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:	1013-071-18	***USGS Quad:***	Ontario
Applicant:	Tony Wang, 1012 Land, LLC P.O Box 4132 Diamond Bar, CA 91765	***T, R, Section:***	**T1S R8W, Section 34**
Location	4760 Philips Boulevard	***Thomas Bros***	N/A
Project No:	PROJ 2023-00035	***Community Plan:***	Montclair SOI
Rep	Cory Chen	***LUZD:***	Single Residential
Proposal:	The County of San Bernardino is reviewing an application submitted by Cory Chen, Tentative Tract Map 20625, to subdivide a 1.68-acre lot into 7 residential lots.	***Overlays:***	N/A

PROJECT CONTACT INFORMATION:

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

Contact person: Alexander Lee, Associate Planner
Phone No: (909) 387-4738 ***Fax No:*** (909) 387-3223
E-mail: Alexander.Lee@lus.sbcounty.gov

Project Sponsor Tony Wang
P. O. Box 4132
Diamond Bar, CA 91765

Project Site Location, Existing Site Land Uses and Conditions

The proposed project site is located in the southwest of San Bernardino County and within the City of Montclair sphere of influence (SOI). This physiographic subregion is located within the Valley subregion of the County and is within the more populated areas of coastal and inland Southern California by the San Bernardino and San Gabriel mountains. The project site is bounded on all sides by unincorporated San Bernardino County with the City of Montclair located further north and the City of Chino to the south. Regional access to the project site is provided by one area highway: State Route 60, which traverses south of the project site in an east-to-west orientation. The location of the Montclair SOI, in a regional context, is shown in Exhibit 1. A vicinity map is provided in Exhibit 2. The site's address is 4760 Phillips Boulevard, Chino, California 91710. The corresponding Assessor Parcel Number (APN) is 1013-071-18. The site's latitude and longitude are 34.04777, -117.70128. The project site is located in the west half of Section 34,

Township 1 South Range 8 West, San Bernardino Principal Meridian. A local map of the site and the surrounding area is provided in Exhibit 3. An aerial map is shown in Exhibit 4.

Surrounding Land Uses and Setting

The proposed project is a 7-lot subdivision located on a vacant 1.68-acre parcel. There would be a total of 7 lots in the proposed development or 3.55 units per acre. Lots 1 through Lot 7 range from 7,587 square feet to 14,351 square feet in size and would be for single-family homes with detached ADUs. Ramona Place would extend into the project site and end in a cul-de-sac. The project site is zoned as Single Residential (RS). The maximum density of this zone is four units per acre. Land uses located in the vicinity of the proposed project are outlined below:

- *North of the project site:* Grand Avenue is located north of the project site. Single-family homes are located further north, north of the aforementioned roadway. This area is zoned as Single Residential (RS).

- *East of the project site:* The Monte Vista Water District Plant #2 and single-family homes are located east of the project site. Plant # 2 is currently operational and includes an enclosed well and water tank. This area is zoned as Single Residential (RS).

- *South of the project site:* Phillips Boulevard is located south of the project site. A truck trailer parking lot and single-family homes are located further south, south of the aforementioned roadway. This area is zoned as Single Residential (RS).

- *West of the project site:* Ramona Place and a single-family home are located west of the project site. This area is zoned as Single Residential (RS).

An aerial photograph of the project site and the surrounding area is provided in Exhibit 2. A summary of the surrounding land uses and zoning is shown in Table 1.

TABLE 1 EXISTING LAND USE AND LAND USE ZONING DISTRICTS

Location	Existing Land Use	Land Use Zoning District
Project Site	Vacant Land	This area is zoned as Single Residential (RS)
North	Grand Avenue and Single-family homes	This area is zoned as Single Residential (RS).
South	Phillips Boulevard, Truck trailer parking lot, Single-family home	This area is zoned as Single Residential (RS).
East	Monte Vista Water District Plant #2 and Single-family homes	This area is zoned as Single Residential (RS).
West	Ramona Place and Single-family homes	This area is zoned as Single Residential (RS).

PROJECT DESCRIPTION:

The San Bernardino County is reviewing an application submitted by Tony Wang, to subdivide a 1.95 gross (1.68 net) acre lot into 7 residential lots (referred to as Lots 1 through 7). The 7 individual lot sizes range in land size between 7,587 square feet to 14,351 square feet. There is a 5-foot Southern California Edison easement running down the west property line which intersects Lots 1,3,5, and 6. A 20-foot wide utility easement extends down the center of the subdivision on the west side yard of Lots 2,4, and 7, east side yard of Lots 1,3, and 6, and the center of Lot 5. Lots 3-5 are located along a cul-de-sac that extends from

Ramona Place. Grand Avenue fronts Lots 1 and 2 and Phillips Boulevard fronts Lots 6 and 7. Each lot would contain a main house and a detached accessory dwelling unit (ADU). The project elements are summarized below.

- *Lot 1.* This is a 7,712 square foot residential lot located in the northwest corner of the site. The north property line is 74.67 feet in length and is bounded by Grand Avenue; the east property line is 102 feet in length and is bounded by Lot 2; the west property line is 102 feet in length and is bounded by a single-family residence; and the south property line is 74.67 feet in length and is bounded by Lot 3. The main house is setback 25 feet from the front and 5 feet from the west side property lines. The detached ADU would be located in the rear yard 11 feet from the main house and 5 feet from the east side property line. A stepping stone pathway and a 20-foot wide paved driveway connect the main house to Grand Avenue. The ADU would be accessed through a 12-foot wide gravel driveway connected to the paved driveway.
- *Lot 2.* This is a 7,587 square foot residential lot located in the northeast corner of the site. The north property line is 74.42 feet in length and is bounded by Grand Avenue; the east property line is 102 feet in length and is bounded by a water tower; the west property line is 102 feet in length and is bounded by Lot 1; and the south property line is 74.42 feet in length and is bounded by Lot 4. The main house is setback 25 feet from the front and 5 feet from the east side property lines. The detached ADU would be located in the rear yard 11 feet from the main house and 5 feet from the west side property line. A stepping stone pathway and a 20-foot wide paved driveway connect the main house to Grand Avenue. The ADU would be accessed through a 12-foot wide gravel driveway connected to the paved driveway.
- *Lot 3* This is a 7,768 square foot residential lot located in the west of the site. The north property line is 74.67 feet in length and is bounded by Lot 1; the east property line is 100.25 feet in length and is bounded by Lot 4; the west property line is 100.25 feet in length and is bounded by a single-family residence; and the south property line is 74.67 feet in length and is bounded by Ramona Place. The main house is setback 25 feet from the front and 5 feet from the west side property lines. The detached ADU would be located in the rear yard 11 feet from the main house and 5.5 feet from the east side property line. A stepping stone pathway and a 20-foot wide paved driveway connect the main house to Ramona Place. The ADU would be accessed through a 12-foot wide gravel driveway connected to the paved driveway.
- *Lot 4.* This is an 8,013 square foot residential lot located in the east of the site. The north property line is 74.42 feet in length and is bounded by Lot 2; the east property line is 152.3 feet in length and is bounded by a single-family residence; the west property line is 100.25 feet in length and is bounded by Lot 3; and the south property line is bounded by Ramona Place. The main house is setback 25 feet from the front and 5 feet from the east side property lines. The detached ADU would be located in the rear yard 11 feet from the main house and 11.5 feet from the west side property line. A stepping stone pathway and a 20-foot wide paved driveway connect the main house to Ramona Place. The ADU would be accessed through a 12-foot wide gravel driveway connected to the paved driveway.
- *Lot 5.* This is a 14,351 square foot residential lot located in the central area of the site. The north property line is bounded by Ramona Place; the east property line is 121 feet in length and is bounded by a single-family residence; the west property line is 124.25 feet in length and is bounded by a single-family residence; and the south property line is 156.08 feet in length and is bounded by Lots 6 and 7. The main house is approximately 25 feet from the front and 5 feet from the west side property lines. The detached ADU would be located in the east side yard 11 feet from the main house and 5 feet from the east side property line. A stepping stone pathway and a 20-foot wide paved driveway connect the main house to Ramona Place. The ADU would be accessed through a 12-foot wide gravel driveway connected to the paved driveway.

- *Lot 6.* This is an 8,034 square foot residential lot located in the southwest corner of the site. The north property line is 78.5 feet in length and is bounded by Lot 5; the east property line is 101 feet in length and is bounded by Lot 7; the west property line is 101 feet in length and is bounded by a single-family residence; and the south property line is 78.5 feet in length and is bounded by Phillips Boulevard. The main house is setback 25 feet from the front and 5 feet from the west side property lines. The detached ADU would be located in the rear yard 11 feet from the main house and 5.5 feet from the east side property line. A stepping stone pathway and a 20-foot wide paved driveway connect the main house to Phillips Boulevard. The ADU would be accessed through a 12-foot wide gravel driveway connected to the paved driveway. Two infiltration basins would be installed on the lot.

- *Lot 7.* This is a 7,853 square foot residential lot located in the southeast corner of the site. The north property line is 77.58 feet in length and is bounded by Lot 5; the east property line is 101 feet in length and is bounded by a single-family residence; the west property line is 101 feet in length and is bounded by Lot 6; and the south property line is 77.58 feet in length and is bounded by Phillips Boulevard. The main house is setback 25 feet from the front and 5 feet from the east side property lines. The detached ADU would be located in the rear yard 11 feet from the main house and 11.5 feet from the west side property line. A stepping stone pathway and a 20-foot wide paved driveway connect the main house to Grand Avenue. The ADU would be accessed through a 12-foot wide gravel driveway connected to the paved driveway.

- *Cul-de-Sac.* The proposed extension of Ramona Place would be a cul-de-sac that extends from the west to the east property lines. The cul-de-sac would include a 5.5-foot wide sidewalk which would connect to the existing sidewalk on the south side of Ramona Place. An infiltration basin would be installed under the cul-de-sac.

- *Existing Roadway Improvements.* The project would construct new five foot-wide sidewalks with 10 foot-wide parkways along the project frontage on Philips Boulevard and Grand Avenue.

- *Utilities.* There is a 5-foot Southern California Edison easement that extends along the west property line which intersects Lots 1,3,5, and 6. A 20-foot-wide utility easement extends down the center of the subdivision on the west side yard of Lots 2, 4, and 7, east side yard of Lots 1, 3, and 6, and the center of Lot 5. Water service would be provided by the Monte Vista Water District. Proposed 1-inch water lines connect to Lots 1 and 2 from an existing 12-inch water line on Grand Avenue. A proposed eight-inch water line would be extended to the cul-de-sac from a blow-off on Ramona Place and would connect to Lots 3 to 5 through a one-inch water line. The applicant has also indicated the possibility to connect Lots 3 and 4 with a one-inch water line from Grand Avenue and a one inch line from Lot 5 to Phillips Boulevard instead of an extension from Ramona Place. A proposed one-inch water line connect to Lots 6 and 7 from a six-inch water line on Phillips Boulevard. Sewer service would be provided by the City of Montclair through an out-of-agency service agreement. A proposed six-inch sewer line would be connected to all lots and would be located within the sewer easement and connect to an existing 15-inch sewer line in Phillips Boulevard.

The site plan is shown in Exhibit 5. The project is summarized in Table 2 below.

TABLE 2 PROJECT SUMMARY

Project Element	Description	Lot Area	Lot Coverage
Total Site Area	Single-Family Residential	1.68 acre (73,302 sq. ft.)	
Lot 1	Single-Family Residential	7,712 sq. ft.	33.71%
Lot 2	Single-Family Residential	7,587 sq. ft.	34.27%
Lot 3	Single-Family Residential	7,768 sq. ft.	33.47%
Lot 4	Single-Family Residential	8,013 sq. ft.	32.45%
Lot 5	Single-Family Residential	14,351 sq. ft.	18.11%
Lot 6	Single-Family Residential	8,034 sq. ft.	32.36%
Lot 7	Single-Family Residential	7,853 sq. ft.	33.11%

Source: Hillwig-Goodrow, Inc

DISCRETIONARY ACTIONS

A Discretionary Decision is an action taken by a government agency (for this project, the government agency is the County of San Bernardino) that calls for an exercise of judgment in deciding whether to approve a project. The proposed project will require the following approvals:

- The Approval of a Tentative Tract Map (TTM) 20625; and,
- The adoption of a Mitigated Negative Declaration.

Future approvals may include grading permits, building permits, etc.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.
State of California: None.
San Bernardino County: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, Special Districts, and Public Works.
Regional: South Coast Air Quality Management District.
Local: Local Agency Formation Commission (LAFCO), City of Montclair Public Works (Sewer), ~~City of Montclair Fire Department, City of Montclair~~

The project is not currently planned to be annexed into the City of Montclair. The project Applicant has signed an agreement with the City of Montclair that the project can be annexed in the future if the City plans to do so in the future (Irrevocable Agreement to Annex No. 25-09-113). The City will request approval from LAFCO to allow the City to extend sewer ~~and fire~~ services outside city limits.

