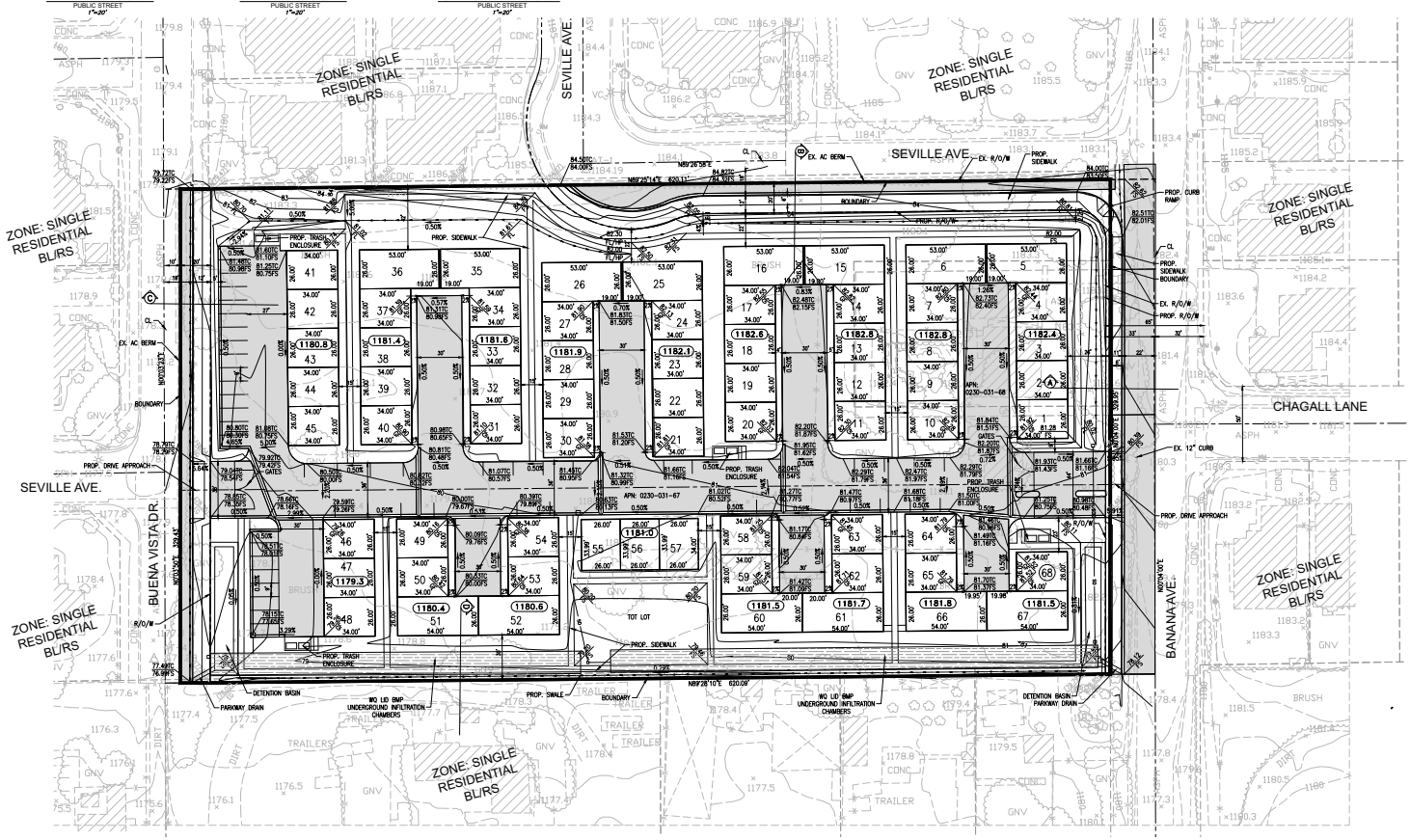
68 UNITS FOR RESIDENTIAL CONDOMINIUM PURPOSES
IN SAN BERNARDINO COUNTY, STATE OF CALIFORNIA
A PORTION OF LOT 231, FONTANA ARROW ROUTE TRACT NO. 2102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31 MAPS, PAGES 11 TO 15, INCLUSIVE, RECORDS OF SAID COUNTY.

1 LOT
4.69 AC(GROSS)
4.34 AC(NET)





VICINITY MAP
1"=2000'



OWNER: FIDAEE TRUCKING CO.
26344 ANTONIO CIRCLE
LOMA LINDA, CA 92354
FRED ASAD
909.685.8364
fidaee_asad@yahoo.com

CIVIL ENGINEER/ MAP PREPARED BY: ENCOMPASS ASSOCIATES, INC.
5699 COUSINS PLACE
RANCHO CUCAMONGA, CA 91737
AARON SKEERS
909.684.0093

LAND SURVEYOR: TMR ASSOCIATES
155 W. HOSPITALITY LN. STE. 122
SAN BERNARDINO, CA 92408
909.890.3730

SOILS ENGINEER: CONVERSE CONSULTANTS
2021 RANCHO DRIVE, SUITE 1
REDLANDS, CA 92373
ROBERT L. GREGOREK II
909-796-0544

UTILITY PROVIDER LIST

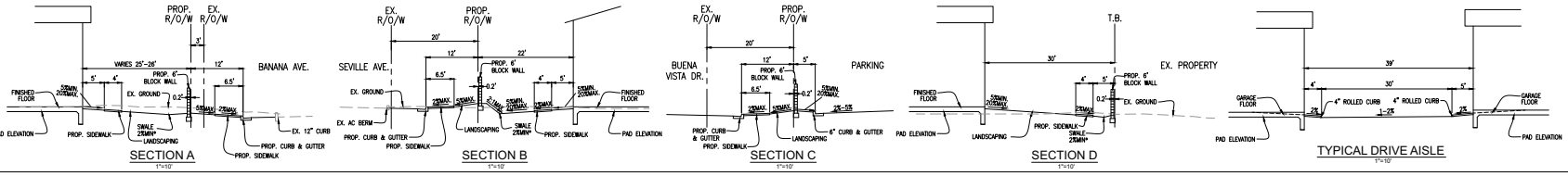
ELECTRICAL POWER	SOUTHERN CALIFORNIA EDISON 1341 EAST FRANCIS STREET ONTARIO, CA 91761	909.930.8591
TELEPHONE SERVICE	VERIZON 1400 EAST PHILLIPS BOULEVARD BLDG 1A POMONA, CA 91766-5432	909.469.6334
NATURAL GAS	SOUTHERN CALIFORNIA GAS CO. 13525 12TH STREET CHINO, CA 91710	909.613.1537
CABLE MEDIA SERVICES	TIME WARNER CABLE 3432 E. MIRALOMA AVE. ANAHEIM, CA 92806	1.888.892.2253
WATER SERVICE	WEST VALLEY WATER DISTRICT 855 W BASELINE ROAD RIALTO, CA 92376	909.875.1804
SEWER SERVICE	CITY OF RIALTO 437 N. RIVERSIDE AVE. RIALTO, CA 92376	909.830.2546

LEGAL DESCRIPTION

A PORTION OF LOT 231, FONTANA ARROW ROUTE TRACT NO. 2102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31 MAPS, PAGES 11 TO 15, INCLUSIVE, RECORDS OF SAID COUNTY.

LEGEND

TB	–	TRACT BOUNDARY
PL	–	PROPERTY LINE
R/W	–	RIGHT OF WAY
CL	–	CENTERLINE
EP	–	EDGE OF PAVEMENT
TC	–	TOP OF CURB
FL	–	FLOWLINE
FS	–	FINISHED SURFACE
GB	–	GRADE BREAK
INV	–	PIPE INVERT
FG	–	FINISH GRADE
ES	–	EXISTING SURFACE
EG	–	EXISTING GROUND
PAD	–	PAD ELEVATION
FF	–	FINISH FLOOR ELEVATION
GF	–	GARAGE FLOOR ELEVATION
HP	–	HIGH POINT
TRW	–	TOP OF RETAINING WALL
TF	–	TOP OF FOOTING
97.61	–	INDICATES PROPOSED ELEVATION
(97.61)	–	INDICATES EXISTING ELEVATION
SD		PROPOSED STORM DRAIN
SD		EXISTING STORM DRAIN
W		PROPOSED WATER LINE
W		EXISTING WATER LINE
F		PROPOSED FIRE LINE
F		EXISTING FIRE LINE
S		PROPOSED SEWER LINE
S		EXISTING SEWER LINE
		PROPERTY LINE
		RIGHT-OF-WAY
		CENTERLINE
		RETAINING WALL
0.31		INDICATES EXTRA DEPTH FOOTING
		EASEMENTS
		COMMON SPACES
		AC PAVEMENT
		DRAIN



8/17/2024

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 INCH = 30 FT.

ENCOMPASS ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
5699 COUSINS PLACE
RANCHO CUCAMONGA, CA 91737
(909) 684-0093

No. 92183
Exp. 9-30-25
CIVIL
STATE OF CALIFORNIA

DEVELOPER
FRED ASAD
FIDAEE TRUCKING CO.
26344 ANTONIO CIRCLE
LOMA LINDA, CA 92354
PHONE:

TENTATIVE TRACT MAP NO. 20727

TENTATIVE TRACT MAP

VERSION HISTORY

SHEET
1 OF 1

SITE PLAN

BANANA AVENUE PROJECT

County of San Bernardino, California

LILBURN CORPORATION

FIGURE 4

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.?

The County of San Bernardino initiated environmental review under CEQA for the Proposed Project. Opportunity to consult letters pursuant to AB52 and SB18 were sent to the California Native American tribes which had previously submitted general consultation request letters pursuant to 21080.3.1(d) of the Public Resources Code, as well as to the Native American Heritage Commission (NAHC). The opportunity to consult period ranged from July 28, 2025 until October 28, 2025. See Table 3 below for a summary of comments and responses. Tribal Correspondence is available in Appendix K.

Table 3: AB-52 Consultation Summary

Tribe	Contact Name	Date	Consultation Requested	Response
Yuhaaviatam of San Manuel Nation (YSMN)	Kristen Tuosto	8/4/25	Yes	YSMN requested: the Cultural report (including DPR forms if sites are identified); Geotechnical report (if required for the project); Project plans showing the depth of proposed disturbance. Mitigation provided by the Tribe 10/8/25
Gabrieleño Band of Mission Indians–Kizh Nation	Andrew Salas	8/4/25	Yes	Formal consultation requested and a meeting is requested. Email consultation initiated. Provided with site plan and cultural report.
Yuma Quechan Indian Tribe	Jill McCormick	8/19/25	No	Defer to local tribes
Agua Caliente Band of Cahuilla Indians	Anthony Kline	8/4/25	No	Outside of tribes traditional territory, defer to local tribes

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

EVALUATION FORMAT

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

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

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

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

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

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)

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 in the required Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact requiring mitigation to be reduced to a level that is less than significant as indicated in the checklist on the following pages.

☐	Aesthetics	☐	Agricultural / Forest 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

LEAD AGENCY DETERMINATION

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 will be prepared.
X	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	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: (Planner) — Date: 11-12-25

Vanessa Norwood
Signature: (Planning Manager) — Date: 11-12-25

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Substantially degrade an existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) 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 would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

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

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; Policy Plan Natural Resources Map, *NR-3 Scenic Routes & Highways*; San Bernardino County Countywide Plan/Policy Plan Final EIR 2020

Impact Analysis

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

Less than Significant Impact. The Project Site is located within the City of Fontana Sphere of Influence, in an unincorporated area of San Bernardino County. The San Bernardino Countywide Plan/Policy Plan Final EIR does not identify any scenic vistas within the vicinity of the Proposed Project; however, the Countywide Plan Draft EIR states that a feature or vista can be considered scenic if it provides a vista of undisturbed natural areas. The only scenic features that can be seen from the Project area are the San Gabriel Mountains to the north located approximately five miles from the Project Site. There are two single-family homes directly south of the Project Site that have unobstructed views of the mountains. The Proposed Project includes construction of three-story buildings which would partially obstruct the views of the mountains from the two residences. All other residential uses in the vicinity would not be impacted by the addition of the 36’2” high buildings partially obstructing any of the existing views. Largely non-residential uses exist south of the Project Site that would not be substantially impacted. Therefore, the Proposed Project would have less than significant adverse impacts on scenic vistas and no mitigation measures are required.

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

Less than Significant Impact. The Project Site is adjacent to Banana Avenue, which is not designated as State scenic route or County Scenic Route, nor is it eligible for such designation. The closest Scenic Highway is Route 210, located approximately 17 miles east of the Project Site.[1] Structures on the Project Site would be limited to the maximum height of 38 feet, as is allowed within the Multiple Residential (RM Zone). No rock outcroppings or other scenic resources exist onsite. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

c) *Substantially degrade an existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Less than Significant Impact. The Proposed Project is located within an urbanized area and has two existing single family residences and a barn/poultry house building, both of which would be demolished under separate permits. The Proposed Project would involve the development of a 68-unit condominium development on an approximately five-acre site, which when developed in accordance with development standards of the RM zone, would be consistent in height to the nearby residences. The Proposed Project would not conflict with any County policies or other regulations governing scenic quality. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. Currently light is being generated onsite from the existing residences onsite. The Proposed Project would generate additional lighting when compared to the existing uses. The lighting would be designed in compliance with the San Bernardino County Development Code 83.07.060. This ordinance minimizes direct glare and prevents excessive lighting, thereby minimizing light trespass and pollution caused by inappropriate or misaligned light fixtures and promotes common courtesy among neighbors. The Proposed Project would be designed to adhere to these lighting standards, and demonstration of compliance would be required prior to the issuance of a building permit.

Additionally, during Project construction, nighttime lighting may be used within the construction staging areas to provide security for construction equipment. Due to the distance between the construction area and motorists on adjacent roadways, such security lights may result in glare to motorists. However, this potential impact would be reduced to a less than significant level through compliance with County light and Glare standards outlined in Section 83.07.050. The Applicant shall provide evidence to the County that any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast of security lighting into the sky. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

[1] San Bernardino Countywide Plan Natural Resources Element Map NR-3 Scenic Routes & Highways, NR-3 Scenic Routes & Highways. Accessed April 15, 2025

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

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

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

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; Policy Plan Natural Resources Element, Map *NR-5 Agricultural Resources*; California Department of Conservation, California Important Farmland Finder

Impact Analysis

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?*

Less than Significant Impact. The Proposed Project is located within an urbanized area according to the US Census Bureau.[2] Neither the Project Site nor the adjacent and surrounding properties are designated for agricultural use. Also, the California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project Site as "Urban and Built-Up Land" and is not designated as Prime, Unique, or Grazing farmland, or considered Farmland of Statewide or Local Importance, according to the Farmland Mapping and Monitoring Program.[3]The Project Site is not designated as agricultural, according to the Policy Plan. The Proposed Project would not convert Prime or Unique Farmland, or Farmland of Statewide or Local Importance. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

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

No Impact. The Project Site is not covered by a Williamson Act Contract.[4] The Project Site is not designated as agricultural, according to the Countywide Plan. According to the San Bernardino County Assessor, the subject parcels have been in residential use since at least 1973.[5] The Proposed Project would not result in conflicts with existing zoning for agriculture use, or a Williamson Act Contract. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

No Impact. The development of the Project Site would not result in rezoning of forest land that would conflict with the zoning of, or need for other rezoning of forest land, timberland, or timberland zoned for timberland production. No forest land occurs at the Project Site or within the immediate vicinity. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

No Impact. The Project Site consists of disturbed grass lands and does not support forest land. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

[2] Urban and Rural Accessed 4.24.25
[3] https://maps.conservation.ca.gov/dlrp/ciff/ Accessed February 3, 2025.
[4]San Bernardino Countywide Plan. NR-5 Agricultural Resources. https://www.arcgis.com/apps/webappviewer/index.html?id=fcb9bc427d2a4c5a981f97547a0e3688 Accessed February 3, 2025.
[5] San Bernardino County Assessor, ARC GIS Public Mapping Utility Accessed February 3, 2025

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

No Impact. The Project Site is not zoned for or currently involved in agricultural or forest land use. The Proposed Project would not result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *CalEEMod Output Data*, prepared by Lilburn Corporation dated April 1, 2025 (Appendix A).