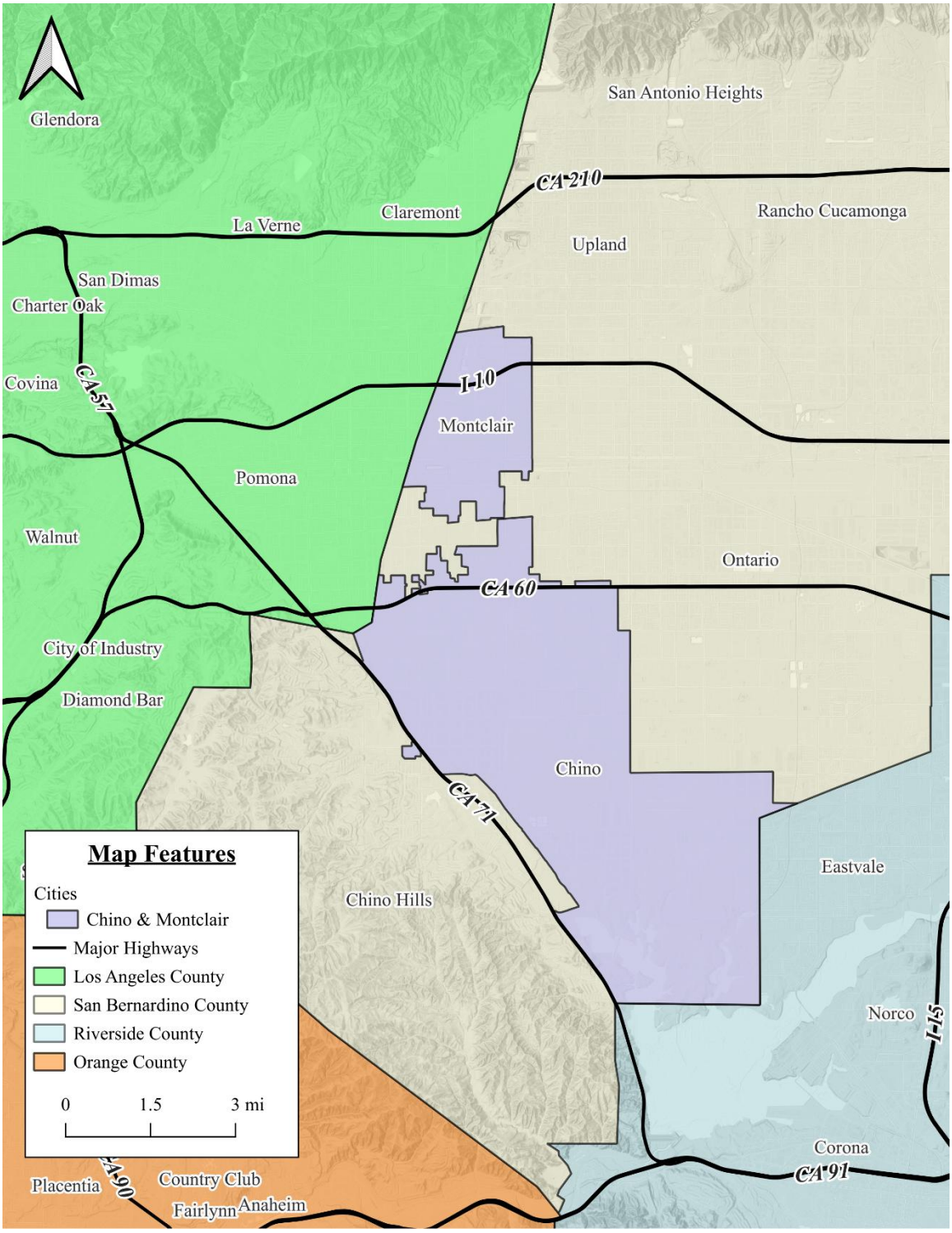


EXHIBIT 1 REGIONAL MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

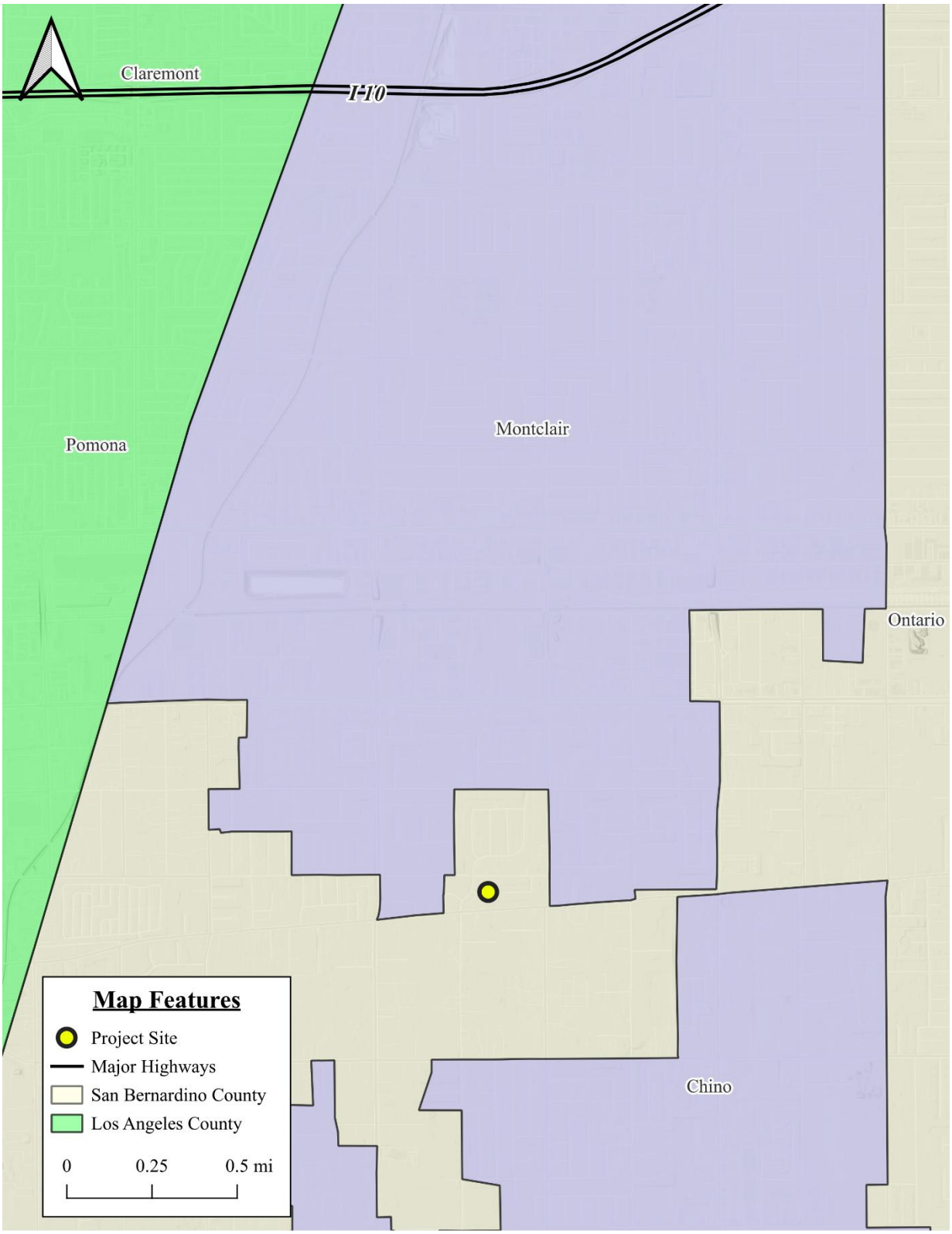


EXHIBIT 2 VICINITY MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

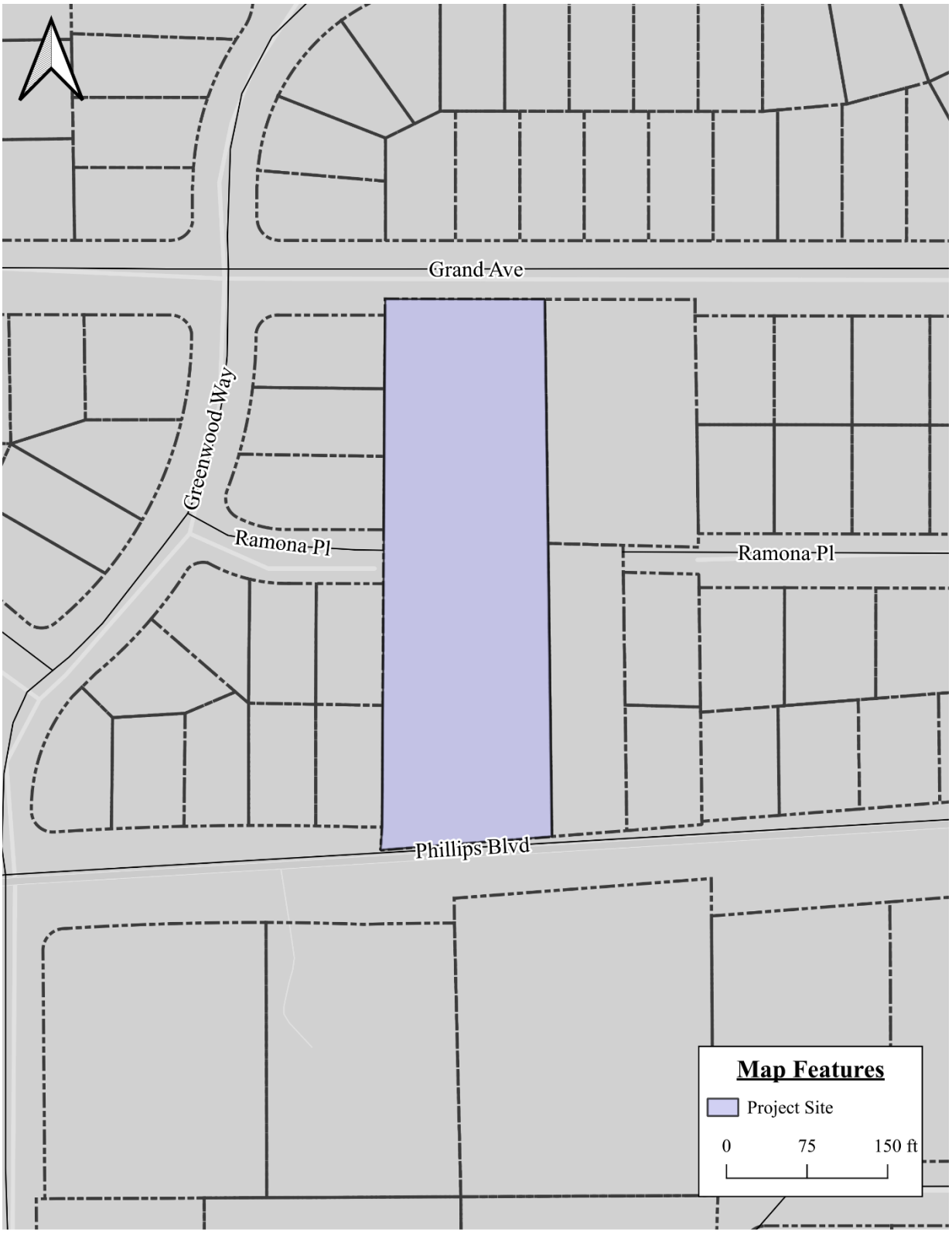


EXHIBIT 3 LOCAL MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 4 AERIAL MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

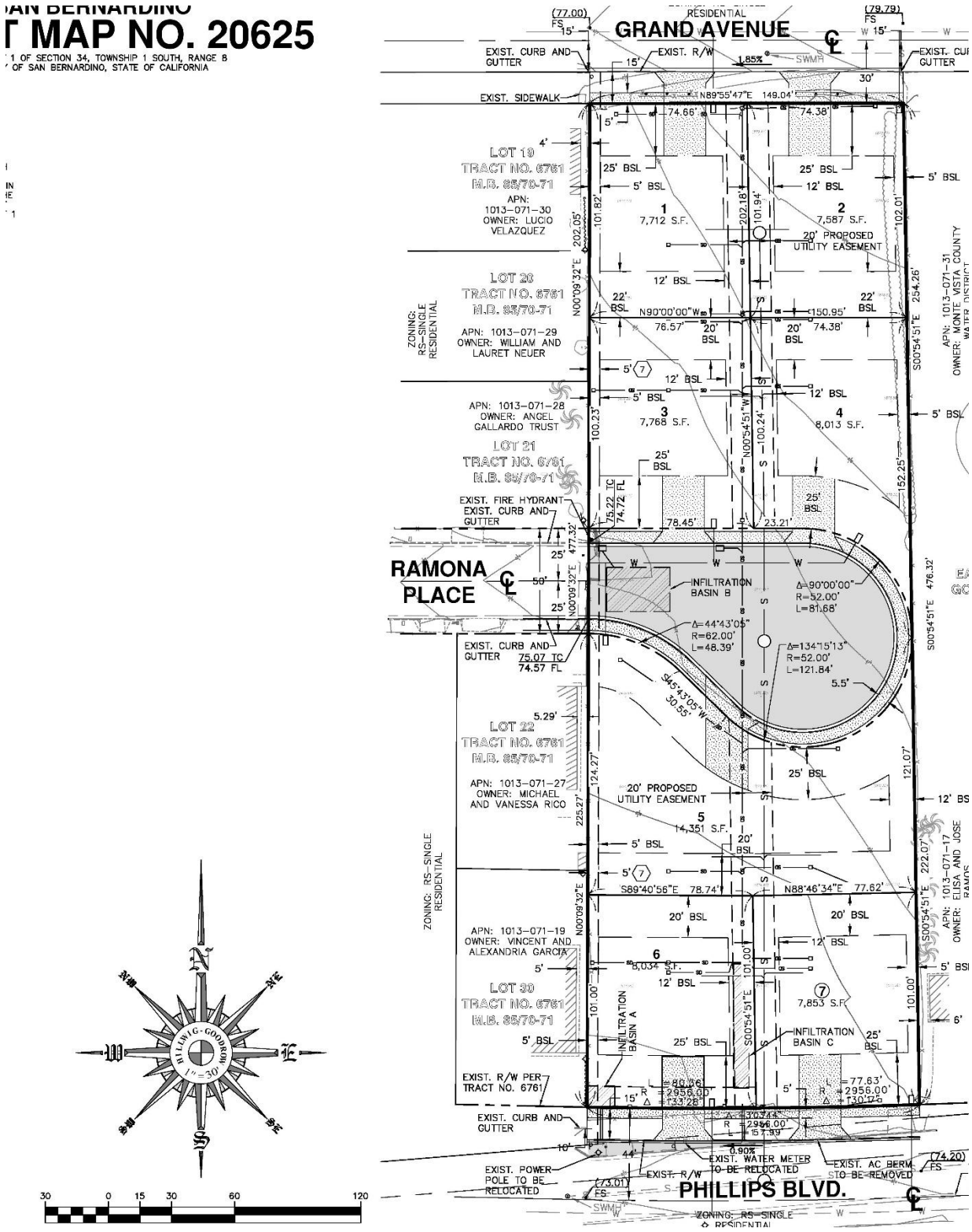


EXHIBIT 5 SITE PLAN OF PROPOSED PROJECT

SOURCE: HILLWIG-GOODROW, INC

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 confidentially, etc.?

The County has initiated the AB-52 process. The following tribes were notified on February 28th 2026: 29 Palms, Colorado River, Fort Mojave, San Gabriel Band, Gabrieleno Band of Mission Indians – Kizh Nation, Morongo Band, Soboba Band, and the Yuhaaviatam of San Manuel Nation. The Kizh Nation was the only tribe that requested consultation which was held by the County on April 22, 2026. The consultation was deemed complete with the incorporation of Mitigation Measures TCR-1 through TCR-3.

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

EVALUATION FORMAT

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

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

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

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below 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 by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Alexander Lee — 10/27/2026

Signature: (Alexander Lee, Associate Planner) — Date

Salvador Quintanilla — 10/27/2026

Signature:(Salvador Quintanilla, Planning Manager) — Date

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

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

California Department of Transportation State Scenic Highway Map. Website Accessed June 2026; Countywide Plan; Submitted Project Materials

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

Less than Significant. The dominant scenic views from the project site include the views of the San Bernardino and San Gabriel Mountains, located 6 miles to the north, northwest, and northeast of the site. In addition, local views are already dominated by residential development surrounding the project site. Views to the mountains would not be obstructed. Once operational, views of the aforementioned mountains would continue to be visible from the public right-of-way. *As a result, the results would be less than significant.*

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

No Impact. According to Caltrans, the nearest officially designated state scenic highway is CA 91 approximately 12. 5 miles southwest of the project site. The closest highways to the site, SR-60, SR-83, and I-10 are not currently designated eligible on

the Caltrans Scenic Highways map. No protected trees, rock outcroppings, or historic buildings are located on the project site. *As a result, no impacts will occur.*

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

Less than Significant. The project site is located in an urban area in the Valley Region of San Bernardino County according to the California Department of Finance Urban Area viewer. The Countywide Plan policies guiding development in valley region include Policy LU-2.1 (Compatibility with existing uses), Policy LU-2.2 (Compatibility with planned uses), Policy LU-2.3 (Compatibility with natural environment), Policy LU-2.4 (Land Use Map consistency), and Policy NR-4.3 (Native or drought-tolerant landscaping). The project would comply with the listed policies since the project would develop single-family residences which is consistent with the majority of the development in the surrounding area and the project would install drought tolerant landscaping. Furthermore, the proposed land use would conform to the applicable development standards. *As a result, the impacts would be less than significant.*

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

Less than Significant. Exterior lighting can be a nuisance to the adjacent residential land uses that are sensitive to this lighting. This nuisance lighting is referred to as light trespass, which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. A high degree of nighttime illumination already exists around the project site due to the degree of urban development in the vicinity of the project area. All new development, including the proposed project, may incrementally change conditions of nighttime views and the character of night sky conditions. Project-related light sources of nighttime light would include exterior building lights, security lighting, and vehicular headlights.

The San Bernardino Countywide Plan and the San Bernardino County Development Code have several goals and policies relating to lighting/glare. The County has adopted the San Bernardino Light Trespass Ordinance to preserve the night sky through minimizing light trespass and including development standards for lighting. The ordinance serves to implement the goals and policies of the Countywide Plan. In the Valley subregion, the maximum light trespass on residential zoning district, parcel, or public right-of-way is five-tenths foot-candles. Adherence to the requirement would reduce potential impacts to less than significant levels. *Since the project would be required to adhere to the County's light and glare requirements, the impacts would be less than significant.*

Mitigation Measures

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

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

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

Countywide Plan*; *California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials; California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring

Program. California Important Farmland Finder; California Department of Conservation. State of California Williamson Act Contract Land. ftp://ftp.consrv.ca.gov/

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

No Impact. According to the California Department of Conservation, the project site does not, nor do the adjacent parcels, contain any areas of Farmland of Statewide Importance. No agricultural uses are located onsite or adjacent to the property. The implementation of the proposed project would not involve the conversion of any prime farmland, unique farmland, or farmland of statewide importance to urban uses. *As a result, no impacts would occur.*

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

No Impact. According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract. The project site is not zoned for agricultural uses. *As a result, no impacts would occur.*

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 proposed project is a 7-lot subdivision located on a vacant 1.68-acre parcel. No forest lands, timber lands, or timber land production zones are located within the project site. Additionally, the site's existing zoning designation does not contemplate such uses. A*s a result, no impacts would occur.*

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

No Impact. The proposed project site is zoned for single-family residences and the surrounding land is slated for single-family residences. No forest lands are located within the project site or surrounding areas. No loss or conversion of forest lands to urban uses would result from the proposed project's implementation. *As a result, no impacts would occur.*

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

No Impact. The proposed project would not involve any changes to the existing environment which could result in the conversion of farmland to non-agricultural use, or the conversion of forest land to a non-forest use. *As a result, no impacts would occur.*

Mitigation Measures

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

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

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

Countywide Plan; Air Quality Worksheets (included as Appendix A); Submitted Project Materials; South Coast Air Quality Management District. CEQA Air Quality Handbook, Appendix 9. As amended 2017.

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

Less than Significant. The project site is located within the portion of the County of San Bernardino, California, that is part of the South Coast Air Basin (SCAB) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The air quality assessment for the proposed project includes estimating emissions associated with short-term construction and long-term operation of the proposed project. A number of air quality modeling tools are available to assess the air quality impacts of projects. In addition, certain air districts, such as the SCAQMD, have created guidelines and requirements to conduct air quality analyses. The SCAQMD's current guidelines, included in its California Environmental Quality Act and Federal Conformity Guidelines. Projects in the SCAB generating construction and operational-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA.

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight). Instead of thresholds of ozone, nitrogen oxides and reactive organic gases are measured instead since they are precursors to the formation of ozone.
- *Carbon Monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust. The threshold is 550 pounds per day of carbon monoxide (CO).
- *Nitrogen Oxide (NO_x)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NOx is formed when nitric oxide (a pollutant from burning processes) combines with oxygen. The daily threshold is 100 pounds per day of nitrogen oxide (NO_x) for construction and 55 pounds per day for operation.
- *Sulfur Dioxide* (SO_2) is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms. The daily threshold is 150 pounds per day of sulfur oxides (SO_2).
- *PM10 and PM2.5* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. The daily threshold is 150 pounds per day of PM10 and 55 pounds per day of PM2.5.
- *Reactive Organic Gasses (ROG)* refers to organic chemicals that, with the interaction of sunlight photochemical reactions may lead to the creation of “smog.” The daily threshold is 75 pounds per day of ROG.

Measures to improve regional air quality are outlined in the SCAQMD’s Air Quality Management Plan (AQMP). The most recent AQMP was adopted in 2022 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG). The primary criteria pollutants that remain non-attainment in the local area include PM2.5 and Ozone. Specific criteria for determining a project’s conformity with the AQMP is defined in Section 12.3 of the SCAQMD’s CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project’s conformity with the AQMP:

- *Consistency Criteria 1* refers to a proposed project’s potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- *Consistency Criteria 2* refers to a proposed project’s potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP’s implementation.

In terms of Criteria 1, the proposed project’s long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 4. In terms of Criteria 2, the project would adhere to the Connect Socal 2024 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). A project is conforming if it complies with all applicable District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). Conformity with growth

forecasts may be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG. The project would not result in or cause NAAQS or CAAQS violations. The project's proposed land use designation for the subject site is consistent with the land use designation discussed in the San Bernardino Countywide Plan. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the SCAQMP growth projections since the RTP/SCS forms the basis of the land use and transportation control portions of the SCAQMP. According to the Growth Forecast Appendix prepared by SCAG for the 2024 RTP/SCS, the unincorporated San Bernardino County households would increase from 97,300 in 2019 to 104,200 in 2050, an increase of 6,900 new households through the year 2050.

The proposed project would involve the construction and occupancy of seven single-family homes and seven ADUs. Assuming an average household size of 3.3 persons per household derived from the Census Bureau, the projected population would be 46 persons. Therefore, the proposed project is not in conflict with the growth projections established for the County by SCAG. The project's construction emissions would be below the thresholds of significance established by the SCAQMD (refer to the analysis included in the next section where construction emissions are summarized in Table 3). In addition, the proposed project's long-term (operational) airborne emissions would be below levels that the SCAQMD considers to be a significant impact (the long-term stationary and mobile emissions for the proposed project are summarized in Table 4). Therefore, the project would not conflict with or obstruct the implementation of the applicable air quality plan. *As a result, the impacts would be less than significant.*

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

Less than Significant. The project site is located in the valley portion of the San Bernardino County that is part of the SCAB and is under the jurisdiction of the SCAQMD. The air quality assessment for the proposed project includes estimating emissions associated with short-term construction and long-term operation of the proposed project. A number of air quality modeling tools are available to assess the air quality impacts of projects. In addition, certain air districts, such as the SCAQMD, have created guidelines and requirements to conduct air quality analyses. The SCAQMD's current guidelines, included in its California Environmental Quality Act and Federal Conformity Guidelines. In May 2022 California Air Pollution Control Officers Association (CAPCOA) in conjunction with other California air districts, including SCAQMD, released the latest version of CalEEMod version 2022.1.1.26 The purpose of this model is to calculate construction-source and operational-source criteria pollutant (VOCs, NO_X, SO_X, CO, PM10, and PM2.5) and GHG emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from any mitigation measures. Accordingly, the latest version of CalEEMod has been used for this project to determine construction and operational air quality emissions. Project specific inputs were used for the project description, construction phases, and earthwork. Default assumptions were used for the remaining elements. There is no formal rough grading design completed at the time of this

document's inception, however the project would be designed such that earthwork will be balanced onsite. Additionally, the CalEEMod does not have a specific land use for ADUs, therefore the analysis would assume 14 single-family homes. The emissions figures may be slightly exaggerated, however since the analysis assumes all units would generate the same amount of residents, it can be assumed that operation (mobile emissions and utilities usage) rates for ADUs are similar compared to a standard single-family residence. Since the operational usage rates would be comparable and the estimated emissions would be over the actual figures, the assumption of 14 single-family units would be appropriate. The air quality study and output from the model runs for both construction and operational activity are provided in Appendix A. As shown in Table 3 daily construction emissions will not exceed the SCAQMD's significance thresholds. The short-term construction emissions would be limited to those emissions generated during project construction.

TABLE 3 ESTIMATED DAILY CONSTRUCTION EMISSIONS

Construction Phase	VOC	NO_2	CO	SOx	PM_{10}	$PM_{2.5}$
Summer						
2027	1.02	8.73	10.1	0.02	5.80	2.95
Winter						
2027	36.5	4.63	7.18	0.01	0.25	0.17
Max. Daily Emissions	36.5	8.73	10.1	0.02	5.80	2.95
Daily Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Threshold's Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: California Air Resources Board CalEEMod [computer program].

Long-term emissions refer to those air quality impacts that would occur once the proposed project has been constructed and is operational. These impacts would continue over the operational life of the project. The two main sources of operational emissions include mobile emissions and area emissions related to off-site electrical generation. The analysis of long-term operational impacts summarized in Table 4 also used the CalEEMod V. 2022.1.1.41 computer model. The analysis summarized in Table 4 indicates that the operational (long-term) emissions would be below the SCAQMD daily emissions thresholds.

TABLE 4 ESTIMATED DAILY OPERATIONAL EMISSIONS

Construction Phase	VOC	NO_2	CO	SOx	PM_{10}	$PM_{2.5}$
Maximum Daily Summer Emissions						
Operational Emissions	1.12	0.45	4.03	0.01	0.73	0.20
Thresholds Exceeded	No	No	No	No	No	No
Maximum Daily Winter Emissions+						
Operational Emissions	1.08	0.47	2.78	0.01	0.73	0.20
Thresholds Exceeded?	No	No	No	No	No	No
Daily Thresholds	55	55	550	150	55	55

Source: California Air Resources Board CalEEMod [computer program].

As indicated in Tables 3 and 4, the impacts are considered to be less than significant. In addition, the SCAQMD Rule Book contains numerous regulations governing various activities undertaken within the District. Among these regulations is Rule 403.2 – Fugitive Dust Control for the SCAB, which was adopted in 1996 for the purpose of controlling fugitive dust. Adherence to Rule 403.2 regulations is required for all projects undertaken within the District. Future construction truck drivers must also adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. Adherence to the aforementioned standard condition would minimize odor impacts from diesel trucks. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations would further reduce the potential emissions. *As a result, the impacts would be less than significant.*

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

Less than Significant. The potential impact of project-generated air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long-term health-care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. The following project types proposed within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated: any industrial project within 1,000 feet; a distribution center (40 or more trucks per day) within 1,000 feet; a major transportation project within 1,000 feet; a dry cleaner using perchloroethylene within 500 feet; and a gasoline dispensing facility within 300 feet. The proposed residential subdivision project does not meet this criteria. *As a result, the impacts would be less than significant.*

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

Less than Significant. The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding. The proposed residential project would not be involved in any of the aforementioned odor-generating activities. The project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. *As a result, the impacts would be less than significant.*

Mitigation Measures

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
IV.	**BIOLOGICAL RESOURCES -** Would the project:				
a)	Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☐	☒

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

Countywide Plan*; *Biological Resources Assessment (included as Appendix B); Submitted Project Materials

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

Less than Significant Impact with Mitigation. The site is approximately 1,053 feet above sea level and is flat in certain sections. The vegetation community present onsite supports a moderately disturbed grassland habitat and coastal sage scrub community encompassing mainly native plants and some non-native grasses in mountainous areas. A general biological survey was conducted by biologists from RCA Associates was conducted on July 10, 2024.