Impact Analysis

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

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

A project is inconsistent with the AQMP if: (1) it does not comply with the approved general plan; or (2) it uses a disproportionately large portion of the forecast growth increment (change population or employment levels). The County of San Bernardino currently designates the

Project Site as Single Residential (RS) under which the Proposed Project is not an allowable use. The Proposed Project will require a Zone Change to Multiple Residential (RM).

An evaluation of potential air quality impacts related to the buildout under the current zoning (i.e., Single Residential) and the proposed Zone Change (i.e., Multiple Residential) was prepared. Table 4 illustrates operational emissions associated with the current General Plan/Zoning designations and the proposed zone change. As shown, operational impacts resulting from either the existing General Plan/Zoning designations or the zone change would not exceed SCAQMD thresholds.

Table 4
Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Existing Zoning	8.4	1.2	18.8	0.0	2.8	2.0
Proposed Project	21.5	3.1	51.2	0.1	7.5	5.5
SCAQMD Threshold	55	55	550	150	150	55
Significance	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod 2022 Summer Emissions

As shown in Table 4, the difference between emissions from buildout with the existing zoning and emissions from the Proposed Project would be below thresholds.

Southern California Association of Governments (SCAG) projects that the population in unincorporated San Bernardino County will grow from 304,300 to 344,100[6] between 2020 and 2040. Therefore, an increase of 214 residents, based on an average household of 3.14 persons per household[7] would not represent a substantial increase in population and can be considered to be within the County's projected growth estimates. As such, the Proposed Project is considered consistent with SCAG's latest growth forecast. Based on the CalEEMod 2022 Annual Emissions data for the Project, the Proposed Project would not result in a conflict or obstruction to the implementation of the AQMP, as such, a less than significant impact would occur, and no mitigation measures are required.

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

Less than Significant Impact. The Proposed Project's construction and operational emissions were estimated using CALEEMod version 2022. The criteria pollutants estimated include: reactive organic gases (ROG), nitrogen oxides (NO_X), carbon monoxide (CO), sulfur dioxide (SO_2), and fugitive particulates (PM_{10} and $PM_{2.5}$). Two of the analyzed pollutants, ROG and NO_X, are ozone precursors. Both summer and winter season emission levels were estimated.

<u>Construction Emissions</u>

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: demolition, site preparation, site grading (fine and mass grading), building construction, paving, and architectural coating. Project construction

[6] 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction. Accessed August 5, 2025
[7] San Bernardino Countywide Plan Final EIR adopted 2020 population and Housing Element. Accessed August 5, 2025

emissions were modeled for construction beginning in the year 2025 and to be completed in 2026. The CalEEMod default values were used.. The CalEEMod is routinely revised to account for current year construction fleets as older fleets are mandated to be discontinued. The modeled emissions generated by construction of the Proposed Project are shown in Table 5 and Table 6, which represent summer and winter construction emissions, respectively.

Table 5
Maximum Summer Construction Emissions
(Pounds per Day)

Source/Phase	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Construction 2026	1.3	10.3	16.6	0.0	1.0	0.5
SCAQMD Threshold	75	100	550	150	150	55
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2022 Summer Emissions.

Table 6
Maximum Winter Construction Emissions
(Pounds per Day)

Source/Phase	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Construction During 2025	3.4	31.7	31.2	0.0	21.3	11.4
Construction During 2026	26.3	10.3	15.8	0.0	1.0	0.5
SCAQMD Threshold	75	100	550	150	150	55
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod 2022 Winter Emissions.

As shown in Table 5 and Table 6, construction emissions during either summer or winter seasonal conditions would not exceed the SCAQMD thresholds. Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM_{10} and $PM_{2.5}$). Modeling of the estimated emissions incorporates Rule 403 by default as compliance with the rule is required during construction.

Compliance with MDAQMD Rules 402 and 403

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

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
    a) The Project Proponent shall ensure that watering of the site or other soil stabilization methods shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered

regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.

b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.

c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.

d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO_X and PM_{10} levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following BMPs as required by SCAQMD:

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel. Site development will be limited to one acre disturbed per day.
3. The contractor shall utilize (as much as possible) pre-coated building materials and coating transfer or spray equipment with high transfer efficiency, such as high volume, low pressure (HVLP) spray method, or manual coatings application such as paint brush, hand roller, trowel, dauber, rag, or sponge.
4. The contractor shall utilize water-based or low VOC coating per SCAQMD Rule 1113. The following measures shall also be implemented:
   - Use Super-Compliant VOC paints whenever possible.
   - If feasible, avoid painting during peak smog season: July, August and September.
   - Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.
   - Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.
   - For water-based paints, clean up with water only. Whenever possible, do not rinse the clean-up water down the drain or pour it directly into the ground or the storm drain. Set aside the can of clean-up water and take it to a hazardous waste center (www.cleanup.org).
   - Recycle the empty paint can.
   - Look for non-solvent containing stripping products.
   - Use Compliant Low-VOC cleaning solvents to clean paint application equipment.
   - Keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.
5. The Project Proponent shall ensure that the existing power sources are utilized where feasible via temporary power poles to avoid onsite diesel power generation. The operator shall maintain and effectively utilize and schedule onsite equipment in order to minimize exhaust emissions from truck idling.

6. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
7. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code as updated to reduce energy consumption and reduce GHG emissions.
8. The operator shall maintain and effectively utilize and schedule on site equipment and delivery trucks in order to minimize exhaust emissions from truck idling.

Operational Emissions

Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the Project), and mobile (vehicle trips), The Proposed Project will not include the manufacture or production of any products onsite; therefore, no industrial type emissions will be generated. The operational mobile emissions were calculated using the estimate of approximately 471 daily net new trips, including 32 new trips during the AM peak hour and 37 net new trips during the PM peak hour. The Proposed Project's long-term operational emissions are summarized below in Table 7 and Table 8.

Table 7
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	1.7	1.4	12.6	0.0	2.6	0.7
Area	19.8	1.5	38.4	0.1	4.9	4.8
Energy	0.0	0.3	0.1	0.0	0.0	0.0
Totals	**21.5**	**3.1**	**51.2**	**0.1**	**7.5**	**5.5**
SCAQMD Threshold	55	55	550	150	150	55
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2022 Summer Emissions.
Emissions represent the daily maximum emissions.

Table 8
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	1.6	1.4	10.8	0.0	2.6	0.6
Area	19.4	1.4	34.6	0.0	4.8	4.7
Energy	0.0	0.3	0.1	0.0	0.0	0.0
Totals	**21.1**	**3.1**	**45.5**	**0.1**	**7.4**	**5.4**
SCAQMD Threshold	55	55	550	150	150	55
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2022 Winter Emissions.
Emissions represent the daily maximum emissions.

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. The Proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality

violation. Therefore, a less than significant impact would occur, and no mitigation measures are required.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. Sensitive receptors include residential land uses, schools, day care centers, and other places where people reside, including prisons. The Proposed Project is adjacent to residential developments to the north and south. The Proposed Project would allow for the future development of a 68-unit condominium development and would be of use consistent with surrounding development. As with most development, the greatest source of emissions is from mobile sources, which tend to disperse well out of the local area. As shown in the tables above, all emissions generated from construction and operation of the Proposed Project would be less than SCAQMD thresholds.

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. The use of Local Significance Threshold (LSTs) methodology is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. According to SCAQMD LST methodology, LSTs would apply if the Proposed Project includes stationary sources or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site, such as industrial warehouse/transfer facilities. The Proposed Project is the development of a residential use. Therefore, no long term localized significant threshold analysis is warranted.

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: demolition, site preparation, site grading (fine and mass grading), building construction, paving, and architectural coating. Project construction emissions were modeled for construction beginning in the year 2025 and to be completed in 2026. As shown in Table 5 and Table 6, construction emissions during either summer or winter seasonal conditions would not exceed the SCAQMD thresholds. Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM_{10} and $PM_{2.5}$). Less than significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature, and the odor emissions are expected to cease upon the drying or hardening of the odor-producing materials. Due to the short-term nature and limited amounts of odor-producing materials being utilized, less than significant impact related to odors would occur during construction of the Proposed Project.

Furthermore, standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would

be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. Further in accordance with the San Bernardino County Development Code, and San Bernardino County Public Works Solid Waste Management Division a Construction Waste Management Plan will be required to be submitted prior to the commencement of construction of the Project. The purpose of the plan is to provide an estimation of how much construction debris will be generated from your project and describe how it will be managed. At the conclusion of the project, the Project proponent will be required to submit waste hauler invoices, receipts from recycling facilities, landfills, or a reuse certification, as applicable. Operational Project-generated refuse would be stored in covered containers (to be shown on final site plans for County approval) and removed at regular intervals in compliance with the County of San Bernardino's solid waste regulations. The Proposed Project would be also required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒

☐ Check if project is located in the Biological Resources Overlay or Contains habitat for any species listed in the California Natural Diversity Database

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *General Biological Resources Assessment and Jurisdictional Delineation* April 2025, rev. September 2025, Jennings Environmental, LLC (Appendix B).

Impact Analysis

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans,

policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less than Significant Impact with Mitigation Incorporated. A *Biological Resources Assessment and Jurisdictional Delineation* (BRA) was prepared for the Proposed Project (Appendix B). Jennings Environmental completed a data search for information on common and protected plants and wildlife species known occurrences within the vicinity of the Project Site. The survey identified vegetation communities, habitats that could support special status wildlife species, and recorded all plants and animals observed or detected within the Project boundary. The BRA is designed to address the potential effects of the proposed Project on designated critical habitats and/or any species currently listed or formally proposed for listing as endangered or threatened under the federal Endangered Species Act (ESA) and the California Endangered Species Act (CESA) or species designated as sensitive by the California Department of Fish and Wildlife (CDFW) or the California Native Plant Society (CNPS). Additionally, A general assessment of jurisdictional waters regulated by the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and CDFW was conducted for the proposed Project area.

Designated Critical Habitat and San Bernardino County Biotic Resources Overlay:

The Project Site is not located within or adjacent to any U.S. Fish and Wildlife (USFWS) designated Critical habitat. The Project Site is located within a Countywide Plan mapped area of “Biological Resource Overlay” and identified the Project Site for Burrowing owl (*Athene Cunicularia*) on the San Bernardino County Biotic Resources Overlay.

Literature Review

Prior to performing the field survey, existing documentation relevant to the Project Site was reviewed. The most recent records were reviewed for the following quadrangle containing and surrounding the Project Site: *Fontana, Devore Cucamonga Peak and Guasti,* USGS 7.5-minute quadrangles. The *Devore Cucamonga Peak and Guasti* quads were included in this search due to the site’s proximity to their borders. These databases contain records of reported occurrences of federal- or state-listed endangered or threatened species, California Species of Concern (SSC), or otherwise special status species or habitats that may occur within or in the immediate vicinity of the Project Site. These sources include: California Natural Diversity Database (CNDDB) managed by CDFW (CDFW 2025), U.S. Fish and Wildlife (USFWS) Critical Habitat Mapper (USFWS 2025), California Native Plant Society’s Electronic Inventory (CNPSEI) of Rare and Endangered Vascular Plants of California (CNPS 2025), USFWS threatened and endangered species occurrence GIS overlay, USDA Natural Resources Conservation Service (BRCS) Web Soil Survey, USGS National Map, Calwater Watershed Maps, Environmental Protection Agency My Waters Maps, USFWS Designated Critical Habitat Maps, San Bernardino County Biotic Resources Map.

Results

Habitat and Wildlife

The habitat onsite consists of ruderal/disturbed vegetation and developed/disturbed ground. The Project Site showed signs of current development including two single family residences, previous development (barn and poultry house structure), disking, staging of construction

materials, disposing of construction materials, and vegetation management. Plant species observed on site are; Shot-pod mustard (*Hirschfeldia incana*), Wall barley (*hordeum murinum*), London rocket (*Sisymbrium irio*), Common stork's bill (*Erodium cicutarium*), Jimsonweed (*Datura stramonium*), Peruvian pepper tree (*Schinus molle*), Common sowthistle (*Sonchus oleraceus*), Common fiddleneck (*Amsinckia intermedia),* Cheesweed (*Malva parviflora*), Slender wild oat (*Avena barbata*), Ripgut brome (*Bromus diandrus*), Tree of heaven (*Ailanthus altissima*), Stinging nettle (*Urtica dioica*). None of these plants are documented using the CNPs California Rare Plant Rank (CRPR) of 1 or 2.

is heavily dependent upon the presence of mammal burrows, with ground squirrel burrows Animal species observed or otherwise detected on or in the vicinity of Project Site during the surveys included house finch (Haemorhous mexicanus), house sparrow (*Passer domesticus*), and northern mockingbird (*Mimus polyglottos).*

The Project Site is highly disturbed and is located within a developed portion of the unincorporated area of San Bernardino County. No State and/or federally listed threatened or endangered species or other sensitive species were observed onsite during surveys.

An analysis of the likelihood for the occurrence of all CNDDB-sensitive species documented in the Project area, including a 1-mile buffer surrounding the site is provided in Section 2.1 of *Appendix* D of the BRA. This analysis takes into account species range as well as documentation within the vicinity of the Project area and includes the habitat requirements for each species and the potential for their occurrence on the site, based on required habitat elements and range relative to the current site conditions. According to the databases, no sensitive habitat, including USFWS-designated critical habitat, occurs within or adjacent to the Project Site.

Burrowing owl (BUOW): The western burrowing owl - *Athene cunicularia* (BUOW) is a state candidate species for endangered status under the California Endangered Species Act. BUOW is also a state and federal Species of Special Concern (SSC). This owl is a mottled, brownish, and sand-colored, dove-sized raptor, with large, yellow eyes, a rounded head lacking ear tufts, white eyebrows, and long legs compared to other owl species. It is a ground-dwelling owl typically found in arid prairies, fields, and open areas where vegetation is sparse and low to the ground. The BUOW being a common choice, in its habitat to provide shelter from predators, and inclement weather, and to provide a nesting place (Coulombe 1971). They are also known to make use of human-created structures, such as cement culverts and pipes, for burrows.

BUOW spends a great deal of time standing on dirt mounds at the entrance to a burrow or perched on a fence post or other low to the ground perch from which they hunt for prey. BUOW frequently hunt by hovering in place above the ground and dropping on their prey from above. They feed primarily on insects such as grasshoppers, June beetles, and moths, but will also take small rodents, birds, and reptiles. They are active during the day and night but are considered a crepuscular owl; generally observed in the early morning hours or at twilight. The breeding season for BUOW is February 1 through August 31. Up to 11, but typically seven to nine eggs are laid in a burrow, abandoned pipe, or other subterranean hollows where incubation is complete in 28-30 days. Young BUOW fledges in 44 days. The BUOW is considered a migratory species in portions of its range, which includes western North America from Canada to Mexico, and east to Texas and Louisiana. BUOW populations in California are considered to be sedentary or locally migratory.

Throughout its range, the BUOW is vulnerable to habitat loss, predation, vehicular collisions, and destruction of burrow sites and the poisoning of ground squirrels (Grinnell and Miller 1944, Zarn 1974, Remsen 1978). BUOW has disappeared from significant portions of their range in the last 15 years and, overall, nearly 60% of the breeding groups of owls known to have existed in California during the 1980s had disappeared by the early 1990s (Burrowing Owl Consortium 1993). The BUOW is not listed under the state or federal Endangered Species Act but is considered both a federal and state Species of Special Concern. The BUOW is a migratory bird protected by the international treaty under the Migratory Bird Treaty Act of 1918 and by State law under the California Fish and Game Code (CDFG Code #3513 & #3503.5).