Plant species that occur onsite include Asian mustard (*Brassica tournefortii*), Redstem stork's bill (*Erodium cicutarium*), prickly lettuce (*Lactuca serriola*), China berry tree (*Melia azedarach*), lambs quarters (*Chenopodium album*), Western jimsonweed (*Datura wrightii*), horseweed (*Erigeron canadensis*), Chinese elm (*Ulmus parvifolia*), silk tree (*Albizia julibrissin*), shortpod mustard (*Hirshfeldia incana*), Fremont cottonwood (*Populus fremontii*), fiddleneck (*Amsinckia intermedia*), Brazilian pepper tree (*Schinus terebinthifolia*), crimson bottlebrush (*Callistemon citrinus*), alfalfa (*Medicago sativa*), and tree of heaven (*Ailanthus altissima*).

The site supports a variety of wildlife, with many of them being birds. Birds observed included common raven (*Corvus corax*), house finch (*Carpodacus mexicanus*), rock pigeon (*Columba livia*), yellow rumped warbler (*Setophaga coronata*), Anna's hummingbird (*Calypte anna*), California gull (*Larus californicus*), mourning dove (*Z. macroura*), and northern mockingbird (*Mimus polyglottos*). The only mammalian species that was observed onsite was the California ground squirrel (*Otospermophilus beecheyi*). Other wildlife species that may occur onsite but was not observed include cottontail rabbit (Sylvilagus) and brush rabbit (*Slyvilagus bachmani*). No reptiles were observed onsite however common western whiptail lizard (*Cnemdophorus tigiris*) and western fence lizard (*S. occidentalis*).

No sensitive habitats were observed onsite during the field investigation. There are 11 special status plant species and 18 wildlife and insect species documented in the Ontario quadrangle. Plant species include California muhly (*Muhlenbergia californica*), California saw-grass (*Cladium californicum*), lucky morning-glory (*Calystegia felix*), mesa horkelia (*Horkelia cuneata* var. *puberula*), Nevin's barberry (*Berberis nevinii*), prostrate vernal pool navarretia (*Navarretia prostrata*), rigid fringepod (*Thysanocarpus rigidus*), Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*), salt spring checkerbloom (*Sidalcea neomixicana*), Sn Bernardino aster (*Symphyotrichum defoliatum*), and slender-horned spineflower (*Dodecahma leptoceras*). Of these 11 species, none of the species have the possibility to occur onsite due to the lack of

suitable habitat located on the property and none were observed during the field survey.

Wildlife and insect species include American bumble bee (*Bombus pensylvanicus*), big free-tailed bat (*Nyctinomops macrotis*), burrowing owl (*Athene cunicularia*), California black rail (*Laterallus jamaicensis coturniculus*), California glossy snake (*Arizona elegans occidentalis*), coastal California gnatcatcher (*Polioptila californica*), Coast horned lizard (*Phrnosoma blainvillii*), Crotch's bumblebee (*Bombus crotchii*), Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), pallid bat (*Antrozous pallidus*), San Bernardino kangaroo rat (*Dipodomys merriami parvus*), San Diego desert woodrat (*Neotoma lepida intermedia*), Southern California legless lizard (*Anniella stebbinsi*), Swainson's hawk (*Buteo swainsoni*), two-striped gartersnake (*Thamnophis hammondii*), western mastiff bat (Eumops perotis californicus), western spadefoot (*Spea hammondii*), and western yellow bat (*Lasiurus xanthinus*). Of these 18 species, only the American bumble bee and Burrowing owl species have the possibility to occur onsite due to the site supporting moderate and minimal habitat located on the property, however none were observed during the field survey. A second field survey was conducted on December 10, 2025. This survey concluded the site conditions were very similar to the survey previously conducted and no significant changes occurred. Additionally, no burrowing owls or owl sign were identified.

- *Crotch's bumblebee.* Crotch's bumblebee inhabits grasslands and shrublands and requires a hotter and drier environment than other bumblebee species. The nearest occurrence #187 is approximately 2.5 miles northeast of the site. Crotch's bumblebee was not observed in the field investigation and is not expected to occur due to the site being disturbed and its lack of sufficient native floral resources required to sustain populations.

- *Burrowing Owl:* The site is located within documented burrowing owl habitat according to CNDDB (2024). No owls were seen during both field surveys and no suitable habitat was observed. Additionally, no burrowing owls or owl sign were identified within the second survey. Burrowing owls are not expected to occur on the site due to a lack of suitable vegetation and burrows. No federal or State-listed species were observed on the site during the field investigations. In addition, there are no documented observations of these species either on the site or in the immediate area. The site is not expected to support populations of Burrowing owl based on the absence of habitat suitable burrows, or signs.

Future development activities include grading and removal of all vegetation from the project site; however, cumulative impacts to the general biological resources in the surrounding area are expected to be negligible. To establish the existing environmental setting with respect to biological resources, the following mitigation measure was recommended:

BIO-1: Pre-construction surveys for burrowing owls shall be conducted prior to the commencement of future ground disturbance. Two surveys shall be conducted, the first 14-30 days prior to ground disturbing activities and the second within 24 hours immediately before ground disturbing activities. If no burrowing owls are observed onsite, no further review will be required. For western burrowing owl the California Department of Fish and Wildlife (CDFW) Staff Report on Burrowing Owl Mitigation (CDFG, 2012 or most recent version) shall be used. If burrowing owls and/or

suitable burrowing owl burrows are identified on the project site during the survey, the project Applicant shall consult with CDFW and follow the methods listed in the CDFW's Staff Report on Burrowing Owl Mitigation for avoidance and/or passive relocation. If burrowing owls or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the project site during the survey(s), these features must be completely avoided. If impacts to those features are unavoidable, then the project Applicant must develop a burrowing owl mitigation plan in consultation with CDFW. Mitigation methods may include passive relocation conducted outside of the owl breeding season (between September 1 and February 28). If an active owl burrow is identified, and construction is to proceed, then a qualified biologist (with two or more years of burrowing owl experience) must establish an initial disturbance-limit buffer of 500 feet around the burrow using flagging or staking. The buffer distance may be reduced in coordination with CDFW depending on time of year (i.e., in or out of breeding season), level of construction activity, and observed behavior of the burrowing owls. Construction activities shall not occur within any buffer zones until the burrow is deemed inactive by the qualified biologist.

BIO 2: If possible, ground disturbing activities and vegetation removal shall be timed to occur between September 1 – January 31, which is outside the bird and raptor nesting season. If ground disturbing activities or vegetation removal (including tree trimming) are scheduled between February 1 – August 31, which is the bird nesting season, a preconstruction survey for nesting birds shall be conducted within 72 hours prior to construction activities. The survey shall be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects. The study area shall include the affected area and suitable habitat within a 500-foot buffer, or a buffer size determined by the qualified biologist based on level of proposed disturbance and access. If no active nests are found, no additional measures are required. If active nests are found the biologist shall map the location and document the species and nesting stage. A no-work buffer shall be established around the active nest as determined by the qualified biologist and based on the species' sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active.

By adhering to the above mitigation, the potential effects would be less than significant.

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

No Impact. No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) and no potential jurisdictional area were observed on the project site. Additionally, no riparian vegetation (e.g., cottonwoods, willows, etc.) was found on site. *As a result, no impacts would occur.*

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. Based on the field investigations, no potential jurisdictional area were located within the project site. It is the opinion of RCA Associates, Inc that no additional surveys would be necessary. *As a result, no impacts would occur.*

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

No Impact. The site's utility as a habitat and a migration corridor is constrained by the presence of an adjacent roadway and the development that is present in the neighboring areas. *As a result, no impacts would occur.*

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

No Impact. There are no heritage trees or protected trees located within the project site boundaries. As a result, there would not be any significant adverse impacts associated with the site's development. Furthermore, there would not be any tree replacement or preservation requirements that would be applicable to the proposed project. *As a result, no impacts would occur.*

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

No Impact. The project site and the surrounding areas are urbanizing. The proposed project's implementation would not be in conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans. *Therefore, no impacts would occur.*

Mitigation Measures

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

BIO-1: Pre-construction surveys for burrowing owls shall be conducted prior to the commencement of future ground disturbance. Two surveys shall be conducted, the first 14-30 days prior to ground disturbing activities and the second within 24 hours immediately before ground disturbing activities. If no burrowing owls are observed onsite, no further review will be required. For western burrowing owl the California Department of Fish and Wildlife (CDFW) Staff Report on Burrowing Owl Mitigation (CDFG, 2012 or most recent version) shall be used. If burrowing owls and/or suitable burrowing owl burrows are identified on the project site during the survey, the project Applicant shall consult with CDFW and follow the methods listed in the CDFW's Staff Report on Burrowing Owl Mitigation for avoidance and/or passive relocation. If burrowing owls or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the project site during the survey(s), these features must be completely avoided. If impacts to those features are unavoidable, then the project Applicant must develop a burrowing owl mitigation plan in consultation with CDFW. Mitigation methods may include passive relocation conducted outside of the owl breeding season (between September 1 and February 28). If an active owl burrow is identified, and

construction is to proceed, then a qualified biologist (with two or more years of burrowing owl experience) must establish an initial disturbance-limit buffer of 500 feet around the burrow using flagging or staking. The buffer distance may be reduced in coordination with CDFW depending on time of year (i.e., in or out of breeding season), level of construction activity, and observed behavior of the burrowing owls. Construction activities shall not occur within any buffer zones until the burrow is deemed inactive by the qualified biologist.

BIO 2: If possible, ground disturbing activities and vegetation removal shall be timed to occur between September 1 – January 31, which is outside the bird and raptor nesting season. If ground disturbing activities or vegetation removal (including tree trimming) are scheduled between February 1 – August 31, which is the bird nesting season, a preconstruction survey for nesting birds shall be conducted within 72 hours prior to construction activities. The survey shall be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects. The study area shall include the affected area and suitable habitat within a 500-foot buffer, or a buffer size determined by the qualified biologist based on level of proposed disturbance and access. If no active nests are found, no additional measures are required. If active nests are found the biologist shall map the location and document the species and nesting stage. A no-work buffer shall be established around the active nest as determined by the qualified biologist and based on the species' sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
V.	**CULTURAL RESOURCES** - Would the project:				
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c)	Disturb any human remains, including those outside of formal cemeteries?	☐	☒	☐	☐

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

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

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

Less than Significant. Historical resources are defined by Local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. BCR Consulting LLC performed a cultural resources survey on the project site. The purpose of the study was to provide the County with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in the project area. In order to identify such resources, BCR completed a historical/archaeological resources records search and a Native American Sacred Lands File search, pursued historical background research, and carried out an intensive-level field survey on July 5, 2024.

During the field survey, one historic-period cement foundation footing, designated LNA2401-H-1, was identified. CEQA calls for the evaluation and recordation of historic and archaeological resources based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion on the California Register, one or more of the following criteria must be met:

- *Criterion 1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.* The property was not significantly associated with the events that made an important contribution to the broad patterns of our history and is not eligible for listing under Criterion 1.
- *Criterion 2. It is associated with the lives of persons important to local, California, or U.S. history.* According to San Bernardino County records, the property was owned by William A. and Mary Lou Kainz from at least 1960 (San Bernardino County Property Information Management System; Chino Hill Champion, 30 March 2013:15). Both were ordinary citizens and research has not shown that they were important to history on the local, State, or national level and therefore is not eligible for listing under Criterion 2.
- *Criterion 3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values.* The cement foundation footing (LNA2401-H-1) does not embody characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, the property is not eligible for listing under Criterion 3.
- *Criterion 4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.* The project site does not and is not likely to yield information important in prehistory or history and is therefore no eligible for listing under Criterion 4.

Based on these findings, LNA2401-H-1 is recommended not eligible for listing on the California Register, and as such is not recommended a historical resource under CEQA. No cultural resources were identified within the project site. *As a result, the potential impacts would be less than significant.*

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

Less than Significant with Mitigation. Prior to the field survey, a records search was conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. This archival research reviewed the status of all recorded historic and prehistoric cultural resources, and survey and excavation reports completed within one mile of the current project. Additional resources reviewed included the National Register, the California Register, and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures. Data from the SCCIC revealed that 18 previous cultural resources studies have taken place, and none have previously assessed the project site. Findings were negative during the Sacred Lands File search with the NAHC. The study further concludes that no "historical resources" exist within the project area. No archaeological resources were identified within the project site. Since it is possible previously unrecognized resources could exist at the site, the proposed project would be required adhere to the following mitigation measures:

CUL-1: Prior to the initiation of ground-disturbing activities, field personnel shall be alerted to the possibility of buried prehistoric or historical cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find (60-foot buffer) shall cease and a qualified archaeologist shall be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the recovery, treatment, evaluation, and appropriate treatment measures to avoid or reduce impacts to the find shall be developed.

As such, the potential impacts are less than significant by adhering to the above mitigation measure.

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

Less than Significant with Mitigation. There are no dedicated cemeteries located in the vicinity of the project site. The proposed project would be restricted to the project site and therefore would not affect any dedicated cemeteries. Notwithstanding, the following standard condition is mandated by the State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98:

"If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be

notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC."

Additionally, Mitigation Measure TCR-3 within Section 18, Tribal Cultural Resources, would further reduce potential impacts to less than significant levels:

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

- Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Adherence to the aforementioned standard condition and mitigation measure would ensure potential impacts remain at levels that are less than significant.

Mitigation Measures

Therefore, no significant adverse impacts are identified or anticipated with the implementation of CUL-1 and TCR-3.

CUL-1: Prior to the initiation of ground-disturbing activities, field personnel shall be alerted to the possibility of buried prehistoric or historical cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find (60-foot buffer) shall cease and a qualified archaeologist shall be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the recovery, treatment, evaluation, and appropriate treatment measures to avoid or reduce impacts to the find shall be developed.

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

- Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary

objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

- If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

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

SUBSTANTIATION: ***California Energy Commission Electrical Consumption Dashboard; Countywide Plan; Utility Worksheets; Submitted Materials***

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

Less than Significant. The project site is served by Southern California Edison (electricity). Currently, the existing site is vacant and partially developed. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. As shown in Table 5, the proposed project is anticipated to consume 215.8 kWh of electricity. According to the California Energy Commissions, the residential sector of the County utilized 5,843 GWh in 2024. The project would utilize less than 0.01%, which is an insignificant figure compared to the existing usage. The project Applicant would work with the local electrical utility company to identify existing and future strategies that would be effective in reducing energy consumption. As part of the most recently adopted California Energy Code, the project would utilize energy efficient systems, including HVAC systems. The project would also adhere to the most recently adopted CALGreen Code which requires water efficient landscaping and irrigation.