The site is highly disturbed with compacted soils and current development. The conditions present onsite are not suitable for BUOW. Multiple domestic cats and domestic dogs were observed. The site is highly disturbed. The site showed signs of current development, previous development, disking, staging of construction materials, disposing of construction materials, and vegetation management. The habitat assessment survey was structured, in part, to detect BUOW, which has been observed in the near vicinity of the Project site (within 5 miles). The survey consisted of walking transects spaced to provide 100% visual coverage of the Project site. The result of the survey was that no evidence of BUOW was found in the survey area. No BUOW pellets, feathers, or whitewash were found. No burrowing owl individuals were observed. Based on the habitat assessment for this species, the habitat on-site is not suitable for this species. This species is considered absent from the Project site and the site does not contain suitable habitat for the species. Therefore, no further surveys are recommended or warranted.

Nesting Birds: The Project site and immediate surrounding area provide suitable habitats for nesting birds. There are mature trees on-site and in the immediate vicinity, as well as vacant and occupied structures, that provide bird nesting habitat. As such the Project site is subject to the following nesting bird regulations.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 is intended to ensure the sustainability of populations of all protected migratory bird species. The Act prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service.

California Fish and Game Code

The Project site is also subject to Sections 3503 and 3503.5 of the Fish and Game Code. Section 3503 states, “It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto”. And Section 3503.5 states, “It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto”.

Since there is some habitat within the Project site and adjacent area that is suitable for nesting birds in general, pre-construction surveys are recommended (see MM-BIO-1).

Sensitive Bats: The site does contain a vacant structure and an existing residence with tile roof. These structures can provide potential rooting habitat for sensitive bat species such as, the western yellow bat (*Lasiurus xanthinus*) and the pocketed free-tailed bat (*Nyctinomops femorosaccus*). The structures were surveyed for evidence of these species and none was found. There was no opening in the roof that showed any sign of roosting bats (grease marks, guano, ammonia odor, or audible queues). There are large trees and other tile roofs within the existing residential neighborhood, but no impacts would occur as the proposed project does not authorize the removal of any additional structures or vegetation.

Western yellow bat (Lasiurus xanthinus)

The western yellow bat has blonde fur, darkened in the vicinity of its ears. Found throughout Mexico and the southwestern United States, it occupies a large range of habitats including riparian woodlands, desert regions, and tropical forests. The western yellow bat roosts in trees and within dead palm fronds, well-camouflaged by its yellowish fur. This bat migrates south for the winter but does not hibernate. Beetles are the main food source of western yellow bats though they will eat other insects. Mothers usually rear two to four pups annually.

Pocketed free-tailed bat (Nyctinomops femorosaccus)

The pocketed free-tailed bat is dark brown with ears that connect in the center. They get their name from a fold of skin that forms a pocket near their knees. This bat can be found roosting in rock crevices, small caves, and buildings within desert shrub and pine-oak forest habitats. Pocketed free-tail bats tend to have colonies of less than 100 individuals. Their range include the southwestern US and Mexico. This species eats mostly large moths but also beetles and other insects. Mothers have one pup per year.

Although these species were not observed, there is minimal suitable habitat for these species on-site. Therefore, pre-construction surveys are recommended (see MM-BIO-2).

Mitigation Measures:

BIO-1: Pre-construction surveys are recommended: Nesting bird nesting season generally extends from February 1 through September 15 in southern California. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) no more than 3-days prior to Project-related disturbance to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

BIO-2: Since there is minimal suitable habitat for these species, pre-construction surveys are recommended. Suitable habitat and/or signs of bat use to look for during the daytime preliminary field assessment include guano, urine staining, and culled insect parts on or underneath the bridge. They can be performed during any time of the

year, provided that weather conditions or local flooding do not affect the qualified biologist's ability to do a thorough evaluation. Recent rains or flooding may remove some evidence of bats.

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

No Impact. Three key agencies regulate activities within inland streams, wetlands, and riparian areas in California. The U.S. Army Corps of Engineers (ACOE) Regulatory Branch regulates discharge of dredge or fill materials into waters of the United States. These watersheds include wetlands and non-wetland bodies of water that meet specific criteria. The California Department of Fish and Wildlife (CDFW), through provisions of State of California Administrative Code, is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may adversely be affected. Streams (and rivers) are defined by the presence of a channel bed and banks, and at least an intermittent flow of water. The use of a 404 permit in California is regulated by the State Water Resources Control Board (SWRCB) under Section 401 of the Clean Water Act regulations. The Board has authority to issue a 401 permit that allows the use of a 404 permit in the state.

The site was surveyed for any drainage features that would meet the definition of the Waters of the US (WOUS), Waters of the State (WOS), or CDFW jurisdiction and none were identified. Implementation of the Proposed Project would not result in impacts to riparian habitat. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

No Impact. The USACE has the authority to permit the discharge of dredged or fill material in Waters of the U.S. (WOUS) under Section 404 CWA. While the Regional Water Quality Board has authority over the discharge of dredged or fill material in Waters of the State under Section 401 CWA as well as the Porter-Cologne Water Quality Control Act. The Project area was surveyed with 100 percent visual coverage and no drainage features were present on site that met the definition for WOUS. As such, the subject parcel does not contain any wetlands, Waters of the U.S., or Waters of the State. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

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

No Impact. Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. Habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas.

The foothill areas of the San Gabriel and San Bernardino Mountains and associated washes are considered habitat linkage and wildlife corridors in the Valley Region of the County.[8] The Project Site is located within a developed area and is approximately 5.0 miles south of the foothills.[9]Therefore, the Project Site would not be suitable as a native resident or migratory wildlife corridor or for facilitating the movement of any native resident or migratory wildlife species. No impacts are identified or anticipated, and no mitigation measures are required.

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

No Impact. The Project Site is highly disturbed by current developments**.** The plant community on site is ruderal/disturbed vegetation and developed/disturbed ground. The site showed signs of current development, previous development, disking, staging construction materials, disposing of construction materials, and vegetation management. The Proposed Project is the issuance of a Conditional Use Permit, Zone Change, and a General Plan Amendment. No impacts are expected or anticipated, and no mitigation is required.

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

No Impact. According to the BRA, the Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the California Department of Fish and Wildlife's California Natural Community Conservation Plans Map (August 2023).[10] No impacts are identified or are anticipated, and no mitigation measures are required.

Possible significant adverse impacts have been identified and may occur therefore compliance with Mitigation Measures BIO-1 and BIO-2 would reduce possible impacts to a less than significant level.

[8] San Bernardino Countywide Plan Final EIR. Biological Resources. Accessed April 15, 2025
[9]San Bernardino County land use Services Zoning and Overlay Maps – Land Use Services_ . Accessed April 15, 2025.
[10] https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline. Accessed April 15, 2025.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 I the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

(Check if project is located in the Cultural ☐ overlays or cite results of cultural resource review)

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *Cultural Resources Study for the 8428 Banana Avenue Project,* March 14, 2025, BFSA Environmental Services, a Perennial Company (Appendix C).

Impact Analysis

The BFSA Environmental *Cultural Resources Study for the 8428 Banana Avenue Project* was prepared to locate and record any cultural resources within the Project and subsequently evaluate any resources as part of the County of San Bernardino environmental review process conducted in compliance within the California Environmental Quality Act (CEQA). The archaeological investigation of the Project included an archaeological records search conducted at the South-Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the Project, or in the immediate vicinity. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC).

California Environmental Quality Act (CEQA)

According to CEQA (§ 15064.5a), the term “historical resource” includes the following:

1. A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the CRHR (Public Resources Code SS5024.1, Title 14 CCR [California Code of Regulations]. Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the

lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (Public Resources Code SS5024.1, Title 14, Section 4852) including the following:

a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

b) Is associated with the lives of persons important in our past;

c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

d) Has yielded, or may be likely to yield, information important in prehistory or history.

4. The fact that a resource is not listed in, or determined eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1[k] of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.

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

Less than Significant Impact with Mitigation. The Cultural Resources Investigation (Appendix C) is summarized herein. The purpose of the assessment was to identify and document any cultural resources that may potentially occur within the Project Site. The investigation was completed for compliance with the California Environmental Quality Act (CEQA), as amended and the San Bernardino County policies and guidelines. Historic land use data was compiled by BFSA through institutional records search, archival research, an intensive cultural resource survey of the entire approximately five-acre Project Site, and the preparation of a technical report.

Conditions were generally good, but ground visibility was poor throughout the archaeological survey that took place on February 19, 2025, due to the presence of the buildings and overgrown vegetation. The survey resulted in the identification of two standpipes, two single-family residences, a detached garage, and a poultry house. The three buildings and poultry house were constructed between 1930 and 1966 and the two standpipes constructed at an unknown date are likely associated with the expansion of agricultural groves between 1935 and 1953. These resources meet the age threshold under the National Register (36 CFR 60.4) and the California Code of Regulations (CCR § 4852) to require evaluations of potential eligibility to the California Register of Historical Resources (CRHR). Because these resources would be impacted by development, their evaluation was needed to address potentially significant impacts on historical resources. BFSA evaluated the resources as part of this study.

While the resources meet the age threshold of 50 years to be evaluated, they were not designed by an architect of importance, do not possess any architecturally important elements, and the owners were not historically significant to the community. Therefore, the resources do not meet the criteria to be eligible for the CRHR. Although the historic resources were evaluated as not CEQA-significant, the potential exists that unidentified cultural resources may be present that are related to the historic use of the area since at least the

1930s. Based upon this potential, archaeological monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. Should potentially significant cultural deposits be discovered, mitigation measures will be implemented to reduce the effects of the grading impacts. If prehistoric cultural resources are discovered, Native American monitoring would be required for all subsequent earthwork for the Project. Therefore, archaeological monitoring is recommended for any earth disturbing activities within the Project area.

With implementation of Mitigation Measure **CUL-1**, the Proposed Project would not have a significant impact on undiscovered historical or prehistoric resources.

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

Less than Significant Impact with Mitigation. The archaeological survey conducted by BFSA was an intensive reconnaissance consisting of a series of survey transects across the Project. While the entire Project was accessible, ground surface visibility was poor due to the presence of buildings and overgrown vegetation.

Given that the prior development within the site might have masked archaeological deposits, and based upon the limited visibility during the survey, there is a potential that buried archaeological deposits are present within the Project boundaries. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. However, in the event that any archaeological resources are inadvertently discovered, all construction work in the immediate vicinity of the discovery shall stop and a qualified archaeologist shall be consulted to determine if further mitigation measures are warranted. Mitigation Measure **CUL-2** would reduce impacts to a less than significant level. In accordance with AB 52, government to government tribal consultation with interested tribes may result in the request for tribal monitoring to take place prior to ground disturbing activities.

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

Less than Significant Impact with Mitigation. The cultural resources investigation conducted by BFSA did not include any excavation, however, construction and demolition activities could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during earthmoving activities associated with Project construction. If human remains are discovered during construction activities, the Project proponent would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097, et. seq., which requires that if the coroner determines the remains to be of Native American origin, he or she would be notified by the Native American Heritage Commission, who would then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated. Therefore, no significant adverse impacts are identified or anticipated. Additionally, Native American Tribes with interest in the area request participation in any finding of human remains as presented in Mitigation Measure **CUL-3** would reduce impacts to a less than significant level.

Mitigation Measures:

CUL-1: Inadvertent Discoveries: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact 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.

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

CUL-3: Discovery of Human Remains: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

Possible significant adverse impacts have been identified or anticipated and therefore Mitigation Measures CUL-1 through CUL-3 are required to reduce impacts resulting from inadvertent discoveries to a less than significant level.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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/Policy Plan 2020; California Energy Consumption Database; Title 24 Building Energy Efficiency Standards; CalEEMod Output Data, Lilburn Corporation, April 1, 2025 (Appendix A).

Regulatory Framework

Building Energy Conservation Standards

The California Energy Conservation and Development Commission (California Energy Commission) adopted Title 24, Part 6, of the California Code of Regulations, Energy Conservation Standards for new residential and nonresidential buildings. Title 24 ensures building designs conserve energy. The requirements allow for the opportunities to incorporate updates of new energy efficiency technologies and methods into new developments. In June 2015, the California Energy Commission (CEC) updated the 2016 Building Energy Efficiency Standards. Under the 2016 Standards, residential buildings are approximately 28 percent more energy efficient than the previous 2013 Energy Efficiency Standards. The 2016 Standards improved upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. The CEC updated the 2019 Building Energy Efficiency Standards in May 2018. The 2022 Title 24 standards state that residential buildings are anticipated to be approximately 7 percent more energy efficient. When the required rooftop solar is factored in for low-rise residential construction, residential buildings that meet the 2022 Title 24 standards would use approximately 53 percent less energy than residential units built to meet the 2016 standards.[11]

Senate Bill 350

Senate Bill (SB) 350 was signed into law in October 2015. SB 350 establishes new clean energy, clean air and greenhouse gas reduction goals for 2030. SB 350 also establishes tiered increases to the Renewable Portfolio Standard: 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030.[12]

Senate Bill 100

Senate Bill 100 (SB 100) was signed into law in September 2018 and increased the required Renewable Portfolio Standards. SB 100 requires the total kilowatt-hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable

[11] Building Energy Efficiency Standards | California Energy Commission Accessed April 9, 2025
[12] Clean Energy and Pollution Reduction Act - SB 350 (ca.gov) Accessed April 9, 2025

resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.[13]

Impact Analysis

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

Less Than Significant Impact.

Fuel

During construction of the Proposed Project, transportation energy consumption is dependent on the type of vehicles used, number of vehicle trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Temporary transportation fuel use such as gasoline and diesel during construction would result from the use of delivery vehicles and trucks, construction equipment, and construction employee vehicles. Additionally, most construction equipment during grading would be powered by gas or diesel. Based on output from CalEEMod 2022 and as shown on Table 9, the Proposed Project construction activities would consume an estimated 30,219.77 gallons of diesel fuel for operation of heavy-duty equipment. Tables 9 through 12 show the modeled fuel consumption for all construction activities.

As shown in Table 10, all construction worker trips are from light duty autos; it is estimated 9,490.58 gallons of fuel will be consumed. Fuel consumption from construction vendor (material deliver) trips is 2,282.59 gallons, as shown on Table 11. Fuel consumption from hauling trucks is 988.00 gallons, as shown in Table 12. Construction worker, hauling truck, and vendor fuel consumption are based on CalEEMod's default data for vehicles miles traveled (VMT). Construction would represent a "single-event" diesel and gasoline fuel demand and would not require continuous or permanent commitment of these fuel resources. Impacts related to transportation energy use during construction would be temporary and would not require the use of additional use of energy supplies or the construction of new infrastructure.

During operations of the Proposed Project, fuel consumption would result from resident vehicle trips. Project VMT were modeled with 50% of the automobile fuel efficiency of 24 miles per gallon (mpg) and 7 mpg, to be conservative. The Proposed Project would result in an estimated 149,335.5 gallons of fuel consumption per year based on the model default value of 1,320,440.0 miles driven.

[13] SB 100 Joint Agency Report (ca.gov) Accessed April 15, 2025

Table 9
Construction Equipment Fuel Consumption Estimates

Phase	Number of Days	Offroad Equipment Type	Amount	Hours per Day	Horsepower	Load Factor	Total Fuel Consumption (gal diesel fuel)
Demolition	20	Concrete/Industrial Saws	1	8	33	0.73	226.64
	20	Rubber Tired Dozer	2	8	367	0.4	2485.03
	20	Excavators	3	8	36	0.38	386.10
Site Preparation	5	Rubber Tired Dozer	3	8	367	0.4	931.89
	5	Tractors/Loaders/Backhoes	4	8	84	0.37	292.40
Grading	8	Graders	1	8	148	0.41	205.44
	8	Excavators	1	8	36	0.38	51.48
	8	Rubber Tired Dozer	1	8	367	0.4	497.01
	8	Tractors/Loaders/Backhoes	3	8	84	0.37	350.88
Building Construction	230	Cranes	1	7	367	0.29	9064.54
	230	Forklifts	3	8	82	0.2	5323.05
	230	Generator Sets	1	8	14	0.7	1120.87
	230	Tractors/Loaders/Backhoes	3	7	84	0.3	8826.84
	230	Welders	1	8	46	0.45	2239.57
Paving	18	Pavers	1	8	81	0.4	288.05
	18	Paving Equipment	2	6	89	0.3	406.93
	18	Rollers	2	6	36	0.3	173.75
Architectural Coating	18	Air Compressors	1	6	37	0.4	30,219.77
						Total Fuel Used in Gallons	**30,219.77**

Note: Compression-Ignition Engine Brake-Specific Fuel Consumption (BSFC) Factors are based on Horsepower: United States Environmental Protection Agency. 2021. Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES3.0.2. September 2021. Available at: https://www.epa.gov/system/files/documents/2021-08/420r21021.pdf.