TABLE 5 PROPOSED PROJECT'S ELECTRICAL CONSUMPTION

Project Element	Units	Consumption Rate	Daily Energy Consumption
Single Family Residential & Accessory Dwelling Unit	14 Units	5,625 kWh/unit/year	215.8 kWh/day
Total			215.8 kWh/day

Source: Blodgett Baylosis Environmental Planning

During construction, the proposed project would consume energy related to the use of fuels used to power construction vehicles and other equipment that would be used during site clearing, grading, and construction. Fuel use associated with construction vehicle trips generated by the proposed project was also estimated; trips include construction worker trips and vendor trips for construction material deliveries. The proposed project would be constructed pursuant to the 2022 energy standards of Title 24. In addition, the project would be required to comply with the California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by shutting it off when not in use or by reducing the time of idling to no more than five minutes. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Therefore, no significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project consumption are anticipated and no mitigation measures are required. *As a result, the impact would be less than significant.*

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

Less than Significant. On September, 2024, the State Building Standards Commission adopted the most recent updates to the California Green Building Standards Code (Code) which became effective on January 1, 2026. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. Additionally, as part of the project's adherence to the County's Climate Action Plan, the project would implement energy efficient appliances and HVAC. The residences would also be designed to be solar ready. The proposed project would conform to all pertinent energy conservation requirements. *As a result, the potential impacts would be less than significant.*

Mitigation Measures

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
VII.	**GEOLOGY AND SOILS** - Would the project:				
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii. Strong seismic ground shaking?	☐	☐	☒	☐
	iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv. Landslides?	☐	☐	☒	☐
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

SUBSTANTIATION: *(Check ☐ if project is located in the Geologic Hazards Overlay District):*

Countywide Plan; Sladden Engineering. Geotechnical Investigation. May 5, 2023 (Included as Appendix D); Submitted Project Materials

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

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

Less than Significant. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Southern California region is bisected by numerous faults, many of which are still considered to be active and many more unknown blind thrust faults are also likely to be present in the area. There are a number of active faults located in the surrounding region that could contribute to localized seismic effects. The nearby faults are summarized below:

- *Whittier-Elsinore Fault*. The Whittier fault extends over 20 miles from the Whittier Narrows area continuing southeasterly to the Santa Ana River where it merges with the southeasterly trending Elsinore fault. These two faults, combined with smaller faults, form the Whittier-Elsinore fault zone. This fault is located approximately ten miles southwest of the site.
- *Chino Fault*. The Chino Fault is located approximately five miles south of the site.
- *San Andreas Fault.* The San Andreas Fault is located approximately 20 miles north of the site.

The project site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on the site's topography, and the lack of lineaments indicative of active faulting, the potential for surface rupture is very low to remote. *As a result, the impacts would be less than significant.*

ii) Strong seismic ground shaking?

Less than Significant. As previously mentioned, the project site is a seismically active region and earthquakes from other nearby active faults could affect the project site. There are several faults within the regional area that have the potential to cause strong ground shaking including the Whittier-Elsinore Fault located approximately 10 miles southwest of the site and the Chino Fault located approximately five miles south of the site.. The project would be required to construct all proposed structures in accordance with the 2025 California Building Code (CBC) and County Code to not expose

substantial impacts associated with ground shaking. *As a result, the impacts would be less than significant.*

iii) Seismic-related ground failure, including liquefaction?

Less than Significant. According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. The potential for liquefaction generally occurs during strong ground shaking within granular loose sediments where the groundwater is usually less than 50 feet below the ground surface. According to Regional Index Map FH27 C, San Bernardino County Land Use Plan General Plan Geologic Hazard Overlays, the project site is not in a liquefaction zone. Liquefaction is most likely to occur in areas with shallow groundwater or around dry lakebeds. According to the Geotechnical study conducted for the project, groundwater was not encountered within 51 feet below ground surface and liquefaction hazards are considered negligible. As such, the proposed project would not have adverse impacts related to seismic-related ground failure. *As a result, the impacts would be less than significant.*

iv) Landslides?

Less than Significant. According to the United States Geological Survey, a landslide is defined as the movement of a mass of rock, debris, or earth down a slope. The project site is generally level. No steep slopes capable of producing landslides or rockfall hazards are proposed by the project. According to Regional Index Map FH27 C, San Bernardino County Land Use Plan General Plan Geologic Hazard Overlays, the project site is not within a generalized landslide susceptible zone. *As a result, the impacts would be less than significant.*

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

Less than Significant. The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the property is underlain by soils belonging to the Tujunga loamy sand (slopes 0% to 5%) consociation. This soil's consociation is suitable for development, as evident by the existing land uses on the project site and surrounding area. They are somewhat excessively drained with a high water permeability. The proposed project is within a High Erodibility zone according to the County of San Bernardino General Plan Hazards Policy Map: HZ-11 Wind Erosion Hazards. The project would adhere to Development Code Chapter 85.11.030 Erosion Control Plan and Inspection Required, which requires the implementation of Best Management Practices (BMPs). The project's contractors would be required to implement the construction BMPs identified in the mandatory storm water pollution prevention plan (SWPPP). The BMPs would minimize soil erosion and the discharge of sediment off-site. *As a result, the impacts would be less than significant.*

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

Less than Significant. The project site is not located within an area that could be subject to landslides or liquefaction. The soils that underlie the project site possess a low potential for shrinking and swelling given the site's developed character. The likelihood of lateral spreading would be further reduced since the project's implementation would not require grading and excavation that would extend to depths required to encounter groundwater. Moreover, the project would not result in the direct extraction of groundwater. According to the Geotechnical study conducted for the project, the potential for subsidence is considered negligible. *As a result, the potential impacts would be less than significant.*

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

Less than Significant. The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the property is underlain by soils belonging to the Tujunga loamy sand (slopes 0% to 5%) consociation. The soil is grouped A within the hydrological soils groups which indicates high infiltration rates meaning the soil does not have high swelling potential due to the lack of clay. According to the Geotechnical study conducted for the project, surface soils consisted of silty sand and sand. Based on the laboratory testing conducted with the soil, the materials underlying the site are considered to have a very low expansion potential. *As a result, the potential impacts would be less than significant.*

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. No septic tanks would be used for the proposed project since the new development would be connected to the City of Montclair's sanitary sewer system. *As a result, no impacts would occur.*

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

Less than Significant with Mitigation. The geologic units underlying this project are mapped as alluvium from the late Holocene epoch (Morton and Miller 2006). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, if development requires any substantial depth of disturbance, the likelihood of reaching Pleistocene alluvial sediments would increase. Results of a paleontological overview (included as Appendix E to the Cultural Resources Assessment included as Appendix C to the IS/MND) completed by the Western Science Center indicate that there are no known localities within the project area or within a 1-mile radius. Excavation activity associated with the development of the project area is likely to be paleontologically sensitive, but caution during development should be observed. Although paleontological resources were not observed onsite, ground-disturbing activities may uncover previously unidentified paleontological resources. As a result, adherence to Mitigation Measures GEO-1 through 4 to reduce impacts of

unanticipated discoveries during construction activities to paleontological resources to less than significant levels.

GEO-1. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried paleontological deposits. In the event that field personnel encounter buried fossils, work in the immediate vicinity of the find (60-foot buffer) shall cease and a qualified paleontologist shall be retained to assess the significance of the find. The qualified paleontologist shall have the authority to stop or divert construction excavation as necessary.

GEO-2. The paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.

GEO-3. Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

GEO-4. A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the County prior to building final.

As a result, the impact would be less than significant with mitigation.

Mitigation Measures

Therefore, no significant adverse impacts are identified or anticipated with the implementation of GEO-1 to 4.

GEO-1: Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried paleontological deposits. In the event that field personnel encounter buried fossils, work in the immediate vicinity of the find (60-foot buffer) shall cease and a qualified paleontologist shall be retained to assess the significance of the find. The

qualified paleontologist shall have the authority to stop or divert construction excavation as necessary.

GEO-2: The paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.

GEO-3: Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

GEO-4: A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the County prior to building final.

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

SUBSTANTIATION:
Countywide Plan; Submitted Project Materials

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

Less than Significant. The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions, or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO_2), methane (CH_4), Nitrous Oxide (N_2O), and Chlorofluorocarbons (CFC):

- *Carbon Dioxide (CO2):* Carbon dioxide enters the atmosphere through the combustion of fossil fuels such as coal, natural gas, and oil, solid waste, trees and organic biological materials, and also as a result of certain chemical reactions (e.g., manufacture of cement). Carbon dioxide is removed from the atmosphere (or "sequestered") when it is absorbed by plants as part of the biological carbon cycle.
- *Methane (CH_4):* Methane is emitted during the production and transport of coal, natural gas, and oil. Locally, methane emissions also result from livestock and other agricultural practices and by the decay of organic waste in municipal solid waste landfills.
- *Nitrous Oxide (N_2O):* Nitrous oxide is emitted during agricultural and industrial activities, the combustion of fossil fuels and solid waste, as well as during treatment of wastewater.
- *Fluorinated carbons and gasses:* Hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride are synthetic, powerful greenhouse gases that are emitted from a variety of industrial processes. Fluorinated gases are sometimes used as substitutes for stratospheric ozone-depleting gasses.

The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. The County of San Bernardino adopted the GHG Reduction Plan Update in June 2021. The GHG Reduction Plan Update provides guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County of San Bernardino. The County includes a GHG Development Review Process (DRP) that specifies a two-step approach in quantifying GHG emissions. First, a screening threshold of 3,000 MTCO2e/yr. is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO2e/yr would be required to either achieve a minimum 100 points per the Screening Tables or a 31% reduction over 2007 emissions levels. Consistent with CEQA guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.

The proposed project’s construction activities would generate CO2, CH4, and N2O emissions. Construction related emissions are expected from the following construction activities: demolition, site preparation, grading, building construction, paving, and architectural coating. For the construction phase, project GHG emissions are quantified and amortized over the life of the project. SCAQMD follows the SCAQMD recommendation in calculating the total GHG emissions.

TABLE 6 GREENHOUSE GAS EMISSIONS INVENTORY

Source	GHG Emissions (tons/year)			
	CO_2	CH_4	N_2O	CO_2e
Short Term-Construction-related Emissions	96.8	0.01	0.003	97.8
Long Term-Mobile Source	125.1	0.01	0.01	127.4
Long Term-Area Source	0.24	<0.0005	<0.0005	0.24
Long Term-Energy Source	50.85	0.004	<0.0005	51.0
Total CO2E (All Sources and Construction CO_2e Amortized over 30 Years)				**188.6**

Source: California Air Resources Board CalEEMod [computer program].

As shown in Table 6, the project would result in approximately 188.6 MTCO2e/yr. The proposed project would not exceed the screening threshold of 3,000 MTCO2e/yr and would meet the screening criteria and further analysis is not required. *Therefore, the project's impact on GHG emissions is less than significant.*

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

No Impact. As shown in Table 6, the project would result in approximately 188.6 MTCO2e/yr. The proposed project would not exceed the screening threshold of 3,000 MTCO2e/yr. The purpose of the Screening Tables is to provide guidance in measuring the reduction of greenhouse gas emissions attributable to certain design and construction measures incorporated into development projects. The analysis, methodology is based upon the GHG Plan, which includes GHG emission inventories, a year 2020 emission reduction target, the goals and policies to reach the target, together with the Programmatic EIR prepared for the GHG Plan. The Screening Table assigns points for each option incorporated into a project as mitigation or a project design feature (collectively referred to as "feature"). The point values correspond to the minimum emissions reduction expected from each feature. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. Projects that garner at least 100 points would be consistent with the reduction quantities anticipated in the County's GHG Plan. As such, those projects that garner a total of 100 points or greater would not require quantification of project specific GHG emissions reductions. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions. The actions and measures that are relevant to the project are listed below:

- Enhanced insulation (15 points);
- Enhanced windows (7 points);
- Modest Cool Roof (10 points)
- Air barrier applied to exterior walls, calking, and HERS Verified Quality Insulation Installation (QII or equivalent) (10 points);

- Enhanced duct insulation (8 points;
- High Efficiency HVAC (SEER 15/72% AFUE or 8.5 HSPF) (7 points);
- High Efficiency Water Heater (0.72 Energy Factor) (15 points);
- Energy Star Appliances (3 points)
- Energy Star Homes (25 points);
- Solar ready homes (2 points);
- No conventional turf (8 points); and,
- Water efficient plumbing (11 points).

Since the project already meets the screening criteria, the project would not be required to meet the 100 point minimum. As shown above, the implementation of 120 points within the screening table would exceed CAP requirements. As a result, the project is considered to have a less than significant individual and cumulatively considerable impact on GHG emissions. *As a result, the impacts would be less than significant.*

Mitigation Measures

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
IX.	**HAZARDS AND HAZARDOUS MATERIALS –** Would the project:				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant	☐	☐	☐	☒

	to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

SUBSTANTIATION:

Countywide Plan; CalEPA. DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.; CalFire. Very High Fire Hazard Severity Zone Map for SW San Bernardino County. http://frap.fire.ca.gov/webdata/maps/san_bernardino_sw/; Submitted Project Materials

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

Less than Significant. The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. As indicated in Subsection D, the project site is not listed in either the CalEPA's Cortese List or the Envirostor database. Due to the residential nature of the proposed project (a seven lot subdivision), no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. As a result, the potential impacts are considered to be less than significant. *As a result, the impacts are less than significant.*

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

Less than Significant. The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. As indicated in Subsection D, the project site is not listed in either the CalEPA's Cortese List or the Envirostor database. Due to the residential nature of the proposed project (a seven lot subdivision), no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. As a result, the likelihood of encountering contamination or other environmental concerns during the project's construction phase is remote. *As a result, the impacts would be less than significant.*

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

Less than Significant. The nearest schools to the project site are Howard Elementary School located approximately 1,600 feet northwest and Ramona Elementary School located approximately 3,400 feet northwest. As previously indicated, hazardous materials that would be used on site include, but are not limited to diesel fuel, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. As indicated in Subsection D, the project site is not listed in either the CalEPA's Cortese List or the Envirostor database. The chemicals used during construction would be transported and stored on-site during construction would be regulated by the EPA and the CalEPA. *As a result, the impacts would be less than significant.*

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

No Impact. Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List. The Cortese List is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. A search of the California Department of Toxic Substances Control EnviroStor website determined that the project site is not identified as a Cortese site. *As a result, no impacts would occur.*

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

No Impact. The project site is not located within two miles of a public use airport. The

nearest airports are Cable Airport, located approximately 4.01 miles north of the project site and Ontario International Airport located approximately 4.4 miles northeast of the project site. *As a result, no impacts would occur.*

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

Less than Significant. The nearest emergency evacuation routes are identified as Ramona Avenue and Monte Vista Avenue in Figure C6.5: Emergency Evacuation Routes of the City of Montclair General Plan. The project site is located along Grand Avenue and Philips Boulevard which provide access to Ramona Avenue and Mote Vista Avenue. The project's construction may result in temporary closures along Grand Avenue and Philips Boulevard, but would not completely close either road. The operation of the project would not result in any obstructions of adjacent roadways and would therefore not interfere with an adopted emergency evacuation route. *As a result, the impacts would be less than significant.*

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

No Impact. The site is currently vacant and fenced. According to the Cal FIRE Hazard Severity Zone Database, the project site is not located within a severe fire hazard zone. The project site is surrounded by developed parcels and is not located next to any wildland. According to the U.S. Forest Service Wildland Urban Interface: 2020 Map Viewer, the project site is not located within an urban-wildlife interface. *As a result, no impacts would occur.*

Mitigation Measures

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

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

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

SUBSTANTIATION:

Countywide Plan; Monte Vista Water District 2008 Domestic Water Master Plan; 2023 Hazard Mitigation Plan; Pearl City Engineering Inc. Preliminary Water Quality Management Plan. August 28, 2025 (Included as Appendix E); Pearl City Engineering Inc. Preliminary Hydrology Report. June 28, 2025 (Included as Appendix F); Submitted Project Materials

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

Less than Significant. The Clean Water Act (CWA) established regulations governing the discharge of pollutants to waters of the U.S. from any point source. The CWA also has established a framework for regulating nonpoint source stormwater discharges under the National Pollutant Discharge Elimination System (NPDES). The proposed project would be required to implement storm water pollution control measures pursuant to the NPDES requirements. The contractors are required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. The preliminary WQMP prepared for the project by Pearl City Engineering, Inc. and revised on August 28, 2025 and approved by the County, identifies post-construction best management practices (BMPs) that would be the responsibility of the contractors to implement over the life of the project. The project would implement filtered inserts and a hydrodynamic separator for pre-treatment and three underground infiltration basins to address treatment control.

Implementation of the BMPs would treat stormwater and remove pollutants before percolation to protect water quality.

Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the County Engineer. In addition, the contactors would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would be submitted to the Chief Building Official and County Engineer prior to the issuance of a grading permit. The project would connect to the City of Montclair's sewer system through an agreement signed by the project Applicant and City. *As a result, the impacts would be less than significant.*

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. Water used to control fugitive dust would be transported to the site via truck. No direct groundwater extraction would occur. Furthermore, the construction and post-construction BMPs would address contaminants of concern from excess runoff, thereby preventing the contamination of local groundwater. These BMP controls may include, but would not be limited to the following:

- Stabilization practices for all areas disturbed by construction and grading.
- Structural practices for all drainage/discharge locations.
- Stormwater management controls, including measures used to control pollutants occurring in stormwater discharges after construction activities are complete. These include debris cleaning and inspection, employee training, catch basins, signage, three underground infiltration basins, vegetated drainage swales, and a hydrodynamic separator.
- Velocity dissipation devices to provide nonerosive flow conditions from the discharge point along the length of any outfall channel.
- Other controls, including waste disposal practices that prevent discharge of solid materials.

The above BMPs would address any potential runoff impacts. *As a result, the impacts would be less than significant.*

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. The proposed project's location would be restricted to the proposed project site and would not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. The site would be designed The site would be designed to be consistent with the existing condition in terms of the overall drainage pattern. Stormwater would be collected and discharged into three underground infiltration basins to percolate through the ground. *As a result, the impacts would be less than significant.*

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

Less than Significant. The site is presently undeveloped though there are no stream channels or natural drainages that occupy the property. The site would be designed to be consistent with the existing condition in terms of the overall drainage pattern. Stormwater would be collected by grate inlets and catch basins to be piped into three underground infiltration basins. According to the hydrology study prepared for the project, one infiltration basin (Basin B) would be designed to retain the full 100 year, 24 hour event. Overflow from the remaining two basins A and C would be discharged to a proposed curb and gutter along Phillips Boulevard. According to the hydrology study by Pearl City Engineering, revised August 8, 2025, the outflow would be below the existing onsite condition. The County has approved the preliminary drainage plan for the project. *As a result, the impacts would be less than significant.*

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. The site would be designed so stormwater would be collected and discharged into three underground infiltration basins to percolate through the ground. According to the hydrology study conducted for the project, the underground basins would provide adequate protection for up to the 100-year, 24-hour storm event volume since the outflow would be below the existing onsite condition. The County has approved the preliminary drainage plan for the project. *As a result, the impacts would be less than significant.*

iv. Impede or redirect flood flows?

Less than Significant. The site would be designed so stormwater would be collected and discharged into three underground infiltration basins to percolate through the ground. The County has approved the preliminary drainage plan for the project. *As a result, the impacts would be less than significant.*

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

Less than significant Impact. According to the Federal Emergency Management Agency (FEMA) flood insurance maps obtained for San Bernardino County

Unincorporated Areas, the proposed project site is located in Zone X. Thus, properties located in Zone X are not located within a 100-year flood plain. No natural channels are located adjacent to the site or in the immediate vicinity. The proposed project site is not located in an area that is subject to inundation by seiche or tsunami. In addition, the project site is located inland approximately 31 miles from the Pacific Ocean and, as a result, the project site would not be exposed to the effects of a tsunami. The Monte Vista Water District Plant 2 is located adjacent to the project site. The plant contains a well and an aboveground water reservoir. Damages to the reservoir may have the potential to cause leaking or ruptures, which may result in flooding or structural damage within the project site. However, the reservoir itself would contain potable water and would not be expected to contain hazardous materials or other pollutants that could be released as a result of flooding. According to the Monte Vista Water District 2008 Domestic Water Master Plan and 2023 Hazard Mitigation Plan, no upgrades were identified for the reservoir at Plant 2. Since no upgrades or repairs were identified for the reservoir in either documents, it can be assumed that the reservoir is at no risk from flooding or leaks. Additionally, the facilities are regularly inspected to ensure no safety risks would occur. The proposed project would not introduce facilities or uses that would involve substantial quantities of hazardous materials or other pollutants that could be released as a result of flooding, tsunami, or seiche inundation. Therefore, even in the unlikely event that flooding associated with a failure of the adjacent reservoir were to occur, the project would not be expected to result in a substantial release of pollutants. *As a result, less than significant impacts are anticipated.*

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

Less than Significant. The project site is located within the jurisdiction of the Santa Ana Regional Water Control Board (RWQCB) which has adopted the Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) to protect surface and groundwaters within the region. The Santa Ana RWQCB issues the NPDES permit and the MS4 permit which are required to be obtained by the project. Implementation of the BMPs identified within the PWQMP as required by the NPDES and MS4 permits would ensure water quality would not be adversely affected during the construction and operation phases. The proposed project's construction and operation would comply with the San Bernardino County's Stormwater Management and Discharge Control requirements. Compliance with the ordinance would help minimize the discharge and transport of pollutants associated with the new development through the control of volume and rate stormwater runoff, therefore preventing any potential violations or inconsistencies with the local requirements. As a result, the construction impacts would be less than significant. In addition, the project's operation would not interfere with any groundwater management or recharge plan because there are no active groundwater management recharge activities on-site or in the vicinity. *As a result, the impacts would be less than significant.*

Mitigation Measures

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

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

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

a) *Physically divide an established community?*

No Impact. The proposed project is a 7-lot subdivision located on a vacant 1.68-acre parcel. There would be a total of 7 lots in the proposed development ranging from 7,587 to 14,351 square feet in size for single-family homes with detached ADUs. Land uses located in the vicinity of the proposed project are outlined below:

- *North of the project site:* Grand Avenue is located north of the site. Single-family homes are located further north, north of the aforementioned roadway. This area is zoned as Single Residential (RS).
- *East of the project site:* The Monte Vista Water District Plant #2 and single-family homes are located east of the project site. Plant # 2 is currently operational and includes an enclosed well and water tank. This area is zoned as Single Residential (RS).
- *South of the project site:* Phillips Boulevard is located south of the project site. A truck trailer parking lot and a single-family home are located further south, south of the aforementioned roadway. This area is zoned as Single Residential (RS).
- *West of the project site:* Ramona Place and single-family homes are located west of the project site. This area is zoned as Single Residential (RS).

The proposed project site is zoned as Single Residential and is located in an urban environment. The proposed project would be confined within the project site's boundaries. The granting of the requested entitlements and subsequent construction of the proposed project would not result in any expansion of the use beyond the current boundaries since the project would have the same land use as the neighboring parcels. As a result, the project would not lead to any division of an existing established neighborhood. *As a result, no impacts would occur.*

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 site's zoning designation is currently Single Residential (RS) with a Low Density Residential (LDR) Land Use. The proposed project's implementation would not require a General Plan Amendment (GPA) or Zone Change (ZC). *As a result, no impacts would occur.*

Mitigation Measures

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XII.	**MINERAL RESOURCES** - Would the project:				
a)	Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	☐	☐	☐	☒
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

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

Countywide Plan; Submitted Project Materials

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

No Impact. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site. The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- *Mineral Resource Zone 1 (MRZ-1):* This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- *Mineral Resource Zone 2 (MRZ-2):* This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- *Mineral Resource Zone 3 (MRZ-3):* This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the

available data. Hilly or mountainous areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgraded it to MRZ-1.

- *Mineral Resource Zone 4 (MRZ-4):* This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

The project site is located within a MRZ-3 zone. No active mineral extraction activities are located onsite or in the surrounding properties. *As a result, no impacts would occur.*

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

No Impact. There are no mineral, oil, or energy extraction and/or generation activities located within the project site. Moreover, the proposed project would not interfere with any important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. *As a result, no impacts would occur.*

Mitigation Measures

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

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

SUBSTANTIATION: *(Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):*

Countywide Plan; Submitted Project Materials

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

Less than Significant with Mitigation. The primary sources of noise in the project site are freeways and roadways, operations, and stationary sources. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities. According to Section 83.01.080(G) of the County's Code of Ordinances, temporary construction, maintenance, repair, or demolition activities between 7:00 AM and 7:00 PM shall be exempt from the noise regulations identified by the county in Section 83.01.080. The County's Development Code (Division 3, Countywide Development Standards; Chapter 83.01, General Performance Standards, Section 83.01.080, Noise) sets interior and exterior noise standards for specific land uses by type of noise source. Noise standards for stationary noise sources are summarized in the Ordinance in Table 83-2, Noise Standards for Stationary Noise Sources. The noise standard for residential properties is 55 dBA Leq from 7 a.m. to 10 p.m. and 45 dBA Leq from 10 p.m. to 7 a.m. The Federal Transportation Administration (FTA) General Assessment for Construction Noise sets a maximum criteria for construction noise before adverse community reaction. This threshold is 90 dBA during the daytime for residential receptors. The nearest sensitive receptors are located adjacent to the west of the site, approximately five feet from the property line. For the purposes of this analysis, the distance would be set to 10 feet since this would be the distance between the nearest sensitive receptor and the location of the nearest proposed home would be constructed. For paving, this would be set at 25 feet. The project's construction noise levels were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model Version 1.1.

TABLE 7 CONSTRUCTION NOISE

Construction Phase	Noise Level	Noise Level (With Mitigation)
Site Preparation	100.3 dBA	89.7 dBA
Grading	99.3 dBA	89.3 dBA
Building Construction	98.1 dBA	87.1 dBA
Paving	84.8 dBA	74.8 dBA
Architectural Coating	70.8 dBA	87.7 dBA

Source: Roadway Construction Noise Model Version 1.1

As shown in Table 7, the construction phase would exceed the noise threshold during the site preparation, grading, and building construction phases. The project contractor would be required to implement measures to reduce construction noise levels to less than significant levels. According to FTA guidelines, the use of mufflers on construction equipment could reduce noise levels by at least 10 dBA. Construction activities whose specific location onsite may be flexible (including truck idling, compressors, or generators) being located as far as possible from the nearest sensitive receptors would further reduce noise levels. The project would be required to adhere to the following mitigations measures.

NOI-1: The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

NOI-2: Locate stationary construction equipment and staging areas as far as feasible from nearby sensitive receptors and orient equipment to minimize noise exposure.

Adherence to the above-mentioned mitigation measures would reduce potential impacts stemming from the project's construction to levels that are less than significant.

Future sources of noise generated on-site would include noise from vehicles traveling to and from the project, cars starting and idling, people yelling or speaking loudly, air conditioning units, and other noises typically associated with residential development. The future uses would not include any industrial machinery or regular operation of heavy construction equipment.

The traffic associated with the proposed project would not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). According to the most recent traffic volumes from the City of Montclair, the portions of Grand Avenue and Philips Boulevard extending across the project site has 2,275 and 3,337 average daily travelers, respectively. According to Table 11, the project is expected to generate 109 daily trips which is an insignificant amount to the existing traffic. *As a result, the impacts would be less than significant with mitigation.*

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

Less than Significant. The construction of the proposed project would result in the generation of vibration and noise, though the vibrations and noise generated during the project's construction would not adversely impact any sensitive receptors. The background vibration velocity level in residential areas is usually around 50 vibration velocity level (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Construction activities may

result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings.