Table 10
Construction Worker Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Fuel Consumption (gallons)
Demolition	20	15	18.5	231.25
Site Preparation	5	17.5	18.5	67.45
Grading	8	15	18.5	92.50
Building Construction	230	49	18.5	8687.29
Paving	18	20	18.5	277.50
Architectural Coating	18	9.7	18.5	134.59
Total Construction Worker Fuel Consumption				**9,490.58**

Source: Assumptions for worker fuel consumption are consistent with CalEEMod 2022 defaults.
Note: Compression-Ignition Engine Brake-Specific Fuel Consumption (BSFC) Factors are based on Horsepower: United States Environmental Protection Agency. 2021. Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES3.0.2. September 2021. Available at: https://www.epa.gov/system/files/documents/2021-08/420r21021.pdf.

Table 11
Construction Vendor Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Fuel Consumption (gallons)
Demolition	20	--	10.2	--
Site Preparation	5	--	10.2	--
Grading	8	--	10.2	--
Building Construction	230	7.2	10.2	2,282.59
Paving	18	--	10.2	--
Architectural Coating	18	--	10.2	--
Total Construction Vendor Fuel Consumption				**2,282.59**

Source: Assumptions for vendor fuel consumption are consistent with CalEEMod 2022 defaults.
Note: Compression-Ignition Engine Brake-Specific Fuel Consumption (BSFC) Factors are based on Horsepower: United States Environmental Protection Agency. 2021. Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES3.0.2. September 2021. Available at: https://www.epa.gov/system/files/documents/2021-08/420r21021.pdf.

Table 12
Construction Hauling Trucks Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Fuel Consumption (gallons)
Demolition	20	12.9	20	193.33
Site Preparation	5	0	20	0.00
Grading	8	29.8	20	794.67
Building Construction	230	0	20	0.00
Paving	18	0	20	0.00
Architectural Coating	18	0.0	20	0.0
Total Construction Hauling Trucks Consumption				988.00

Source: Assumptions for hauling truck fuel consumption are consistent with CalEEMod 2022 defaults.
Note: Compression-Ignition Engine Brake-Specific Fuel Consumption (BSFC) Factors are based on Horsepower: United States Environmental Protection Agency. 2021. Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES3.0.2. September 2021. Available at: https://www.epa.gov/system/files/documents/2021-08/420r21021.pdf.

Trip generation and VMT generated by the Proposed Project were considered less than significant. The Proposed Project does not include uses or operations that would inherently result in excessive or wasteful vehicle trips and VMT or associated wasteful vehicle energy consumption. It is not expected to result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities.

Electricity

Southern California Edison (SCE) provides electricity to the Project Site. The Proposed Project would replace the existing uses with a 68-unit condominium development. The CalEEMod output estimates that the Proposed Project would consume 0.329702 GWh

annually. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. According to the California Energy Commission, the residential sector of the SCE planning area consumed 39400.222464 GWh of electricity in 2022.[14] The overall increase electricity demand of the Proposed Project would represent approximately 0.0008368 percent of the overall 2022 SCE residential consumption. However, the Proposed Project would include solar panels to meet the 2022 Building Energy Efficiency Standards to reduce electricity demands from SCE. Based on the projected Project consumption versus annual consumption in the SCE planning area the Project would not lead to a wasteful, inefficient, or unnecessary use of electricity. Therefore, projected electrical demand would not significantly impact SCE's level of service.

Natural Gas

The Project Site is located within the service area of Southern California Gas (SoCal Gas). The Proposed Project's estimated annual natural gas demand is 12,812.76 therms. The Proposed Project will create a permanent increase demand for natural gas. According to the California Energy Commission, the natural gas consumption of the SoCalGas residential sector was 1,281,276 therms in 2022.[15] The Proposed Project's estimated annual natural gas consumption, using the output from CalEEMod, compared to the 2022 annual natural gas consumption of the overall residential sector in the SoCal Gas Planning Area would account for approximately 0.0005632 percent of the total natural gas consumption. Therefore, projected natural gas demand would result in a less than significant impact to SoCal Gas level of service.

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

Less than Significant Impact. As noted above, the Proposed Project's total impact on regional energy supplies would be negligible. Construction impacts would be temporary and would not require the use of additional use of energy supplies or the construction of new infrastructure. The Proposed Project would be required to comply with the latest California Building Code (CBC) and California Green Building Standards Code (CALGreen Code) pertaining to energy conservation standards in effect at the time of construction. The Proposed Project would include installation of solar panels, to meet the 2022 Building Energy Efficiency Standards in Title 24, Part 6. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant, and no mitigation is required.

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

[14] California Energy Commission. Electricity Consumption Accessed September 11, 2025.
[15] California Energy Commission. Natural Gas Consumption Accessed September 11, 2025.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury 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 onsite or offsite 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 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?	☐	☐	☒	☐

(Check if project is located in the Geologic Hazards ☐ or Paleontological Resources Overlay District ☐):

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; *Report of Geotechnical Evaluations and Soil Infiltration Testing for WQMP-BMP Stormwater Disposal Design*, Soils Southwest, Inc., April 16, 2024 (Appendix D); *Paleontological Assessment for the 8428 Banana Avenue Project*, March 27, 2025, BFSA Environmental Services, a Perennial Company (Appendix E).

Impact Analysis

a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

   i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*
   ii. *Strong seismic ground shaking?*
   iii. *Seismic related ground failure, including liquefaction?*
   iv. *Landslides?*

i) **Less than Significant Impact.** The Project Site does not occur within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone.[16] According to the San Bernardino County Policy Plan, Hazard Element Map *HZ-1 Earthquake Fault Zone*, the Cucamonga Fault is located approximately 4.7 miles north, and the San Jacinto Fault is located approximately 9.3 miles east from the Project Site. Although the potential for rupture onsite cannot be dismissed, it is considered low due to the absence of known faults within the immediate vicinity. Nonetheless, the Proposed Project would be required to comply with the California Building Code (CBC) requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Protection District. Compliance with these codes and standards would address potential impacts resulting from an earthquake event. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

ii) **Less Than Significant Impact.** No active faults pass through the Project Site[17] However, 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. According to the current CBC, the Project Site is considered within Seismic Zone 4, as a result, it is likely that during life expectancy of the structures built moderate to severe ground shaking may have potential adverse effects on the Project Site. The design of any structures onsite would incorporate measures to accommodate projected seismic ground shaking in accordance with the CBC and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance can ensure that the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury, or death, involving seismic ground shaking. Impacts due to seismic activity would be less than significant.

iii) **No Impact**. Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soil loses shear strength due to ground shaking and behave as fluid. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. Ground failure associated with liquefaction can result in severe damage to structures. The Project Site is not located in an area susceptible to liquefaction.[18] As reported in the Report of Geotechnical Evaluations and Soil Infiltration Testing for WQMP-BMP Stormwater Disposal Design (Appendix D), no shallow-depth groundwater or layers considered impermeable to water was encountered. The report concluded that the Project

[16] San Bernardino Countywide Plan. HZ-1 Earthquake Fault Zones. April 24, 2025
[17] San Bernardino Countywide Plan Draft EIR. Geology and Soils. Figure 5.6-1 "Alquist-Priolo Fault Zones and County Fault Hazard Zones. April 24, 2025
[18] Countywide Plan Hazards Element, HZ-2 Liquefaction & Landslides, Accessed April 24, 2025

Site is considered non-susceptible to seismically induced soils liquefaction. Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

iv) **No Impact**. Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project Site is not located within an area susceptible to landslides.[19] Furthermore, the Project Site is in an area of relatively flat topography. The potential for seismically induced landslides to occur is considered low as there are no nearby hills or other features that would be susceptible to landslides. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

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

Less than Significant Impact. Implementation of the Proposed Project would disturb more than one acre of soil. Therefore, the Proposed Project is subject to requirements of the State Water Resources Control Boards General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion during construction and post construction. The Proposed Project will comply with NPDES requirements during and after construction, including compliance with a site-specific SWPPP which meets State General Construction Permit requirements. Adherence to BMPs would ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. Therefore, less significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. The Project Site is relatively flat with no prominent geological features occurring on or within the vicinity of the Project Site. The elevation of the Project Site ranges from approximately 1,100 to 1,200 feet amsl. The Project Site is not within an area susceptible to liquefaction or landslides.[20] Seismically induced lateral spreading involves lateral movement of soils due to ground shaking. Due to the Project Site being relatively level, the potential for seismically induced lateral ground spreading would be less than significant according to Appendix D. Also, according to the United States Geological Survey (USGS) the Project Site is not within a land area susceptible to subsidence or collapse.[21]Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. Expansive soils are composed of fine-grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting is

[19] Countywide Plan Hazards Element, HZ-2 Liquefaction & Landslides, Accessed April 24, 2025
[20] San Bernardino Countywide Plan Final EIR. Geology and Soils. Figure 5.6-3 "Liquefaction and Landslide Susceptibility." April 24, 2025
[21] Subsiding Areas in California | USGS California Water Science Center Accessed August 5, 2025

subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. Based on review of the USDA Natural Resources Conservation Service: Web Soil Survey for the subject area, the soil classification for the subject area is identified as being Tujunga loamy sand (TuB), 0 to 5 percent slopes with the upper soils consisting of loamy sand approximately 60 inches below existing grade. TuB soil is considered well-draining and has no clay materials. Thus, making it non-expansive in nature. Less than impacts are identified or anticipated, and no mitigation measures are required.

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

No Impact. The Proposed Project would connect to an existing City of Fontana sewer collection system. No septic tanks or alternative wastewater disposal are proposed. No impacts would be anticipated, and no mitigation measures are required.

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

Less than Significant Impact. According to the Paleontological Report prepared by BFSA Environmental Services (Appendix E), the Project occurs in an area mapped as coarse, very young Holocene alluvial deposits, deposits of which are too young and too coarse to contain paleontological resources. This rock unit has a low paleontological sensitivity. As a result, there is little to no potential for the Project to adversely impact significant paleontological resources. Therefore, paleontological monitoring is not recommended during earth disturbance activities. A Paleontological Resource Impact Mitigation Program is not warranted. Less than significant impacts are expected or anticipated, and no mitigation is required.

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

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020; CalEEMod Output by Lilburn Corporation (Appendix A); Transportation Screening Assessment by Ganddini Group (Appendix H); San Bernardino County Greenhouse Gas Reduction Plan Update 2021

Impact Analysis

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

Less than Significant Impact. San Bernardino County adopted its "Greenhouse Gas Emissions Reduction Plan" (GHG Reduction Plan) in December 2011. The GHG Reduction Plan was updated in June 2021 (GHGRP Update). A review standard of 3,000 metric tons of carbon dioxide equivalents ($MTCO_2e$) per year will be used to identify projects that require the use of the Screening Tables or a project-specific technical analysis to quantify and mitigate Project emissions. Screening tables are a menu of options of energy efficiency improvements, renewable energy options, water conservation measures, and other options that provide predictable GHG reductions. Projects that result in GHG emissions exceeding the County's screening threshold of 3,000 $MTCO_2e$ per year would be required to use the Screening Tables and identify measures for emission reduction. Each option within the Screening Tables includes point values based upon the GHG reduction that option would provide for a development project. Developers that choose options from the Screening Tables totaling 100 points or more will be determined to have provided a fair-share contribution of GHG reductions and, therefore, are considered consistent with the GHGRP Update.

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

Project GHG emissions were calculated using CalEEMod version 2022. Construction anticipated to begin in 2025, used CalEEMod default values to estimate construction emissions, such as the worker and vendor trips and trip lengths. The operational mobile emissions were calculated using the vehicle trip generation estimates from the Transportation Screening Assessment (TSA), dated February 20, 2025, prepared for the Proposed Project by Ganddini Group. The TSA determined that the Proposed Project will generate approximately 471 daily new trips, including 32 trips during the AM peak hour and 37 trips during the PM peak hour. Construction and operational emissions are shown in Table 13 and Table 14.

Table 13
Greenhouse Gas Construction Emissions
(Metric Tons per Year)

Source/Phase	CO_2	CH_4	N_20	R[1]
2025	112	0.0	0.0	0.0
2026	310	0.0	0.0	0.1
Total ($MTCO_2e$)	**425**			
Construction Amortized 30 Years	**14.2**			

Source: CalEEMod.2022 Annual Emissions.
1) Common refrigerant GHGs used in air conditioning and refrigeration equipment.

Table 14
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO_2	CH_4	N_20	R[1]	CO_2e
Mobile	478	0.0	0.0	0.7	487
Area	22.2	0.0	0.0	--	22.8
Energy	120	0.0	0.0	--	120
Water	4.3	0.1	0.0	--	7.26
Waste	4.5	0.4	0.0	--	15.7
Refrigeration	--	--	--	0.1	0.1
Operational $MTCO_2e$					**653.1**
Construction Amortized 30 Years	14.2				
Total ($MTCO_2e$)	**667.2**				
County Screening Threshold	**3,000**				
Significant	**No**				

Source: CalEEMod.2022 Annual Emissions.
1) Common refrigerant GHGs used in air conditioning and refrigeration equipment.

The Proposed Project is anticipated to generate 667.2 $MTCO_2e$, which would not exceed 3,000 $MTCO_2e$ per year. In addition, the Proposed Project includes installation of solar panels, to meet the 2022 Building Energy Efficiency Standards in Title 24, Part 6, which would reduce the Proposed Project's greenhouse gas emissions. A less than significant impact would occur, and no mitigation measures are required.

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

Less than Significant Impact. The Proposed Project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Any project that does not exceed 3,000 $MTCO_2e$ per year would be considered to be consistent with the GHG Reduction Plan and determined to have a less than significant individual and cumulative impact for GHG emissions. The Proposed Project is anticipated to generate $MTCO_2e$ which would not exceed the County Screening Threshold. Project design and operation would comply with the San Bernardino County Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards related to appliance efficiency regulations, and green building standards. The

California Title 24 Building Code contains energy efficiency standards for residential buildings. These standards address energy efficiency in lighting, water, heating, and air conditioning, as well as the effects of the building envelopes (e.g., windows, doors, walls and roofs, etc.) on energy consumption. The Proposed Project would comply with the Title 24 California Green Building Standards.

The County's emission reduction targets for the year 2030 discussed in this GHGRP Update are consistent with the goals identified in SB 32 and the corresponding Scoping Plan, which identifies statewide GHG reduction targets by 2020 and 2030. It is important to note that 2030 is only a milestone in GHG reduction planning. To be consistent with the State regulations, the County would need to look beyond 2030 and take into consideration Executive Order EO B-55-18, which calls for achieving statewide carbon neutrality by 2045. The 2030 target will keep the County on a right trajectory to meet the State of California 2045 emission goals.[22]

The County's Permit Implementation Tracker Tool (PITT) is integrated into the County's permit application tracking system that will help the County track GHG reductions achieved through implementation of the GHG reduction measures within the GHGRP Update, to monitor the plan's implementation progress, and to share findings with stakeholders, partners, and the community. Through the PITT the County will be able to automatically derive estimates for annual GHG reductions achieved by State, County, and local reduction measures to track progress toward meeting the County's GHG reduction targets.[23]

The GHGRP Update may be used as GHG mitigation in the Countywide Plan, which is an update of the County's General Plan to demonstrate that the County's GHG reduction targets are aligned with State goals for reducing GHG emissions to a level less than cumulatively considerable.[24]

The Proposed Project would not conflict with or obstruct a state or local plan adopted for GHG reduction. Less than significant impacts are identified or anticipated, and no mitigation measures are recommended.

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

[22] GHG-Reduction-Plan-Update-Greenhouse-Gas-Reduction-Plan-Update-Adopted-9-21-2021.pdf page 38. Accessed September 24, 2025
[23] GHG-Reduction-Plan-Update-Greenhouse-Gas-Reduction-Plan-Update-Adopted-9-21-2021.pdf page 48. Accessed September 24, 2025
[24] GHG-Reduction-Plan-Update-Greenhouse-Gas-Reduction-Plan-Update-Adopted-9-21-2021.pdf page 9. Accessed September 24, 2025

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 loss, injury or death involving wildland fires?	☐	☐	☒	☐

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020

Impact Analysis

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

Less than Significant Impact. Construction of the Proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. All materials required during construction would be kept in compliance with State and local regulations and BMPs. Although these materials could be stored onsite during construction activities, the Proposed Project would be required to comply with the guidelines established by the SWPPP. The management of hazardous materials during the Proposed

Project's construction phase would not result in a significant impact. Operations would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public. Impacts from operations would be less than significant. Hazardous materials are highly regulated in California, including the methods in which they are transported, used and stored. The Proposed residential development would not result in the routine transport, use or storage of significant quantities of hazardous materials. The City relies on the assistance of the Fire Department and the County's Department of Environmental Health to regulate the use of hazardous materials. A less than significant impact is anticipated, and no mitigation measures are required.

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

Less than Significant Impact. Through the construction process, any hazardous materials used onsite would be handled and stored in accordance with all Federal, State, and County regulations. Future residences would store and use various chemicals for routine housekeeping and landscaping maintenance. However, none of these chemicals would be used in sufficient quantities to pose a threat to humans or the environment. Due to the minimal quantities of hazardous materials being used and stored onsite, a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials is not anticipated. Additionally, any hazardous materials would be delivered, handled, and stored in compliance with all Federal, State, and County regulations.

The Proposed Project does include the demolition of existing structures onsite; therefore, a Demolition Permit is required. Per the San Bernardino County Department of Building and Safety, a Demolition Permit is necessary for the partial or complete removal of any permitted building or structure. This includes the removal of the foundation, water lines, sewer lines, gas lines and the demolition of any septic systems and wells. Prior to starting demolition, the developer is required to submit a plot plan showing the location and description of all structures proposed for demolition and any necessary supporting documentation. Plans will go through the plan review process, which involves reviews to verify compliance with the San Bernardino County Countywide Plan, California Building Codes, San Bernardino County Fire Code, San Bernardino County Development Code, South Coast Air Quality Management District or Mojave Desert Air Quality Management District, and/or any required laws and regulations. A less than significant impact is anticipated, and no mitigation measures are required.

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

No Impact. The nearest school is Almond Elementary School located approximately 0.3 miles northeast of the Project Site. No schools exist within a quarter mile of the Project Site. As a residential development, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or known proposed school. No impacts are identified or anticipated, and no mitigation measures are required.

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

No Impact. According to the California Department of Toxic Substances Control EnviroStor (accessed 2/03/2025), the Project Site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.[25] Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

No Impact. The Project Site is not within an airport safety review area or Airport Runway Protection Zone[26]. The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is Ontario Airport. Located approximately 6.5 miles southwest of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The Project Site does not contain any emergency facilities. The San Bernardino Countywide Plan Final EIR does not identify the Project Site or the vicinity as an emergency evacuation area. The nearest evacuation routes are the east west running Foothill Boulevard to the north of the project Site, and Interstate 10 to the south of the Project Site which also runs east west. The roads immediately surrounding the site are not classified as evacuation routes according to Policy Map PP-2 of the Personal & Property Protection Element of the San Bernardino Countywide Plan 2020.[27] During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County of San Bernardino. Project operations would not interfere with an adopted emergency response or evacuation plans. The driveways at Banana Avenue and Buena Vista Drive would be maintained for ingress/egress at all times. A less than significant impact is anticipated, and no mitigation measures are required

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

Less than Significant Impact. The Project Site is not located within a High or Very High Fire Hazard Severity Zone.[28] The Project Site and surrounding area are urbanized and located over four miles north of the nearest fire hazard designated area.[29] A portion of the Proposed Project is undeveloped with vacant land with two existing vacated residences located in the eastern portion of the Project Site. Due to the site being surrounded by developed property and consisting primarily of vacant property devoid of native vegetation (i.e., fuel), there is a

[25] EnviroStor. https://www.envirostor.dtsc.ca.gov/public/map/ . Accessed February 3, 2025.
[26] San Bernardino Countywide Plan. HZ-9 Airport Safety and Planning Areas. Accessed February 3, 2025.
[27] San Bernardino Countywide Plan, Policy Map PP-2 Evacuation Routes Accessed August 6, 2025
[28] San Bernardino Countywide Plan Final EIR. Hazards and Hazardous Materials. Figure 5.8-4" Fire Severity and Growth Areas in the Valley and Mountain Regions." Accessed April 15, 2025
[29] Countywide Plan Policy Map. HZ-5 Fire Hazard Severity Zones. Accessed April 15, 2025

less than significant threat of wildfire occurring in the surrounding area. Additionally, there are no intermixed wildland areas within the vicinity or adjacent to the Project Site.

In addition, three fire stations serve the Fontana SOI: Station 72 at 15380 San Bernardino Avenue in the Fontana SOI; Station 74 at 11500 Live Oak Avenue in the City of Fontana; and Station 73 at 8143 Banana Avenue in the City of Fontana. Implementation of the Proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires resulting in a less than significant impact and no mitigation is required.

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

X. HYDROLOGY AND WATER QUALITY

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
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/Policy Plan 2020; *Preliminary Drainage Study*, Encompass Associates, Inc August 7, 2024, (Appendix F); *Preliminary Water Quality Management Plan,* Encompass Associates, Inc., August 7, 2024 (Appendix G); *Geotechnical Investigation*, April 29, 2024, GeoTek, Inc. (Appendix D); Policy Plan Hazards Element, Maps HZ-4 Flood Hazards.

Impact Analysis

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

Less than Significant Impact. A Preliminary Drainage Study (Appendix F) and a Preliminary Water Quality Management Plan (Appendix G) were prepared by Encompass Associates, Inc. Proposed Project would disturb approximately five (5) acres and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES) permit. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more.[30] The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a SWPPP. The SWPPP is based on the principles of BMPs to control and abate pollutants. The SWPPP must include BMPs to prevent Project-related pollutants from impacting surface waters.

The Regional Water Quality Control Board (RWQCB) has issued an area wide MS4 NPDESStorm Water Permit for the cities of San Bernardino County, the San Bernardino County Flood Control District and the unincorporated areas of San Bernardino County. The implementation of NPDES permits ensures that the State and Federal mandatory standards for the maintenance of clean water are met.[31]

In addition, the County requires the preparation of a Final Water Quality Management Plan (WQMP) for development projects that involve the creation of 10,000 sq ft^2 or more of impervious surface collectively over the entire site and parking lots of 5,000 sq ft^2 or more exposed to storm water. A Preliminary WQMP (Appendix G) was prepared for the Proposed Project. The information provided for the Preliminary WQMP should give sufficient detail to identify the major proposed site design and LID BMPs and other anticipated water quality features that impact site planning. Final Project WQMP must specifically identify all BMP incorporated into the final site design and detailed information to help determine the applicable development category, pollutants of concern, watershed description, and long-term maintenance responsibilities for the project, and any applicable water quality credits as described in the Preliminary WQMP. The WQMP is intended to comply with the requirements of the County of San Bernardino and the NPDES Area wide Stormwater Program requiring the preparation of a WQMP. All BMPs included as part of the Project WQMP are required to be maintained through regularly scheduled inspection and maintenance and are described in detail in Section 4 of Appendix G on pages 4-1 through 4-27. The Land Use Services Department, Land Development Division review and approval of the WQMP would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

[30] State Water Resources Control Board, Microsoft Word - wqo_2009_0009_factsheet_01232013 p.7, Accessed August 6, 2025
[31] Stormwater | Santa Ana Regional Water Quality Control Board Accessed August 5, 2025

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

Less than Significant Impact. Water supply to the Project Site would be provided by the Fontana Water Company (FWC), a division of San Gabriel Valley Water Company. Fontana Water Company's service area covers approximately 52 square miles with boundaries including the San Gabriel Mountains to the north, and the Riverside Countyline to the south. FWC serves most of the City of Fontana, portions of the cities of Rialto and Rancho Cucamonga, and unincorporated areas of San Bernardino County.[32]The FWC diverts and receives Lytle Creek surface water and produces groundwater from the Lytle, Rialto, and No-Man's Land Basins. FWC asserts extensive water rights to these sources of supply pursuant to longstanding court judgments.[33]The FWC has developed a cooperative recharge program that is being successfully implemented to help replenish groundwater, using the State Water Project and local runoff[34].

Groundwater recharge facilities do not occur in the vicinity. The Proposed Project's demand for domestic water service would not substantially deplete groundwater supplies (refer to Section XIX a). Moreover, implementation of the Proposed Project BMPs would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the Proposed Project to be utilized as a resource that can eventually be used for groundwater recharge. Therefore, because storm water flows onsite would be infiltrated, the Proposed Project would not have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, impacts would be less than significant, and no mitigations are required.

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;

Less than Significant Impact. Erosion is the wearing away from the ground surface as a result of the movement of wind or water, and siltation is the process by which water becomes dirty due to fine mineral particles in the water. Soil erosion could occur due to a storm event. Thus, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for discharges of storm water associated with construction activity. The Construction General Permit requires the development and implementation of a SWPPP for construction activities. The SWPPP must list BMPs to avoid and minimize soil erosion. Examples of BMPs include sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track-out, and rumble strips. BMPs applicable to the Proposed Project will be subject to County approval and provided in contract bid documents. Adherence to BMPs by the contractor would prevent substantial soil erosion or the loss of topsoil. Any disturbed areas would be re-vegetated where possible.

[32] 2020 Upper Santa Ana River Watershed. Integrated Regional Urban Water Management Plan-Part 1. Pages 2-10. Accessed March 24, 2025.
[33] Fontana Water Company. 2020 Urban Water Management Plan. Accessed March 24, 2025.
[34] Fontana Water Company. 2020 Urban Water Management Plan. March 24, 2025.

The Preliminary Drainage Study (Appendix F) states that the proposed drainage is overland and by sheet flow generally in a southwesterly direction. Runoff would be via surface flow to area drains around buildings and to inlets to be located throughout paved drives. As there are no existing regional storm drain facilities serving the immediate area, the Project would be required to reduce the 100-year developed runoff to 90 percent of the existing 25-year condition, per county detention basin guidelines. This required detention is proposed to be incorporated into the Project Low Impact Development BMP, which would consist of two underground infiltration systems, situated in the southerly corners of the site, with the westerly system discharging out to Buena Vista Drive, and the easterly system draining out to Banana Avenue. Overflows from this system would be reduced to a level at or below the existing condition and would flow through proposed parkway drains. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. According to the Preliminary WQMP (Appendix G), the Project Site's impervious area would be minimized as much as possible under proposed conditions. The Proposed Project has two drainage areas. The Proposed Project is anticipated to increase peak flows and runoff volumes due to the proposed paving and increased impervious area. Drainage Area 2 has 11,248 square feet of impervious surface. The increase in flow rate would be mitigated onsite as to reduce the total site discharge to 90 percent of the pre-development conditions per the San Bernardino County Hydrology Manual. Because there are no storm drain facilities adjacent to the Project Site and there is no sufficient elevation to accommodate an outlet for an onsite detention basin, the only option to mitigate storm water flow is an underground infiltration/retention system. This system has been designed to capture storm flows from the 100-year event and provide enough capacity in order to reduce the total site discharge to 90 percent of the predeveloped condition. Therefore, the Proposed Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or offsite. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-Year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.[35] The Proposed Project would utilize two underground storm infiltration chambers. Drainage Area 1 comprises the west portion of the Project Site and is 89,739 square feet with 26,024 square feet of pervious and 63,715 square feet impervious (buildings, pavement, sidewalks, and driveways). Drainage 1 ultimately discharges to Buena Vista Drive as surface flow via a parkway drain once the underground infiltration system volume is exceeded. Drainage 2 is situated on the east portion of the Project Site and is 115,094 square feet with 33,377 square feet pervious and 81,717 square feet impervious (buildings, pavement, sidewalks, and driveways). Drainage Area 2 ultimately discharges onto Banana Avenue as surface flow via a parkway drain once the underground

[35] Federal Emergency Management Agency (FEMA) Flood Map Service. https://www.fema.gov/flood-maps. Accessed April 24, 2025

infiltration volume is exceeded. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

iv.) Impede of redirect flood flows?

Less than Significant Impact. The Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-Year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.[36] Proposed drainage is overland and by sheet flow generally in a southwesterly direction. Runoff would be via surface flow to area drains around buildings and to inlets to be located throughout paved drives. As there are no existing regional storm drain facilities serving the immediate area, the Project would be required to reduce the 100-year developed runoff to 90% of the existing 25-year condition, per County detention basin guidelines. This required detention is proposed to be incorporated into the Project Low Impact Development BMP, which would consist of two underground infiltration systems, situated in the southerly corners of the site, with the westerly system discharging out to Buena Vista Drive, and the easterly system draining out to Banana Avenue. Overflows from this system would be reduced to a level at or below the existing condition and would flow through proposed parkway drains. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

No Impact. Due to the inland distance from the Pacific Ocean and any other significant body of water, tsunamis and seiches are not potential hazards in the vicinity of the Project Site. The closest body of water to the Project Site is Lake Evans in Fairmont Park, Riverside, located approximately 10 miles southeast of the Project Site and approximately 200 feet lower in elevation. The Project Site is within Flood Zone X-Shaded according to the FEMA Panel Number 06071C8653H dated 08/28/2008[37]. Areas identified as Zone X are located outside of the 0.2 percent annual chance floodplain. The first floor would be required to be elevated at a minimum of one foot above natural highest adjacent ground in compliance with San Bernardino County regulations. No impacts are identified or are anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The Project Site is not within an area covered by a sustainable groundwater management plan. The Project Site overlies the Upper Santa Ana Valley Groundwater basin, within the Rialto-Colton Sub-basin, and is managed through the Integrated Regional Urban Water Management Plan.[38]The Project would not directly extract groundwater; however, there would be an increase in impervious surfaces which would reduce the amount of water directly percolating into the groundwater table underlying the Project Site. The Preliminary WQMP (Appendix G) is a post-construction management program that ensures the ongoing protection of the watershed basin by requiring structural and programmatic controls. Implementation of the Proposed Project BMPs listed in the WQMP in Section 4 pages 4-1 through 4-27 (Appendix G), would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing

[36] Federal Emergency Management Agency (FEMA) Flood Map Service. https://www.fema.gov/flood-maps. Accessed April 24, 2025
[37] Interoffice Memo. San Bernardino County. Dated October 3, 2023.
[38] Upper Santa Ana River Watershed. 2020 Integrated Regional Urban Water Management Plan. Part 1. Accessed April 24, 2025

runoff from the Proposed Project to be utilized as a resource that can eventually be used for groundwater recharge. The Proposed Project would not otherwise substantially degrade water quality as appropriate measures relating to water quality protection would be implemented.

The Preliminary WQMP (Appendix G) is subject to review and approval by the County for compliance with water quality permit objectives. Therefore, the Proposed Project would not conflict or obstruct implementation of a water quality control plan or implementation of a groundwater sustainability plan. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation Measures:

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

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 County Countywide Plan/Policy Plan 2020

Impact Analysis

a) Physically divide an established community?