TABLE 8 COMMON EFFECTS OF CONSTRUCTION VIBRATION

Peak Particle Velocity (in/sec)	Annoyance Potential	Building Damage Potential
≤ 0.01	Barely perceptible	No effect
0.01 to 0.03		
0.04 to 0.07	Distinctly Perceptible	
0.08 to 0.09		Damage to Extremely Fragile Historic Buildings, Ruins, Ancient Monuments
0.1 to 0.24	Strongly Perceptible	Damage to Fragile Buildings
0.25 to 0.29		Damage to Historic and Some Old Buildings
0.3 to 0.39		Damage to Older Residential Structures
0.4 to 0.49	Severe	Damage to Older Residential Structures
≥ 0.5		Damage to New Residential Structures and Modern Industrial/Commercial Buildings

Source: U.S. Department of Transportation

The operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. Table 8 summarizes the levels of vibration and the usual effect on people and buildings. As shown in Table 8, the FTA recommends the maximum peak-particle-velocity (PPV) levels remain 0.3 inches per second at the nearest sensitive receptors.

Typical levels from vibration generally do not have the potential for any structural damage. Some construction activities, such as pile driving and blasting, can produce vibration levels that may have the potential to damage some vibration sensitive structures if performed within 50 to 100 feet of the structure. The reason that normal construction vibration does not result in structural damage has to do with several issues, including the frequency vibration and magnitude of construction related vibration. Unlike earthquakes, which produce vibration at very low frequencies and have a high potential for structural damage, most construction vibration is in the mid- to upper- frequency range, and therefore has a lower potential for structural damage. The project's implementation would not require deep foundations. Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity levels as shown in Table 9. Although the table gives one level for each piece of equipment, it should be noted that there is a considerable variation

in reported ground vibration levels from construction activities. The data in Table 9 does provide a reasonable estimate for a wide range of soil conditions.

TABLE 9 VIBRATION SOURCE LEVELS FOR TYPICAL CONSTRUCTION EQUIPMENT

Construction Equipment	PPV @25 ft. (inches/sec.)	PPV at Nearest Sensitive Receptor
Vibratory Roller	0.21	0.21
Hoe Ram	0.089	0.352
Large Bulldozer	0.089	0.352
Loaded Trucks	0.076	0.3
Excavator	0.04	0.014
Small Bulldozer	0.003	0.012

Source: Noise and Vibration During Construction

As shown in Table 9, the only construction equipment that would exceed the threshold are large bulldozers, hoe rams, or other similar equipment. The equipment list from CalEEMod does not include hoe rams nor does it specify the size of the bulldozer used. Wheeled dozers can range from using 200 horsepower engines to over 900 horsepower The 367 horsepower dozer used can be assumed to be a small dozer based on the range of engines dozers use. Additionally, the size of the site (1.68 acres) and limited slope (0 to 5%) would not require the use of large dozers. Therefore, the construction of the project would not result in an exceedance of the thresholds.

Once in operation, the proposed project would not significantly raise ground borne noise levels. The future residential uses would not include any vibration inducing equipment such as industrial machinery, operation of heavy construction equipment, or railroads. *As a result, the impacts would be less than significant.*

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

No Impact. The project site is not located within two miles of a public use airport. The nearest airports are Cable Airport, located approximately 4.01 miles north of the project site and Ontario International Airport located approximately 4.4 miles northeast of the project site. *As a result, no impacts would occur.*

Mitigation Measures

Therefore, no significant adverse impacts are identified or anticipated with the implementation of NOI-1 and 2.

NOI-1: The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

NOI-2: Locate stationary construction equipment and staging areas as far as feasible from nearby sensitive receptors and orient equipment to minimize noise exposure.

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

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials.

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

Less than Significant Impact. According to the Growth Forecast Appendix prepared by SCAG for the 2024 RTP/SCS, the unincorporated San Bernardino County households would increase from 97,300 in 2019 to 104,200 in 2050, an increase of 6,900 new households through the year 2050. The project would include the construction of seven single-family homes and seven ADUs. Assuming an average household size of 3.3 persons per household derived from the Census Bureau, the projected population would be 46 persons. Therefore, the proposed project is not in conflict with the growth projections established for the County by SCAG. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The project site is vacant and disturbed amongst a suburban area. This development is not expected to influence future development.
- *Extension of roadways and other transportation facilities.* The project would include the extension of Ramona Court to access the site. The extension

would not allow for through traffic and would not be considered growth-inducing.

- *Extension of infrastructure and other improvements.* The installation of any new utility lines would not lead to subsequent offsite development since these utility lines would serve the project site only.
- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.
- *The removal of housing requiring replacement housing elsewhere.* The site does not contain any housing units. As a result, no replacement housing would be required.
- *Additional population growth leading to increased demand for goods and services.* The proposed 7-lot subdivision would potentially result in 46 new residents assuming an average household size of 3.3 persons per household derived from the most recent Census Bureau survey.

  Short-term growth-inducing impacts related to the project's construction. The project would result in temporary employment during the construction phase.

The proposed residential development would not induce substantial unplanned population growth in an area. *As a result, the impacts would be less than significant.*

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

No Impact. The project site is vacant and unoccupied. The project site is vacant, the project would not displace existing people or housing. *As a result, no impacts would result.*

Mitigation Measures

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

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

Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other Public Facilities?	☐	☐	☒	☐

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

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

Fire Protection?

Less than Significant Impact. The project site would be served by the City of Montclair Fire Department. ~~The City will request approval from LAFCO to allow the City to extend fire services outside city limits~~. The closest fire station to the project site is Montclair Fire Station No.2 located approximately 3,600 feet north of the project site in the City of Montclair. The proposed project would only place an incremental demand on fire services since the project would be constructed with strict adherence to all pertinent building and fire codes. Furthermore, the project has been reviewed and approved by City Fire officials to ensure adequate fire service is provided. The project would pay development impact fees to the City of Montclair which would offset any impacts as a result of the project's implementation. *As a result, the potential impacts would be less than significant.*

Police Protection?

Less than Significant Impact. The closest County Sheriff's station is the Rancho Cucamonga Station, located approximately 8.05 miles to the northeast of the project site. The San Bernardino County Sheriff's Department (SBCSD) will review security and site plans to ensure the proposed project conforms to the Department's security regulations. The proposed development will also be required to comply with the SBCSD requirements. The project would pay development impact fees which would offset any impacts as a result of the project's implementation. *As a result, the potential impacts would be less than significant.*

Schools?

Less than Significant Impact. The closest school to the project site are Howard Elementary School located approximately 1,600 feet northwest and Ramona Elementary School located approximately 3,400 feet northwest. The project site is within the boundaries of the Ontario-Montclair School District and the Chaffey Joint Union High School District. The project is within the attendance boundaries of Howard Elementary School, Oaks Middle School, and Montclair High School. The construction of 7 single-family homes would not create a significant increase in school enrollments. The project would generate an estimated 14 students using a ratio of 0.6 students per project

population according to the San Bernardino Countywide Plan EIR rates. The project would be required to pay school impact fees to the relevant school districts. The payment of these fees is considered to be a mitigation of potential impacts. *As a result, the impacts would be less than significant.*

Parks?

Less than Significant Impact. The proposed 7-lot residential subdivision is estimated to result in 46 new residents. The nearest park to the project site is Essex Park located approximately 3 miles northwest. The project would be consistent with the existing Zoning designation for the site Single Residential (RS) and, therefore the population growth would be anticipated and would be consistent with planning projections for parks and recreational facilities and services within the County. In addition, the project Applicant would be required to pay all applicable park impact and Quimby Acy fees. *As a result, the impacts would be less than significant.*

Other Public Facilities?

Less than Significant Impact. The proposed project would not create direct local population growth which could potentially create demand for other public facilities. *As a result, the impacts would be less than significant.*

Mitigation Measures

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

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

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

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

Less than Significant Impact. The proposed 7-lot residential subdivision is estimated to result in 46 new residents. The nearest park to the project site is Essex Park located approximately 3 miles northwest. The project would be consistent with the existing Zoning designation for the site Single Residential (RS) and, therefore the population growth would be anticipated and would be consistent with planning projections for parks and recreational facilities and services within the City. *As a result, the impacts would be less than significant.*

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?*

Less than Significant Impact. The nearest park to the project site is Essex Park located approximately 3 miles northwest. As previously indicated, the implementation of the proposed project would not affect any existing parks and recreational facilities in the County. The project would not involve the construction or expansion of a park or recreational facility. The proposed project would be required to pay any pertinent park development fee to offset the proposed project's impact. *As a result, impacts would be less than significant.*

Mitigation Measures

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XVII.	**TRANSPORTATION** – Would the project:				
a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	☐	☐	☒	☐

c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d)	Result in inadequate emergency access?	☐	☐	☐	☒

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

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

Less than Significant. San Bernardino Countywide Plan includes policies that address Level of Service (LOS) and identifies transportation facility LOS standards the county maintains. Although environmental impacts under the California Environmental Quality Act (CEQA) have replaced LOS with Vehicle Miles Traveled (VMT) as the most appropriate measures of transportation impacts, San Bernardino County still requires new development projects to prepare traffic analyses that demonstrate that the development conforms with, or can mitigate to, General Plan level of service policies and standards. According to San Bernardino County's Transportation Impact Study Guidelines (July 2019), the minimum acceptable intersection level of service for the current San Bernardino Countywide Plan is LOS D.

The trip generation for the proposed project is based on the trip generation rates for Land Use 210 – "Single-Family Detached Housing" included in the Institute of Transportation Engineers' (ITE) *Trip Generation,* 11th Edition. As shown in Table 10, the proposed project is forecast to generate 11 total trips in the AM. Peak hour, 11 total trips in the PM peak hour, and 109 daily trips.

TABLE 10 PROJECT TRIP GENERATION

Description	ITE Code	Unit	Average Daily Trips	AM Pk Hr. Total	PM Pk Hr. Total
Project (7 single-family units and 7 accessory dwelling units.)					
Trip Rates (Single-Family Unit)	**210**	**7 unit**	**10.0**	**0.99**	**0.99**
Total Trips			**70**	**7**	**7**
Trip Rates (Access. Dwelling Unit)	**220**	**7 unit**	**5.6**	**0.56**	**0.56**
Total Trips			**39**	**4**	**4**
Total Trips			**109**	**11**	**11**

Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition

The addition of project traffic does not cause, or contribute to, a deficient level of service at any study intersection based on the County's criteria since the project does not exceed the threshold requiring an LOS study, 100 peak hour trips (the project would generate 11 peak hour trips). No transit facilities currently exist or are planned along Grand Avenue, Philips Boulevard, or Ramona Place. No bike lanes currently exist or are planned on the aforementioned roads. Sidewalks currently exist only along the southern portion of Ramona Place and along Grand Avenue. The project would construct new five-foot-wide sidewalks with 10 foot-wide parkways along the project frontage on Philips Boulevard and Grand Avenue and a 5.5-foot wide sidewalk along Ramona Place. The project would not interfere with any policies addressing circulation systems including transit, bicycle, or pedestrian facilities. *As a result, the impacts would be less than significant.*

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

Less than Significant. According to the County's VMT screening criteria, projects generating less than 110 daily vehicle trips can also be presumed to have a less than significant impact. The trip generation for the proposed project is based on the trip generation rates for Land Use 210 – "Single-Family Detached Housing" included in the Institute of Transportation Engineers' (ITE) *Trip Generation,* 11th Edition. As shown in Table 10, the proposed project is forecast to generate 11 total trips in the AM. Peak hour, 11 total trips in the PM peak hour, and 109 daily trips. Based on the above assessment, the proposed project can be screened from requiring a VMT analysis under CEQA because the project generates 109 daily trips and can be presumed to have an insignificant effect on VMT. *As a result, the impacts would be less than significant.*

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. The proposed project would include a cul-de-sac extension of Ramona Place, two driveway connections to the south of Grand Avenue and two driveway connections to the north of Phillips Boulevard. The project would construct new five foot-wide sidewalks with 10 foot-wide parkways along the project frontage on Philips Boulevard and Grand Avenue and a 5.5-foot wide sidewalk along Ramona Place. The proposed connections would be designed in accordance with County standards. The proposed project would not expose future drivers to dangerous intersections or sharp curves and the proposed project would not introduce incompatible equipment or vehicles to the adjacent roads. *As a result, the impacts would be less than significant.*

d) Result in inadequate emergency access?

No Impact. The proposed project would not affect emergency access to any adjacent parcels. The new cul-de-sac would be designed to allow adequate turn-around space for emergency vehicles. At no time during construction would any adjacent streets be completely closed to traffic. All construction staging must occur on-site. *As a result, no impacts would occur.*

Mitigation Measures

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

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

SUBSTANTIATION:

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

.

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

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

No Impact. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historic

Resources or included in a local register of historical resources as defined in subdivision (k) for Section 5020.1. As previously discussed in Section V Cultural Resources, the Cultural Report did not identify the presence of any historical resources during the records search and the field investigation found no CRHR eligible resources. *As a result, no impacts would occur.*

ii.A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than Significant with Mitigation. 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. A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a). The County is the Lead Agency and is responsible for conducting all tribal consultation pursuant to AB 52. The following tribes were notified on February 28th 2026: 29 Palms, Colorado River, Fort Mojave, San Gabriel Band, Gabrieleno Band of Mission Indians – Kizh Nation, Morongo Band, Soboba Band, and the Yuhaaviatam of San Manuel Nation. The Kizh Nation was the only tribe that requested consultation which was held by the County on April 22, 2026. The consultation was deemed complete with the incorporation of Mitigation Measures TCR-1 through TCR-3. The following mitigation measures would be required to ensure the impacts of unanticipated discovery of tribal cultural resources would be less than significant.

TCR-1. Retain a Native American Monitor Prior to Commencement of Gound-Disturbing Activities.

- The project applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The project applicant shall coordinate with the County regarding monitor selection, monitor procedures, and implementation of the mitigation measure. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- A copy of the executed monitoring agreement shall be submitted to the County of San Bernardino prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- The monitor shall complete daily monitoring logs that provide descriptions of the relevant ground-disturbing activities, the type of construction activities

performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs shall identify and describe any discovered Tribal Cultural Resources, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall be provided to the project applicant or the County upon written request to the Tribe.