No Impact. As noted in the Project description, the Project Site is occupied by two existing single-family residences as well as a detached garage, and a poultry house which would be demolished as part of the Project. The Project Site is surrounded by single-family residences to the north, south, west and east. The existing land use designations and land use zoning districts surrounding the Proposed Project in all directions are Residential. The Proposed Project would not interfere with movement and access to adjacent properties. The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. Therefore, no impacts would occur, and no mitigation measures are required.

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

No Impact. The Proposed Project includes a General Plan Amendment to amend the General Plan land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR). The land surrounding the Project Site to the north, west, and east is zoned Single Residential (RS). Multiple Residential (RM) zoning is located to the south of the Project Site. With approval of the GPA and zone change, the Proposed Project would be an extension of the land use and zoning of the parcels adjacent to the south and would not conflict with any applicable land use plan, policy or regulation. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
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

San Bernardino County Countywide Plan/Policy Plan 2020; Policy Plan Natural Resources Element, Map NR-4 Mineral Resources Zones

Impact Analysis

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

Less than Significant Impact. In 1975, the California Legislature enacted the Surface Mining and Reclamation Act (SMARA), which, among other things, provided guidelines for the classification and designation of mineral lands. Areas are classified on the basis of geologic factors without regard to existing land use and land ownership. The areas are categorized into four Mineral Resource Zones (MRZs): MRZ-1: An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence; MRZ-2: An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence; MRZ-3: An area containing mineral deposits, the significance of which cannot be evaluated; and MRZ-4: An area where available information is inadequate for assignment to any other MRZ zone.

The San Bernardino County Countywide Plan designates the Project Site as being located within a MRZ-3 area. The Project Site has historically been used for residential purposes, and being surrounded by residential uses, has not been considered viable for mineral extraction. As such, the Proposed Project would not result in the loss of availability of a known mineral resource as the mineral resource was not previously available for extraction. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

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?*

Less than Significant Impact. As discussed previously, the Project Site is within a MRZ-3 zone within the County's Policy Plan. However, no mineral extraction activities occur on the site currently, or historically. As such, the Proposed Project would not result in the loss of availability of a known mineral resource as the mineral resource was not previously available

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

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

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 of 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

San Bernardino County Countywide Plan/Policy Plan 2020; San Bernardino Countywide Plan Draft PEIR Chapter 5 Environmental Analysis, Section 5.12 Noise, June 2019

Impact Analysis

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?

Less than Significant Impact. Pursuant to section 83.01.080 of the County Development Code, interior noise levels in all single-family residences shall not exceed 45 dBA Day-Night Sound Level (Ldn) emanating from sources outside the residential building.[39] The exterior noise levels in single-family residential land use areas should not exceed 60 dBA Ldn for any exterior residential use area. However, an exterior noise level of up to 65 dBA) is permitted, provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technologies.

Construction

The Project Site is currently surrounded by existing residential uses to the north, south, west and east. Project construction activities would increase noise above ambient levels. Construction noise would be temporary and would only occur between 7:00 a.m. to 7:00 p.m. except on Sundays and Federal holidays, thus would be considered exempt from the regulations of Section 83.01.080 (g)(3) of the County Development Code.

[39] San Bernardino County. Development Code. Section 83.01.08 Noise. Accessed May 8, 2025

As shown in table 15, construction equipment generates high levels of noise, with maximums ranging from 71 dBA to 101 dBA. Construction of individual developments associated with implementation of the plan would temporarily increase the ambient noise environment and would have the potential to affect noise-sensitive land uses in the vicinity of an individual project. However as stated above, according to the Development Code Section 83.01.080, construction activities are exempt from the noise standards between 7:00 AM and 7:00 PM, except on Sundays and federal holidays.

Table 15
Construction Equipment Noise Emission Levels

Construction Equipment	Typical Max Noise Level (dBA (L_{max}) at 50 feet	Construction Equipment	Typical Max Noise Level (dBA (L_{max}) at 50 feet
Air Compressor	81	Pile-Driver (Impact)	101
Backhoe	80	Pile-Driver (Sonic)	96
Ballast Equilizer	82	Pneumatic Tool	85
Ballast Tamper	83	Pump	76
Compactor	82	Rail Saw	90
Concrete Mixer	85	Rock Drill	98
Concrete Pump	71	Roller	74
Concrete Vibrator	76	Saw	76
Crane, Derrick	88	Scarifier	83
Crane, Mobile	83	Scraper	89
Dozer	85	Shovel	82
Generator	81	Spike Driver	77
Grader	85	Tie Cutter	84
Impact Wrench	85	Tie Handler	80
Jack Hammer	88	Tie Inserter	85
Loader	85	Truck	88
Paver	89		

Source: San Bernardino Countywide Plan Draft PEIR page. 5.12-37 Accessed 9.24.25

Operation

Stationary sources of noises may occur from all types of land uses. Residential uses would generate noise from landscaping, maintenance activities, and air conditioning systems. Noise generated by residential use is generally short and intermittent.[40] According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would result in exposure to or generation of noise levels in excess of standards

[40] San Bernardino Countywide Plan Draft PEIR page. 5.12-27 Accessed 9.24.25

established in the local general plan or noise ordinance, or applicable standards of other agencies.[41] The Project will be required to meet all noise standards and design features as outlined in the County Development Code through conditions of approval.

The County Development Code (Development Code) Section 83.01.080, Noise, establishes standards concerning acceptable noise levels for both noise-sensitive land uses and noise-generating land uses. Noise limits based on the receiving land use are shown in Table 16 Noise Standards for Stationary Noise Sources.[42] Areas are designated "noise impacted" if exposed to existing or projected future exterior noise levels exceeding these standards.

Table 16
Noise Standards for Stationary Noise Sources

Affected Land Uses (Receiving Noise)	7:00 AM-10:00 PM L_{eq}	10:00 PM-7:00 AM 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: Development Code Section 83.01.080

The proposed residences will generate noise typically associated with residential neighborhoods and in general, will not create new noise sources that exceed what is typical for residential uses. According to the Transportation Screening Assessment (Appendix H), the Proposed Project is forecast to generate fewer than 100 peak hour trips and does not warrant the preparation of a transportation impact study with LOS analysis based on the County-established screening criteria and LOS impacts may be presumed to be negligible. Operational noise from the residential use and associated traffic generated are not substantial. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact with Mitigation Incorporated. There are several types of construction equipment that can cause vibration levels high enough to impact persons in the vicinity and/or result in architectural or structural damage to nearby structures and improvements. For example, a vibratory roller could generate up to 0.21 PPV at a distance of 25 feet; and operation of a large bulldozer (0.089 PPV) at a distance of 25 feet (two of the most vibratory pieces of construction equipment) as shown in Table 17 below. Groundborne vibration at sensitive receptors associated with this equipment would drop off as the equipment moves away. For example, as the vibratory roller moves further than 100 feet from the sensitive receptors, the vibration associated with it would drop below 0.0026 PPV. It should be noted that these vibration levels are reference levels and may vary slightly depending upon soil type and specific usage of each piece of equipment.[43]

[41] San Bernardino Countywide Plan Draft PEIR page. 5.12-27 Accessed 9.24.25
[42] San Bernardino Countywide Plan Draft PEIR page. 5.12-8 Accessed 9.24.25
[43] Federal Transit Administration: Transit Noise and Vibration Impact Assessment Manual, 2018. Accessed April 22, 2024

Table 17
Construction Equipment Vibration Source Levels

Equipment		PPV at 25ft. (in/sec)	Approximate at 25ft. (VdB)
Pile Driver (impact)	Upper range	1.518	112
	Typical	0.644	104
Pile Driver (sonic)	Upper range	0.734	105
	Typical	0.170	93
Clam slurry drop (slurry wall)		0.202	94
Hydromill (slurry wall)	In soil	0.008	66
	In rock	0.017	75
Vibratory Roller		0.210	94
Hoe Ram		0.089	87
Large Bulldozer		0.089	87
Caisson Drilling		0.089	87
Loaded Trucks		0.076	86
Jackhammer		0.035	79
Small Bulldozer		0.003	58
Threshold at 25 feet		**0.020**	**78**

Source: San Bernardino Countywide Plan Draft PEIR page. 5.12-40 Accessed 9.24.25
Notes: PPV: Peak Particle Velocity, VdB: Vibration Decibels

Construction activity would generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Vibration from construction activities rarely reaches levels that can damage structures but can achieve the audible and perceptible ranges in buildings close to the construction site. Table 17 lists reference vibration levels for construction equipment

As shown in Table 17, vibration generated by construction equipment has the potential to be substantial since it has the potential to exceed the FTA criteria for human annoyance of 78 VdB and architectural damage of 0.2 in/sec if closer than 25 feet to the source. However, groundborne vibration is almost never annoying to people who are outdoors, so it is usually evaluated in terms of indoor receivers.[44] Implementation of mitigation measure NOI-1 is recommended if PPV and VdB levels are exceeded.

NOI-1: Individual projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, near sensitive receptors shall be

[44] San Bernardino Countywide Plan Draft PEIR page. 5.12-40 Accessed 9.24.25

evaluated for potential vibration impacts. If construction-related vibration is determined to exceed the maximum level of 0.2 in/sec PPV at residential structures per Development Code Section 83.01.090 additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).[45]

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?*

No Impact. The Project Site is not located within an Airport Runway Protection Zone, Airport Noise Contours or an Airport Safety Review Area.[46] The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport is Ontario International Airport, which is located approximately 6.4 miles southwest of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

[45] San Bernardino Countywide Plan Draft PEIR page. 5.12-59 Accessed 9.24.25
[46] San Bernardino Countywide Policy Plan Map HZ-9 “Airport Safety & Planning Areas.” Accessed April 22, 2025

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Countywide Plan/Policy Plan 2020

Impact Analysis

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

Less than Significant Impact. Population in the unincorporated area of the County is anticipated to increase by 39,800 between 2020 and 2040 (13.1% increase) and the average person per household was 3.41 countywide and 3.23 when limited to unincorporated areas.[47]The Project Site is within unincorporated San Bernardino County and the Proposed Project includes a 68-unit condominium development. Implementation of the Proposed Project would generate a population growth of approximately 220 people (based on 3.23 people per household). The Proposed Project would account for approximately 0.66% of the projected 20-year growth in unincorporated San Bernardino County. The Project Site is currently designated Low Density Residential (LDR) according to the San Bernardino Countywide Plan 2020, with a zoning designation of Single Family Residential (RS). The Project Applicant is requesting approval of a General Plan Amendment to change the land use from Low Density Residential (LDR), to Medium Density Residential (MDR), and a Zone Change from Single Residential (RS) to Multiple Residential (RM). The Project Site is approximately five acres, which is below the allowed maximum density. Therefore, population growth from the Proposed Project is already anticipated from buildout of the Planning Area. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The Project would replace the two single-family residences with a multi-family residential development providing 68 condominium units, which is more than makes up for the single-family residences that would be demolished. Therefore, implementation of the Proposed Project would not require construction of replacement housing elsewhere as the Proposed Project itself is providing replacement housing in place.

[47] San Bernardino Countywide Policy Plan Draft EIR. Population and Housing. Table 5.13-5 “Adopted SCAG 2040 Growth Forecasts.” Accessed April 23, 2025

Therefore, a less than significant impact would occur, and no mitigation measures are required.

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

XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☒	☐
iv. Recreation/Parks?	☐	☐	☐	☒
v. Other public facilities?	☐	☐	☐	☒

Substantiation

San Bernardino County Countywide Plan/Policy Plan 2020;

Impact Analysis

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, Recreation/Parks, Other public facilities?*

i. Fire Protection

Less than Significant Impact. According to the San Bernardino Countywide Plan, fire protection, and emergency medical service to the Project Site are provided by the San Bernardino County Fire Protection District (SBCFPD). Fire stations that serve the Project area, include Fontana Station #73, located at 8143 Banana Avenue Fontana, approximately 0.35 miles north of the Project Site; Fontana Station #72 located at 15380 San Bernardino Avenue Fontana, approximately 2.2 miles southeast of the Project Site, and Fontana Station #78 located at 7110 Citrus Avenue Fontana, approximately 2.9 miles northeast of the Project Site.

The Proposed Project would be required to comply with County fire suppression standards and provide adequate fire access subject to County Fire Marshal approval. SBCFPD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Property tax revenues provide funding to offset potential increases

in the demand for fire services. The Proposed Project would receive adequate fire protection services and would not result in the need for new or physical altered fire protection facilities. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

ii. Police Protection

Less than Significant Impact. The San Bernardino County Sheriff's Department (SBCSD) services the unincorporated area of San Bernardino County. The nearest sheriff station is the County Sheriff's Department located at 17780 Arrow Boulevard, approximately 4.7 miles east of the Project Site. SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Increased property and sales tax associated with the direct and indirect improvement of the property would provide funding for necessary service increases to meet growth and demand. Additionally, the Proposed Project is within the Residential zoning district and therefore would not result in the requirement of police protection services that is not already anticipated by the Countywide Plan and evaluated in the Countywide Plan Final EIR. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

iii. Schools

Less than Significant Impact. The Proposed Project would be served by Fontana Unified School District (FUSD). The school district serves approximately 33,910 students in 44 schools.[48]According to the Developer Impact Fee Analysis prepared by FUSD, impact fees to new residential development are to $5.17 per square foot of assessable space[49]. The appropriate sum of Developer Impact Fees would be paid by the Applicant to offset impacts to schools. FUSD's student generation rates per dwelling unit are on average, 33,910 students in grades K-12[50]. The student population for the Proposed Project, would be an estimated 132 students (0.6 x 220 persons)[51]. Payment of mandatory school fees per residential unit is mandated and the State has determined that payment of these fees is deemed sufficient to offset the Project's impacts. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

iv. Parks

No Impact. Projected population growth of the unincorporated areas of San Bernardino County is approximately 49,680 people at buildout of the Countywide Policy Plan. The unincorporated growth represents a two percent increase of potential users on existing regional park facilities, with an average annual growth rate of 0.10 percent over the planning horizon of 24 years. The amount of regional parkland in the County is 8,515 acres, which is sufficient for the parkland needs of about 3.4 million people if based on the 2007 General Plan standard of 2.5 acres per 1,000 residents. In the updated Countywide Policy Plan, the standard for regional parkland is replaced by an emphasis on maintaining and improving existing facilities and the coordination with other jurisdictions to provide regional park land

[49] Fontana Unified School District. Developer Fees. https://www.fusd.net/departments/business-services-division/facilities-maintenance-operations-and-transportation/developer-fees Accessed March 20, 2025
[50] https://www.niche.com/k12/d/fontana-unified-school-district-ca/ Accessed March 20, 2025
[51] San Bernardino Countywide Plan. Public Services. Table 5.14-8 Projected Student Population Growth by Planning Area. Accessed March 25, 2025.

(Policy NR-3.6, Regional parkland). Accordingly, no new and/or expanded facilities would need to be developed due to Countywide Policy Plan buildout, and no additional impacts would occur. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

v. Other Public Facilities

No Impact. The Proposed Project population increase of approximately 220 would not increase demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelters. The Proposed Proponent would be required to pay the applicable development impact fees, property tax, and utility user tax. As such, implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. No significant impacts are identified or are anticipated, and no mitigation measures are required.

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

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 would 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/Policy Plan 2020; San Bernardino County Development Code Chapter 84.16

Impact Analysis

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 would occur or be accelerated?*

No Impact. Open space requirements as outlined in the San Bernardino County Development Code Multi-Family Residential Development Standards Chapter 84.16.060 includes:

Open Space - Common: For Multi-family projects with 20 or more units. A minimum of 900 square feet of usable common open space shall be provided for active or passive outdoor activity. For every dwelling unit above seven, an additional 125 square feet of usable common open space shall be provided, which equates to 7,625 square feet or 0.17 acres.

Open Space – Private: A minimum of 125 square feet of private open space (e.g., patios, balcony, decks, etc.), a minimum of six feet in width, shall be provided for each dwelling unit. Required private open space areas shall not be used to satisfy any part of the common open space requirement. Enclosure of private open space shall not prevent common open space surveillance by the residents.

The Proposed Project would involve the construction of 68-unit condominium development onsite and would not increase demand for neighborhood and regional parks. The Proposed Project amenities would include a play field, pickleball court, tot lot, shade cover with barbecue, and seated areas, and would comply with section 84.16.070 of the San Bernardino Development Code Multiple Family Common Amenities and Facilities as well as Development Standards, and Design Guidelines for Multi-Family projects with 20 or more units (sections 84.16.060 and 84.16.080). Thus, the Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. San Bernardino County Development Code Section 89.02.010 requires the developer dedicate lands or to pay fees in lieu thereof, or a combination of both, for park or recreational purposes. Therefore, there would

be no impact due to the implementation of the Project related to any contribution to the deterioration of parks and recreational facilities. No mitigation would be required.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

No Impact. The Proposed Project includes amenities (play field, pickleball court, tot lot, shade cover with barbecue, and seated areas) that would comply with section 84.16.070 of the San Bernardino Development Code Multiple Family Common Amenities and Facilities as well as Development Standards and Design Guidelines for Multi-Family projects with 20 or more units (sections 84.16.060 and 84.16.080 respectively).

Therefore, implementation of the Project would include the construction of required onsite open space (common and private), as well as recreational amenities as outlined in Section 87.16.070 of the Development Code but does not facilitate the expansion of recreational facilities that might have an adverse physical effect on the environment. No impacts are identified or anticipated, and no mitigation measures are required.

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

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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/Policy Plan 2020; *Transportation Screening Assessment,* February 20, 2025, Ganddini Group, Inc., (Appendix H).

Impact Analysis

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

Less than Significant Impact. A Transportation Screening Assessment was prepared for the Proposed Project by Ganddini Group, Inc (Appendix H). Vehicle trips associated with the Proposed Project are projected to be equivalent to 471 daily net new trips, including 32 occurring during AM peak hours and 37 occurring during PM peak hours. The trip generation satisfies the County-established Level of Service (LOS) screening criteria for projects generating fewer than 100 peak hour trips. Therefore, the Proposed Project does not warrant the preparation of Transportation Impact Study (TIS) with LOS analysis based on the County-established screening criteria.

Existing Roadway System: Regional access to the Project Site is provided by Historic Route 66 located approximately 0.4 miles north of the Project Site and Interstate 10, 2.3 miles south of the Project Site. Key roadways providing local circulation include Cherry Avenue, Arrow Route, Foothill Boulevard, and Calabash Avenue.

Bicycle and Pedestrian Facilities: There are no current or planned bicycle pathways in the Project vicinity. There are also no existing sidewalks fronting the Project Site. However, the Proposed Project would be installing Planned II sidewalks along Banana Avenue[52]. The San

[52] San Bernardino Countywide Plan. Transportation. Fig.5.16-14 Future Bicycle Facilities-Valley Region. Accessed March 3, 2025.

Bernardino Countywide Plan does not include a plan or policy related to bikeways and trails in the vicinity of the Project Site. Therefore, no conflict with a program plan, ordinance, or policy addressing the circulation system, including bicycle and pedestrian facilities are anticipated. Therefore, no conflict with a program plan, ordinance, or policy addressing the circulation system, including bicycle and pedestrian facilities are anticipated.

Transit Service: The Project Site is within the service area of Omnitrans, a public transit agency serving various jurisdictions within San Bernardino County, with bus service along W Foothill Boulevard (Route 66). Bus Route 66 serves Fontana and Montclair via Foothill.[53] The nearest bus stop is located at Banana Avenue and Foothill Boulevard. Transit service is reviewed and updated by Omnitrans periodically to address ridership, budget, and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate.

The Proposed Project would be consistent with the following Goals and policies of the Transportation and Mobility Element of the Countywide Plan.

Goal TM-1 Roadway Capacity

Unincorporated areas served by roads with capacity that is adequate for residents, businesses, tourists, and emergency services

Policy TM-1.7 Fair share contributions

We require new development to pay its fair share contribution toward off-site transportation improvements.

Goal TM-4 Complete Streets, Transit, and Active Transportation

On- and off-street improvements that provide functional alternatives to private car usage and promote active transportation in mobility focus areas.

Policy TM-4.4 Transit access for residents in unincorporated areas

We support and work with local transit agencies to generate a public transportation system, with fixed routes and on-demand service, that provides residents of unincorporated areas with access to jobs, public services, shopping, and entertainment throughout the county.

Less than Significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less Than Significant Impact. The County TIS Guidelines identify screening criteria for certain types of projects that typically reduce Vehicle Miles Traveled (VMT) and may be presumed to result in a less than significant VMT impact. To qualify for VMT screening, the Project needs only satisfy one of the following screening criteria:

- Local serving land uses
- Projects which generate less than net new 110 daily vehicle trips

[53] https://omnitrans.org/routes/route-66/ Accessed March 3, 2025.

- Projects located within a Transit Priority Area (TPA)
- Projects located within a low VMT area.

Local Serving Land Use Screening

The County TIS Guidelines lists projects that serve the local community, that also have the potential to reduce VMT, and thus are not required to complete a VMT assessment:

- Local-serving K-12 schools
- Local-serving retail less than 50,000 square feet
- 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 RTP/SCS.

The Proposed Project does not include any of the local serving land uses specified above; therefore, the Project does not satisfy the “local servicing land use” screening criteria.

Project Generating Less than 110 Daily Vehicle Trips

This threshold ties directly to the State of California Office of Planning and Research (OPR) technical advisory and notes that CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the Project is in an area where public infrastructure is available to allow for maximum planned development and the Project is not in an environmentally sensitive area. (CEQA Guidelines, § 15301, subd. (e)(2).) Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

As noted in the County TIS Guidelines, the following typical development potential generally corresponds to less than 110 daily vehicle trips:

- 11 single-family residential dwelling units
- 16 multifamily, condominium residential dwelling units
- 10,000 square feet of office
- 15,000 square feet of light industrial
- 63,000 square feet of warehousing
- 79,000 square feet of high-cube transload and short-term storage warehouse
- 12 hotel rooms

The Project consists of 68 single family dwelling units which generates more than 110 net new daily trips. Therefore, the ‘projects generating less than 110 daily trips’ screening criteria are not satisfied.

Transit Priority Area (TPA) Screening

A TPA, defined as within one-half mile of a major transit stop or high-quality transit corridor.[54] [55]Projects located within, may be presumed to result in a less than significant VMT impact, absent substantial evidence to the contrary. The County TIS Guidelines note that this screening criteria may not apply if a project has a floor area ratio (FAR) less than 0.75, the Project is inconsistent with applicable Sustainable Communities Strategy, or the Project constructs a smaller number of moderate or high-income residential units than the existing number of affordable residential units.

Based on a review of the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool[56] and the Southern California Association of Governments (SCAG) High Quality Transit Area (HQTA) map, the Proposed Project is located fully within a TPA; therefore, the TPA screening criteria is met.

Low VMT Area Screening

As prescribed in the County TIA Guidelines, the SBCTA VMT Screening Tool was used to assess low VMT area screening for the Project. The VMT Screening Tool was developed using the County travel forecasting model to measure VMT performance for individual jurisdictions and for individual traffic analysis zones (TAZs) within the County transportation region. TAZs are geographic polygons similar to census block groups used to represent areas of homogenous travel behavior. Total daily VMT per service population was estimated for each TAZ. This presumption may not be appropriate if the Project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips.

Based on the VMT Screening Tool results for the Project Site, located within TAZ 53708203, the baseline year (2025) VMT per resident for the Project TAZ is equal to 16.0, which is four percent (4%) or more below the County baseline (18.6 VMT per resident) or the threshold of 17.9 VMT per resident; therefore, the Proposed Project satisfies the County-established screening criteria for projects located in a low VMT area. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The Proposed Project includes the request for a CUP and a Zone Change to allow for the new development of condominiums with access via two driveways. One driveway from Banana Avenue would be 48 feet in width and one driveway from Buena Vista Drive that would be 36 feet in width. The Proposed Project design features would be reviewed and approved during the County's Site Plan review process, County Fire, as well as DPW Traffic and Land Development to ensure that the Project would not impede emergency access to the site and throughout the surrounding residential area. The Project does not include a geometric design feature or incompatible uses that would substantially

[54] A major transit stop is defined as an existing rail transit station, ferry terminal with bus or rail service, or the intersection of two or more major bus routes with less than 20-minute headways during the peak commute hours (Pub. Resources Code, § 21064.3 and AB 2553).
[55] Fixed route bus service with less than 15-minute headways during the peak commute hours (Pub. Resources Code, § 21155).
[56] San Bernardino County Transportation Authority, SBCTA VMT Screening Tool Accessed August 7, 2025

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

d) *Result in inadequate emergency access?*

Less than Significant Impact. Primary access to the Project Site would be provided via a full access gated drive at Banana Avenue and secondary access driveway at Buena Vista Drive. Internal roads would provide for a two-way path of travel with direct access to all buildings as well as paved vehicle parking areas throughout the Project Site. Development of both driveways is not anticipated to result in significant hazards. Discretionary actions for the Proposed Project by the County of San Bernardino includes approval of the Project design. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

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

XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, lace, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources 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/Policy Plan 2020; Phase I Cultural Resources Survey and Historic Structure Evaluation dated March 14, 2025 by BFSA Environmental Services, a Perennial Company (Appendix C).

Regulatory Framework

Assembly Bill 52 (AB 52)
Effective July 1, 2015, Assembly Bill 52 (AB 52) amended CEQA to require that: 1) a lead agency provide notice to those California Native American tribes that requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the lead agency must consult with the tribe. Topics that may be addressed during consultation include Tribal Cultural Resources (TCRs), the potential significance of Project impacts, the type of environmental document that should be prepared, and possible mitigation measures and Project alternatives.

Pursuant to AB 52, Section 21073 of the Public Resources Code defines California Native American tribes as “a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of the Statutes of 2004.” This includes both federally and non-federally recognized tribes.

Senate Bill 18 (SB 18)
Prior to the amendment or adoption of General or Specific Plans, local governments (as discussed in my previous blog entitled, “Senate Bill 18 and Cultural Resources Management”) must notify

the appropriate tribal representatives of the opportunity to conduct a consultation with them on matters regarding the preservation and mitigating impacts to sacred places located on land within the local government's jurisdiction and that such land is affected by the plan adoption or amendment.

An SB 18 tribal contact list was requested from the Native American Heritage Commission (NAHC) and the government agency sends each tribal representative a letter extending an invitation to discuss any concerns they may have about the proposed project.

The tribal contacts for this list are maintained by the NAHC but are distinct from the Most Likely Descendent (MLD) list typically received when the project archaeologist requests NAHC to search their sacred lands file. It is suggested that local governments send a written notice by certified mail with a return receipt requested to the tribal representatives. The tribes have 90 days from the date they receive notification to request for a consultation. In addition, prior to adoption or amendment of a General or Specific Plan, local government must refer the proposed action to tribes on the NAHC list that have traditional lands located within the city or county's jurisdiction.

Section 21074(a) of the Public Resource Code defines TCRs for the purpose of CEQA as:

1. Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

   a. included or determined to be eligible for inclusion in the California Register of Historical Resources; and/or
   b. included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or
   c. 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Because criteria a and b also meet the definition of a historical resource under CEQA, a TCR may also require additional consideration as a historical resource. TCRs may or may not exhibit archaeological, cultural, or physical indicators.

Sacred Lands File Record Search

A search of the Sacred Lands File by the Native American Heritage Commission (NAHC) in Sacramento, California was requested by BFSA. This search was requested to determine whether there are sensitive or sacred Native American resources in the vicinity of the Project area that could be affected by the Proposed Project. The NAHC was also asked to provide a list of Native American groups that have historic or traditional ties to the Project area who may have knowledge about the Project area. The results of the search of the Sacred Lands File by the NAHC did not indicate the presence of any Native American cultural resources within one mile of the Project area. The NAHC also provided a list of Native American groups that have historic or traditional ties to the Project area who may have knowledge about the Project area. It should be noted that this does not constitute consultation in compliance with AB 52.

Impact Analysis

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

Less than Significant with Mitigation Incorporated. As concluded in Section 5(a), above, the Historical/Archaeological Resources Survey Report concluded that no "historical resources" are anticipated to be impacted by the Proposed Project. However, the possibility of discovering a significant unanticipated find remains and therefore Mitigation Measure **CUL-1** and Mitigation Measure **CUL-2** shall be implemented to ensure that less than significant impacts to potential historical resources occur. No additional mitigation measures are required.

b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

Less than Significant with Mitigation Incorporated. No TCRs were identified within the Project area during AB 52 consultation. The Proposed Project would not result in significant impacts to known TCRs. However, as a result of AB 52 consultation the Tribes identified a potential for the discovery of unknown TCRs during construction, which may result in a significant impact if such resources are found and affected. Impacts to unknown TCRs would be less than significant with the implementation of Mitigation Measures **TCR-1** through **TCR-2.**

As stated in Section 5, above, the Proposed Project will not cause a substantial adverse change in the significance or integrity of Site 36-004276, the only "historical resource" or potential "historical resources" encountered within or partially within the Project Site, and the geoarchaeological analysis suggests that the Project location is low in sensitivity for archaeological remains of prehistoric or early historic origin in buried deposits. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation Measures

Yuhaaviatam of San Manuel Nation

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

As necessary, and in accordance with Project-Specific consultations conducted with the NAHC and various Tribal entities in association with AB52, SB18, and/or any other legal guidelines relating to Native American consultations, the specific language noted in **CUL-1** and **CUL-2** may change to reflect Project-Specific needs and requirements.

TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the

applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

Note: Yuhaaviatam of San Manuel Nation realizes that there may be additional tribes claiming cultural affiliation to the area; however, Yuhaaviatam of San Manuel Nation can only speak for itself. The Tribe has no objection if the agency, developer, and/or archaeologist wishes to consult with other tribes in addition to YSMN and if the Lead Agency wishes to revise the conditions to recognize additional tribes.

With implementation of the above-listed measures, less than significant impacts would occur.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 County Countywide Plan/Policy Plan 2020; *Water Will Serve Letter* September 4, 2024, Fontana Water Company (Appendix I); *Sewer Availability Letter* August 14, 2024, prepared by the City of Fontana Department of Engineering (Appendix J)

Impact Analysis

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?*

Less than Significant Impact.

Water: The Project Site is located within the service area of the Fontana Water Company (FWC) as a division of the San Gabriel Valley Water Company. The Proposed Project would include the development of onsite water delivery infrastructure connected to existing FWC water mains along Banana Avenue. The Project Applicant would construct an onsite lift station and 8-inch main to connect to the City's system at Banana and Foothill. The environmental impacts from the construction of water and sewer service lines are negligible. Development of the Proposed Project would result in new impervious surfaces onsite. However, the Proposed Project includes two underground water basins. Drainage Area 1 with the capacity

of 2.06 acre-feet (89,739 CF) and Drainage Area 2 with the capacity of 2.64 acre-feet (115,094 CF) and any excess water shall be conveyed to a proposed reinforced concrete pipe that will connect to the existing 8-inch water main along Banana Avenue. The existing site generally drains to the southwest with a retention volume of 14,115 cubic feet (CF), located within the southwestern portion of the Project Site. As such, direct infiltration of storm water from impervious surfaces would be captured and would allow for groundwater recharge. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Wastewater Treatment: A Sewer will serve letter dated August 14, 2024 (Appendix J) states that sanitary sewer facilities would be provided by the City of Fontana and are conditionally available for connection to the Project Site. The nearest sewer facility is located on Banana Avenue approximately 450 feet south of Foothill Boulevard. The Proposed Project includes an onsite lift station with an 8-inch sewer main going north along Banana Avenue to connect to the City's system at Foothill Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Stormwater Drainage: An onsite storm drain collection system is proposed and is described in the Project's Preliminary Water Quality Management Plan and Section X(c). of this Initial Study. The Proposed Project site has been subdivided into subareas of storm water based on drainage patterns including ridge lines and low-confluence points. The drainage patterns include the roof surface runoff and ground surface runoff areas. Surface drainage runoff in the landscape and hardscape areas would eventually filter into one of two underground infiltration basins onsite. Overflow would drain into an existing storm drain on Banana Avenue and westerly discharging out to Buena Vista Drive.

Electricity: Southern California Edison (SCE) provides electricity to the Project Site. The Proposed Project would replace the existing uses with a 68-unit condominium development. The CalEEMod output estimates that the Proposed Project would consume 0.329702 GWh annually. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions in order to accommodate 68 new residences. According to the California Energy Commission, the residential sector of the SCE planning area consumed 39400.222464 GWh of electricity in 2022.[57] The overall increase electricity demand of the Proposed Project would represent approximately 0.0008368 percent of the overall 2022 SCE residential consumption. However, the Proposed Project would include solar panels to meet the 2022 Building Energy Efficiency Standards to reduce electricity demands from SCE. Expansion of the electrical utility would be necessary with service lines to connect to the existing transmission line feed along Banana Avenue in order to accommodate 68 new residences. The projected electrical demand would not significantly impact SCE's level of service. Less than significant impact is expected and no mitigation measures are required.

Natural Gas: The Project Site is located within the service area of Southern California Gas (SoCal Gas). The Proposed Project's estimated annual natural gas demand is 12,812.76 therms. The Proposed Project will create a permanent increase demand for natural gas conditions in order to accommodate 68 new residences. According to the California Energy Commission, the natural gas consumption of the SoCalGas residential sector was

[57] California Energy Commission. Electricity Consumption Accessed September 11, 2025.

1,281,276 therms in 2022.[58] The Proposed Project's estimated annual natural gas consumption, using the output from CalEEMod, compared to the 2022 annual natural gas consumption of the overall residential sector in the SoCal Gas Planning Area would account for approximately 0.0005632 percent of the total natural gas consumption. Therefore, projected natural gas demand would result in a less than significant impact to SoCal Gas level of service.

Telephone and Cable: Time Warner Cable and Verizon would provide telecommunication services to the vicinity of the Project area. The Proposed Project is not expected to require the expansion or construction of new communications systems facilities.

Residential development of the Proposed Site has been included in the utility providers' plans and therefore all utilities necessary to serve the Proposed Project are of sufficient capacity and no expansion would be required.

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

Less than Significant Impact. Water supply to the Project Site would be provided by the FWC, a division of San Gabriel Valley Water Company. The FWC issued a Water Will Serve letter (Appendix I) on September 4, 2024 states that the FWC would have sufficient water resources to provide water service to the Proposed Project. Fontana Water Company's service area covers approximately 52 square miles with boundaries including the San Gabriel Mountains to the north, and the Riverside Countyline to the south. FWC serves most of the City of Fontana, portions of the cities of Rialto and Rancho Cucamonga, and unincorporated areas of San Bernardino County.[59]The FWC diverts and receives Lytle Creek surface water and produces groundwater in the Lytle, Rialto, and No-Man's Land Basins as an agent for FWC, which asserts extensive water rights to these sources of supply pursuant to longstanding court judgments.[60]The FWC has developed a cooperative recharge program that is being successfully implemented to help replenish groundwater, using the State Water Project and local runoff[61].

The Proposed Project is located in the Chino Groundwater Basin. According to the San Gabriel Water Company Fontana Water Company (2020), in 2020, FWC served approximately 48,200 connections and delivered 39,800 acre-feet (averaging about 35 million gallons per day) of potable water to customers. Water demand projections in this UWMP are based on population projections and recent per capita water use for FWC's service area with an anticipated slight rebound in water consumption post-drought. Population projections for FWC's service area were obtained from the Southern California Association of Governments and Traffic Analysis Zone (SCAG/TAZ) population analysis (2020). To reflect the lasting impacts of the 2012-2016 drought conditions on future projected water demands, FWC selected a baseline demand of 165 gallons per capita per day (GPCD) to project future water demands from 2025 through 2045. This baseline per capita consumption is lower than FWC's

[58] California Energy Commission. Natural Gas Consumption Accessed September 11, 2025.

[59] 2020 Upper Santa Ana River Watershed. Integrated Regional Urban Water Management Plan-Part 1. Pages 2-10. Accessed March 24, 2025.
[60] Fontana Water Company. Water Sources - Fontana Water Company Accessed March 24, 2025.
[61] Fontana Water Company. Water Sources - Fontana Water Company Accessed March 24, 2025.

2020 per capita water use target (176 GPCD) and was calculated assuming the 2020 per capita water use will experience an approximate 10 percent increase in water demand due to recovery from drought conservation efforts. The water use projections for 2025 through 2045 assume that FWC's demands will be consistent with this per capita water use (165 GPCD). Table 4-3 reports the projected water demands through the year 2045 and reflects a decrease of greater than 10 percent from FWC's 2015 UWMP 2040 projected potable water demand (53,562 AF).[62]

Groundwater recharge facilities do not occur in the Project vicinity. The Proposed Project's demand for domestic water service would not substantially deplete groundwater supplies (refer to Section XIX(a). Moreover, implementation of the Proposed Project BMPs would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the Proposed Project to be utilized as a resource that can eventually be used for groundwater recharge. Therefore, because storm water flows onsite would be infiltrated, the Proposed Project would not have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, impacts would be less than significant, and no mitigations are required.

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

Less than Significant Impact. Wastewater is generated by the interior plumbing system of the Proposed Project and would be discharged into the City of Fontana sewer main. The proposed sewer system is an onsite lift station with an 8-inch sewer main going north along Banana Avenue to connect to the City's system at Foothill. Wastewater treatment services are provided by a regional authority, the Inland Empire Utilities Authority (IEUA). Wastewater collected in Fontana's sewer system is directed to and treated at IEUA's Regional Plants 1 and 4 (RP-1 and RP-4). The treatment capacity of RP-1 is 44 million gallons per day (gpd) and the treatment capacity of RP-4 is 14 million gpd,[63] both of these plants have available capacity. Further, a sewer will serve letter stating the sanitary sewer facilities provided by the City of Fontana are conditionally available for connection to the property was received and dated August 14, 2024. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. Solid waste disposal services for Fontana are provided by Burrtec Waste Industries, a private company under franchise agreement with the City of Fontana. Burrtec also operates Fontana's curbside recycling (including green waste recycling) program. All solid waste would be taken to Mid-Valley Sanitary Landfill (MVSL), located at 2390 Alder Avenue in Rialto, California. The MVSL maximum permitted capacity is 101,300,000 cubic yards with a maximum permitted throughput of 7,500 tons per day. As of December 31, 2023, the remaining capacity was 54,219,377 cubic yards.[64] Proposed Project construction would generate demolition as well as construction waste requiring disposal at

[62] Fontana Water Company 2020 Urban Water Management Plan p. 4-3 through 4-4. FWC-2020-UWMP-June-2021-Final.pdf
[63] Inland Empire Utilities Authority. Regional Water Recycling Plants No. 1 and 4. Accessed March 18, 2025
[64] CalRecycle. SWIS Facility/Site Activity Details. Mid-Valley Sanitary Landfill (36-AA-0055). Accessed March 17,2025.

local landfills. Materials generated during construction would include paper, cardboard, metal, plastics, glass, concrete, lumber scraps and other materials. Section 4.408 of the 2019 California Green Building Standards Code requires that at least 65% of the nonhazardous construction and demolition waste from residential construction operations be recycled and/or salvaged for reuse. Project construction would include recycling and/or salvaging at least 65% of construction and demolition waste in accordance with the 2022 CALGreen. According to CalRecycle's estimated solid waste generation rates operations of the Proposed Project would generate approximately 272 pounds (0.136 tons) of solid waste per day.[65] Therefore, the Proposed Project is anticipated to be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

Less than Significant Impact. San Bernardino County, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects which are required to submit a Construction and Demolition Solid Waste Management Plan. The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan would ensure that impacts related to construction waste would be less than significant. A project's waste management plan is to consist of two parts which are incorporated into the Conditions of Approval (COA's) by the San Bernardino County Solid Waste Management Division. As part of the plan, projects are required to estimate the amount of tonnage to be disposed and diverted during construction. Additionally, projects must provide the amount of waste that will be diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary.

Future residents would be required to coordinate with a waste hauler to collect solid waste on a common schedule as established in applicable local, regional, and State programs. The Proposed Project shall adhere to the California Integrated Waste Management Act of 1989 (AB 939), AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), and any other applicable local, State, and federal solid waste management regulations.

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

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

[65] CalRecycle. Estimated Solid Waste Generation Rates. Accessed March 17, 2025.

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, 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/Policy Plan 2020; Policy Plan Hazards Element, Map *HZ-4 Flood Hazards,* and Map *HZ-5 Fire Hazard Severity Zones*; San Bernardino County Countywide Plan/Policy Plan Final EIR 2020

Impact Analysis

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

No Impact. The Project Site is bordered by residential development to the north, south, west and east. The Project would be accessed from the main driveway along Banana Avenue. and the driveway along Buena Vista Drive. Both driveways are designed for emergency access pursuant to SBCFPD design standard A-3. The Project Site is not located within a Fire Hazard Severity Zone or State Responsibility Area (SRA)[66]. The Project Site does not contain any emergency facilities, nor is it located adjacent to an emergency evacuation route. The nearest evacuation route to the Project Site is Historic Route 66, located approximately 0.35 miles north of the Proposed Project. The contractor would be required to maintain adequate emergency access for emergency vehicles as required by the fire and police authorities during temporary construction. The Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

[66] San Bernardino County. County Policy Plan web maps: HZ-5 “Fire Hazard Severity Areas” and HZ-6 Fire Responsibility Areas

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

Less than Significant Impact. With no major slopes, elevation onsite ranges from approximately 1,100 to 1,200 feet amsl. The Project Site is not located within a Fire Hazard Severity Zone.[67] The Project Site is located within an urbanized area and completely surrounded by existing development. It is not located adjacent to or near wildlands. The proposed residential development includes 84,482.56 square-feet of landscape. The Proposed Project would provide buildings with fire safety and fire suppression design elements, and proper landscaping, thereby reducing the risk of wildfire. Compliance with the latest California Fire Code the Proposed Project will minimize exposure of people or structures to a significant risk of loss, injury or death involving wildland fires. A less than significant impact would occur, and no mitigation measures are required.

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

Less than Significant Impact. The Proposed Project is not within a Fire Hazard Severity Zone or SRA according to Maps HZ-5 and HZ-6 respectively, of the San Bernardino Countywide Plan Hazards Element.[68] The Project Site currently has two single-family residences, two standpipes, a detached garage, and a barn/poultry house building that would be demolished prior to construction. The Proposed Project is the development of a 68-unit condominium development with associated infrastructure including landscaping, as well as the following amenities: play field, a pickle ball court, tot lot, shade cover with barbecue, and seated areas. The Proposed Project does not include the installation or maintenance of associated infrastructure that would exacerbate fire risk. The proposed improvements would be made in accordance with development standards for residential development per the San Bernardino County Development Code Table 82-9A Residential Land Use Zoning District Development Standards.[69]. Additionally, new construction is subject to the latest standards of the California Fire Code. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

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?*

Less than Significant Impact. Topography of the Project Site is relatively level. As shown on Policy Map HZ-5 of the Countywide Policy Plan, the Project Site is not identified in an area associated with risk of wildland fire. Additionally, the Project Site is not located within a 100-year FEMA Flood Zone Area and there are no dams, reservoirs, or large water bodies near the Project Site, as shown on FEMA Flood Map 06071C8616H. The Project Site is not anticipated to 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

[67] San Bernardino County. County Policy Plan web maps: HZ-5 "Fire Hazard Severity Areas."
[68] San Bernardino County. County Policy Plan web maps: HZ-5 "Fire Hazard Severity Areas" and HZ-6 Fire Responsibility Areas
[69] https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncty_ca/0-0-0-167991. Accessed April 14, 2025

changes. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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

Less than Significant Impact with Mitigation Incorporated. According to the General Biological Resources Assessment (BRA) and Jurisdictional Delineation no State and/or federally listed threatened or endangered species or other sensitive species were observed onsite during surveys. No plant species with the California Native Plant Society (CNPS) California Rare Plant Rank (CRPR) of 1 or 2 were observed onsite or documented to occur onsite in the relevant databases. No other sensitive species were observed within the Project area or buffer area. The Project Site is highly disturbed, and the habitat onsite is ruderal/disturbed vegetation with and developed/disturbed ground. The Project Site and immediate surrounding area provide suitable habitats for nesting birds. The following mitigation measure should be implemented if future construction happens within the parcel. Therefore, potentially significant impacts could occur if construction occurs during the nesting season. Implementation of Mitigation Measures **BIO-1 and BIO-2** would mitigate any potentially significant impacts to nesting birds, or sensitive bats.

As included in the Phase I Cultural Resources Investigation, an archaeological records search for a half-mile radius was completed on February 27, 2025. The records search did not identify any resources within the project; however, 8 resources, all historic, were identified within one-

half mile of the Project Site; however, no resources are recorded within the subject property All of the recorded resources consist of historic sites. These resources include two residences, a detached garage, and a barn/poultry house building constructed over 50 years ago, as well as two sandpipes constructed at an unknown date. A Sacred Lands File search was also requested from the Native American Heritage Commission, which was negative for the presence of any records Native American sacred sites or locations of religious or ceremonial importance within one mile of the Project. Based upon the results of the study, although the historic resources were evaluated as not CEQA-significant, the potential exists that unidentified cultural resources may be present that are related to the historic use of the area since at least the 1930s.There is still a potential to encounter deposits associated with the historic or Tribal occupation and uses of the property, it is recommended that Mitigation Measures **CUL-1 through CUL-3**, and **TCR-1 and TCR-2** be implemented.

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)?*

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

(a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the Project. The discussion should be guided by the standards of practicality and reasonableness.

The Proposed Project is surrounded by residential development to the north, south, west and east. The Proposed Project would increase residential housing in the County. The construction of such housing would not subject residents to any adverse long-term environmental effects caused by its implementation. Based on the Project's objectives and the lack of any significant adverse environmental impacts, this Project is in compliance with the San Bernardino County Countywide Plan. Impacts associated with the Proposed Project would not be considered individually adverse or unfavorable and is a conditionally acceptable use No cumulative impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. Based on the analysis of the Project's impacts in the response to Air Quality, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Noise have been evaluated and found that the development and operation of the Project would result in less than significant adverse effects on human beings, either directly or indirectly. The

County of San Bernardino policies, standards, guidelines, and proposed mitigation measures as provided in this Initial Study would ensure that the Proposed Project would have no substantial adverse effect on human beings, either directly or indirectly on an individual or cumulative basis.

SUMMARY OF MITIGATION MEASURES

The following mitigation measures summarized below were identified to reduce potential impacts to less than significant:

BIOLOGICAL RESOURCES:

BIO-1: Nesting bird nesting season generally extends from February 1 through September 15 in southern California. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) no more than 3-days prior to Project-related disturbance to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

BIO-2: Suitable habitat and/or signs of bat use to look for during the daytime preliminary field assessment include guano, urine staining, and culled insect parts on or underneath the bridge. They can be performed during any time of the year, provided that weather conditions or local flooding do not affect the qualified biologist's ability to do a thorough evaluation. Recent rains or flooding may remove some evidence of bats.

CULTURAL RESOURCES:

CUL-1: Inadvertent Discoveries: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact 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.

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

CUL-3: Discovery of Human Remains: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

NOISE:

NOI-1: Individual projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to exceed the maximum level of 0.2 in/sec PPV at residential structures per Development Code Section 83.01.090 additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction e.g., drilled piles to eliminate use of vibration-intensive pile driver

TRIBAL CULTURAL RESOURCES:

Yuhaaviatam of San Manuel Nation

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

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

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