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

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

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

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

- Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

As a result, there would be a less than significant impact with mitigation.

Mitigation Measures

No significant adverse impacts are identified or anticipated with the implementation of TCR-1 through TCR-3.

TCR-1. Retain a Native American Monitor Prior to Commencement of Gound-Disturbing Activities.

- The project applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The project applicant shall coordinate with the County regarding monitor selection, monitor procedures, and implementation of the mitigation measure. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- A copy of the executed monitoring agreement shall be submitted to the County of San Bernardino prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- The monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs shall identify and describe any discovered Tribal Cultural Resources, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall be provided to the project applicant or the County upon written request to the Tribe.
- On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant or the County that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

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

- Upon discovery of any tribal cultural resources (TCRs), all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Gabrieleño Band of Mission Indians – Kizh Nation (Kizh) monitor and/or Kizh archaeologist. The Kizh shall recover and retain all discovered TCRs in the form and/or

manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

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

- Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XIX.	**UTILITIES AND SERVICE SYSTEMS -** Would the project:				
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b)	Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c)	Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

SUBSTANTIATION:

California Energy Commission Natural Gas Consumption Dashboard; Countywide Plan; Submitted Project Materials; Utilities Worksheets (See Appendix G); Will-Serve Letters (See Appendix H)

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. The project site is vacant and undeveloped. The proposed one inch water lines would connect Lots 1 and 2 from an existing 12 inch water line on Grand Avenue. A proposed eight-inch water line would extend into the cul-de-sac and would connect to Lots 3 to 5 through a one-inch water line. The applicant has also indicated the possibility to connect Lots 3 and 4 with a one inch water line from Grand Avenue and a one inch line from Lot 5 to Phillips Boulevard instead of an extension from Ramona Place. A proposed one inch water line connect to Lots 6 and 7 from a six–inch line on Phillips Blvd. The applicant has obtained a will-serve letter indicating service would be accommodated by the Monte Vista Water District with existing capacities and would only require connections to existing water lines.

Wastewater would be serviced by a 6-inch sewer line connection to an existing 15-inch sewer line in Phillips Boulevard. The Applicant has signed an Irrevocable Annexation Agreement with the City of Montclair which includes an agreement to allow for the site to be connected to the City's sewer line. Per the agreement, no additional requirements other than payments of fees, obtaining applicable permits, and maintenance and repair of the sewer lateral is required. Therefore, it can be presumed no additional construction to existing facilities is required. The proposed sewer line would also require authorization from the Local Agency Formation Commission of an out-of-agency service agreement in order for the City to provide sewer service outside its boundary. Therefore, the increase in demand for wastewater treatment services can be adequately handled and no expansion of these services is required.

As previously discussed in Section 10, the project would include onsite BMPs which would handle and treat all stormwater runoff from the project site. Overflow would be discharged to a proposed curb and gutter along Phillips Boulevard, which would connect to existing curbs and gutters along the adjacent properties and would not result in significant impacts.

Southern California Edison provides electricity to the project site. As previously analyzed in Section 6 - Energy, the project would utilize an insignificant amount of electricity and

would not require the construction of new power plants. Connection to the existing power lines which already serve the surrounding properties would not lead to significant impacts.
Natural gas is provided to the project site by Sothern California Gas Company. The project is anticipated to use 31 therms of natural gas per day or less than 0.01% of the County's usage, 248 million therms per year. Therefore, no new natural gas facilities would be required. Connection to the existing gas lines which already serve the surrounding properties would not lead to significant impacts. Spectrum provides telecommunications services to the vicinity of the project site. The project would not include the construction or expansion of new communications systems facilities. Connection to existing telecommunications systems facilities which already serve the surrounding properties would not lead to significant impacts. Therefore, the project's implementation would not require the relocation of any of the aforementioned facilities or the construction of any facilities beyond lateral connections to existing lines. *As a result, the impacts would be less than significant.*

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. The water would be provided by the Monte Vista Water District which supplies over 50 million gallons of water per day throughout western San Bernardino County. As indicated in Table 11, the proposed project is projected to consume approximately 5,460 gallons of water on a daily basis, which is an insignificant figure in comparison to the current capacity. The applicant has obtained a will-serve letter indicating service would be accommodated by the Monte Vista Water District with existing capacities.

TABLE 11 WATER CONSUMPTION (GALS/DAY)

Use	Unit	Factor	Generation
Single Family Residential & Accessory Dwelling Unit	14 Units	390 gals/day/unit	5,460 gals/day
Total			**5,460 gals/day**

Source: Blodgett Baylosis Environmental Planning

Because the site is currently undeveloped, the project would result in an increase in the amount of water consumption compared to the existing condition. The on-site water utility system would be designed, constructed, and maintained to be consistent with County and State Water Resources Control Board standards and requirements. *As a result, the impacts would be less than significant.*

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. The site is currently undeveloped, the project would result in an increase in the amount of wastewater generation compared to existing conditions. The Applicant has signed an Irrevocable Annexation Agreement with the City of Montclair

which includes an agreement to allow for the site to be connected to the City's sewer line. Per the agreement, no additional requirements other than payments of fees, obtaining applicable permits, and maintenance and repair of the sewer lateral is required. The City will request approval from LAFCO to allow the City to extend sewer services outside city limits. A proposed 6-inch sewer line would be connected to all lots and would be located within the sewer easement and connect to an existing 15-inch sewer line in Phillips Blvd. Wastewater is treated at the Inland Empire Utilities Agency Regional Water Recycling Plant No. 1 (RP-1), which currently treats approximately 28 million gallons per day and has a maximum capacity of 44 million gallons per day. According to Table 12, the proposed project is expected to generate approximately 3,640 gallons of sewage per day which is an insignificant amount compared to the maximum capacity.

TABLE 12 WASTEWATER (EFFLUENT) GENERATION (GALS/DAY)

Use	Unit	Factor	Generation
Single Family Residential & Accessory Dwelling Unit	14 Units	260 gals/day/unit	3,640 gals/day
Total			**3,640 gals/day**

Source: Blodgett Baylosis Environmental Planning

As a result, the impacts would be less than significant.

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. The County of San Bernardino Solid Waste Management Division (SWMD) is responsible for the management of solid waste disposal in San Bernardino County. Solid waste would be handled by Burrtec, which the County contracts for waste management services. Solid waste would then be hauled to the Mid-Valley Sanitary Landfill which accepts 7,500 tons of waste per day. The proposed project is anticipated to generate approximately 171 pounds per day of solid waste (refer to Table 13), which is an insignificant amount compared to the daily capacity. As a result, the potential impacts are considered to be less than significant.

TABLE 13 SOLID WASTE GENERATION (LBS./DAY)

Use	Unit	Factor	Generation
Single Family Residential & Accessory Dwelling Unit	14 units	12.23 lbs./day/unit	171 lbs./day
Total			**171 lbs./day**

Source: Blodgett Baylosis Environmental Planning

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

No Impact. The proposed project, like all other development in San Bernardino County, would be required to comply with all pertinent Federal, State and local management and

reduction statutes with respect to waste reduction and recycling. *As a result, no impacts would occur.*

Mitigation Measures

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

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

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

No Impact. According to the Cal FIRE Fire Hazard Severity Zone Database, the project site is not located within a severe fire hazard zone. The project site is surrounded by developed parcels and is not located next to any wildland. According to the U.S. Forest Service Wildland Urban Interface: 2020 Map Viewer, the project site is not located within an urban-wildlife interface. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. *As a result no impacts would occur.*

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

No Impact. The nearest slopes are the Chino Hills located approximately four miles west of the project site. The project site is not located near any slopes or in a mountain pass that could be subject to wind patterns. The proposed project may be exposed to particulate emissions generated by wildland fires in the surrounding region. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire Community as well as the surrounding cities and unincorporated county areas. *As a result, no impacts would occur.*

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

No Impact. The project site is not located in an area that is classified as having a high fire risk severity, and therefore would not require the installation of specialized infrastructure such as fire roads, fuel breaks, or emergency water sources. Maintenance of the proposed cul-de-sac would not utilize equipment that would exacerbate fire risk. *As a result, no impacts would occur.*

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?*

No Impact. There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. Therefore, the project would not result in any impacts related to flooding or landslides facilitated by runoff flowing down barren and charred slopes given the area's level topography and developed character. *As a result, no impacts would occur.*

Mitigation Measures

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

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XXI.	**MANDATORY FINDINGS OF SIGNIFICANCE:**				
a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels,	☐	☒	☐	☐

	threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c)	Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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

Less than Significant with Mitigation. The proposed project *would not* 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 with implementation of the following mitigations. Compliance with mitigation measures as outlined in sections 4-Biological Resources (BIO), 5-Cultural Resources (CR), 7-Geological Resources (GEO), 13-Noise (NOI), and 18-Tribal Cultural Resources (TCR) would reduce any impacts to a less than significant level.

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. The project is surrounded by development to the north, south, west and east. The 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 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 would cause substantial adverse effects on human beings, either directly or indirectly?*

Less than Significant. The project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. As indicated in Section 1 through 20, the Project will not result in any significant unmitigable environmental impacts.

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

XXII. MITIGATION MEASURES

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

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

Biological Resources

BIO-1: Pre-construction surveys for burrowing owls shall be conducted prior to the commencement of future ground disturbance. Two surveys shall be conducted, the first 14-30 days prior to ground disturbing activities and the second within 24 hours immediately before ground disturbing activities. If no burrowing owls are observed onsite, no further review will be required. For western burrowing owl the California Department of Fish and Wildlife (CDFW) Staff Report on Burrowing Owl Mitigation (CDFG, 2012 or most recent version) shall be used. If burrowing owls and/or suitable burrowing owl burrows are identified on the project site during the survey, the project Applicant shall consult with CDFW and follow the methods listed in the CDFW's Staff Report on Burrowing Owl Mitigation for avoidance and/or passive relocation. If burrowing owls or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the project site during the survey(s), these features must be completely avoided. If impacts to those features are unavoidable, then the project Applicant must develop a burrowing owl mitigation plan in consultation with CDFW. Mitigation methods may include passive relocation conducted outside of the owl breeding season (between September 1 and February 28). If an active owl burrow is identified, and construction is to proceed, then a qualified biologist (with two or more years of burrowing owl experience) must establish an initial disturbance-limit buffer of 500 feet around the burrow using flagging or staking. The buffer distance may be reduced in coordination with CDFW depending on time of year (i.e., in or out of breeding season), level of construction activity, and observed behavior of the burrowing owls. Construction activities shall not occur within any buffer zones until the burrow is deemed inactive by the qualified biologist.

BIO-2: If possible, ground disturbing activities and vegetation removal shall be timed to

occur between September 1 – January 31, which is outside the bird and raptor nesting season. If ground disturbing activities or vegetation removal (including tree trimming) are scheduled between February 1 – August 31, which is the bird nesting season, a preconstruction survey for nesting birds shall be conducted within 72 hours prior to construction activities. The survey shall be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects. The study area shall include the affected area and suitable habitat within a 500-foot buffer, or a buffer size determined by the qualified biologist based on level of proposed disturbance and access. If no active nests are found, no additional measures are required. If active nests are found the biologist shall map the location and document the species and nesting stage. A no-work buffer shall be established around the active nest as determined by the qualified biologist and based on the species' sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active.

Cultural Resources

CUL-1: Prior to the initiation of ground-disturbing activities, field personnel shall be alerted to the possibility of buried prehistoric or historical cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find (60-foot buffer) shall cease and a qualified archaeologist shall be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the recovery, treatment, evaluation, and appropriate treatment measures to avoid or reduce impacts to the find shall be developed.

Geological Resources

GEO-1: Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried paleontological deposits. In the event that field personnel encounter buried fossils, work in the immediate vicinity of the find (60-foot buffer) shall cease and a qualified paleontologist shall be retained to assess the significance of the find. The qualified paleontologist shall have the authority to stop or divert construction excavation as necessary.

GEO-2: The paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.

GEO-3: Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small

invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

GEO-4: A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the County prior to building final.

Noise

NOI-1: The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

NOI-2: Locate stationary construction equipment and staging areas as far as feasible from nearby sensitive receptors and orient equipment to minimize noise exposure.

Tribal Cultural Resources

TCR-1. Retain a Native American Monitor Prior to Commencement of Gound-Disturbing Activities.

- The project applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The project applicant shall coordinate with the County regarding monitor selection, monitor procedures, and implementation of the mitigation measure. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- A copy of the executed monitoring agreement shall be submitted to the County of San Bernardino prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- The monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs shall identify and describe any discovered Tribal Cultural Resources, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall be provided to the project applicant or the County upon written request to the Tribe.

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

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

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

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

- Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

GENERAL REFERENCES

San Bernardino County, Countywide Plan. Adopted July 2020. http://countywideplan.com/wp-content/uploads/2020/08/CWP_PolicyPlan_PubHrngDraft_HardCopy_2020_July.pdf

San Bernardino County, Countywide Plan Draft EIR. Prepared June 2019. http://countywideplan.com/wp-content/uploads/2019/06/Ch_000_TITLE-PAGE.pdf

San Bernardino County. County Policy Plan web maps.

San Bernardino County Code - Title 8–Development Code. http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DCWebsite.pdf. Accessed periodically.

PROJECT-SPECIFIC REFERENCES

California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. California Important Farmland Finder.

California Department of Conservation. State of California Williamson Act Contract Land. ftp://ftp.consrv.ca.gov/

CalEPA. DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

CalFire. Very High Fire Hazard Severity Zone Map for SW San Bernardino County. http://frap.fire.ca.gov/

California, State of. Department of Conservation. California Oil, Gas, and Geothermal Resources Well Finder. https://maps. conservation. ca.gov/ doggr/wellfinder

Federal Emergency Management Agency. Flood Insurance Rate Mapping Program. 2020.

Southern California Association of Governments. Growth Forecast. Regional Transportation Plan 2016-2040. Adopted on April 7, 2016.

United States Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey.

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK