

CHAPTER 2 Executive Summary

A Development Plan has been submitted to the City of San Bernardino (City) that proposes development of a 38.4-acre project site (project site) within the City with light industrial uses. The proposed project includes the construction of a warehouse/distribution facility consisting of a single building totaling 678,275 square feet (sf). The Development Plan is a project pursuant to Section 21065 of the California Environmental Quality Act of 1970 (CEQA) and Section 15378 of the CEQA Guidelines, as it is an activity that may cause either a direct physical change in the environment or a reasonably foreseeable indirect change in the environment. The determination that the City is the Lead Agency is made in accordance with Section 15367 of the CEQA Guidelines, which defines the Lead Agency as the public agency with the principal responsibility for carrying out or approving a project and conducting the environmental review. The Lead Agency has determined that a Project environmental impact report (EIR) will be prepared for the project.

2.1 PROJECT LOCATION

The project site is contained within the United States Geological Survey (USGS) 7.5-minute series topographical map for San Bernardino North. The project site is located in: the City of San Bernardino (City), San Bernardino County (County), California (State); Assessor's Parcel Number (APN) 266-041-62. The approximately 38.4-acre project site is located adjacent (south) to Interstate 215 (I-215), and approximately three miles east of Interstate 15 (I-15). Specifically, the project site is situated on the northeast corner of the intersection of Palm Avenue and Industrial Parkway.

2.2 PROJECT OBJECTIVES

The objectives of the proposed project are as follows:

- Serve as a premier warehouse distribution facility
- Bring jobs to the City of San Bernardino
- Provide an urban landscape that will enhance the aesthetic and visual quality of the area
- Provide an expanded economic base for the City
- Provide the infrastructure necessary to meet project needs in an efficient and cost effective manner
- Locate the project near to similarly industrial business on a properly zoned industrial site
- Develop a regional distribution facility on a single large piece of land
- Locate the project near regional freeway and transit facilities

2.3 PROJECT CHARACTERISTICS

The proposed project includes the construction of a warehouse/distribution facility consisting of a single building totaling 678,275 square feet (sf) on approximately 38.4 acres. Lot coverage would be 43 percent and the building height of the proposed project would not exceed 40 feet (ft) above finished pad. The

existing hill features located on site would be leveled and approximately 200,000 cubic yards of soil exported. All other excavated soil would remain on site as fill. The front of the proposed project would be sited along Industrial Parkway. The proposed project would include a small office area and a cross-dock loading configuration. The office area would be located at the northwest corner of the warehouse/distribution facility, with trailer docking stations located along the northern and southern facing portions of the structure. Approximately 12 percent of the project site would be landscaped. The proposed project would include an 8-foot wrought-iron fence around the perimeter and a guard shack for entry and exit.

Access to the project site would be from the driveway located at the northern end of the project site on Industrial Parkway. All truck traffic into the project site would be cleared through a guard shack situated at the access driveway. The vast majority of traffic will access Industrial Parkway via Palm Avenue, off I-215.

2.4 PUBLIC ACTIONS AND APPROVALS REQUIRED

The City is the Lead Agency with the authority to carry out or approve the proposed project. The City's project approvals include certification of the EIR for the proposed project. In addition to the City, federal, state, and regional responsible agencies have discretionary authority over certain aspects of development projects:

- Various Building and Development Permits, including grading permits
- Review by other City Commissions, as necessary
- Any other discretionary or ministerial approvals required for adoption, implementation, and financing of the proposed project

In addition to the City, there are also federal, state, and regional responsible agencies that have discretionary authority over specific aspects of the proposed project. These could include, but are not necessarily limited to, the following:

- **South Coast Air Quality Management District**—Authority to Construct and an Operating Permit for operation of on-site mechanical equipment
- **Regional Water Quality Control Board**—National Pollutant Discharge Elimination System (NPDES) Permit under Section 402 of the federal Clean Water Act and approval of the Water Quality Management Plan

2.5 AREAS OF CONTROVERSY

CEQA Guidelines Section 15123(b)(2) requires a discussion of areas of controversy known to the lead agency, including issues raised by other agencies and the public. The following areas of controversy have been identified and are addressed along with other issues, in Chapter 4 (Environmental Analysis):

- Compatibility with the existing development in the immediate area (Section 4.8 [Land Use/Planning])

- The provision of appropriate secondary access (Section 4.6 [Hazards and Hazardous Materials])
- The degree of grading required to develop the project (Sections 4.5 [Geology/Soils and Mineral Resources] and Section 4.2 [Air Quality])
- Visibility of the proposed project from the surrounding area (Section 4.1 [Aesthetics])
- Inadequate emergency access (Section 4.11 [Transportation/Traffic] and Section 4.6 [Hazards and Hazardous Materials])

2.6 ISSUES TO BE RESOLVED

CEQA Guidelines Section 15123(b)(3) requires a discussion of issues to be resolved, including a choice of alternatives and whether or how to mitigate the significant effects of the proposed project. In addition, the following environmental concerns were raised during the comment period for the notice of preparation of the Draft EIR. Questions raised in comment letters that are not relevant to the potential environmental impacts of the proposed project are not identified here and will not be discussed in this Draft EIR. All comment letters are included in Appendix A.

- **South Coast Air Quality Management District**—This comment letter provided the recommended content and parameters for the air quality analysis of the proposed project, including methodology for calculating local air quality impacts utilizing localized significance thresholds. The comment letter also suggested preparing a mobile health risk assessment for the project.
- **Public Utilities Commission**—This comment letter requested that rail safety in the project vicinity be considered when analyzing the safety hazards associated with the proposed project.
- **Department of Toxic Substances Control**—This comment letter requests that government databases be researched for historical contamination of the project site and analysis be performed regarding human health risks from construction and operation.
- **Native American Heritage Commission**—This comment letter requested that the appropriate records search be conducted and that Native American tribes be contacted to determine whether there could be impacts to archaeological or paleontological resources on the project site. Further, the letter requested that appropriate mitigation to protect any discovered cultural evidence be included in the Draft EIR.

2.7 SUMMARY OF ALTERNATIVES TO THE PROJECT

Based on the proposed project's objectives, the City has identified two potential project alternatives for in-depth evaluation in addition to the No Project Alternative Project alternatives are described below. These alternatives were chosen to reduce the impacts of the proposed project by reducing either the size of development or the amount of grading required. An alternative site was not analyzed, as this alternative would not avoid or substantially lessen significant effects of the proposed project.

■ **Alternative 1: No Project/No Development Alternative**

Alternative 1 assumes that the proposed project would not be constructed and the existing conditions would remain. Specifically, the project site would remain undeveloped and remain vacant. The two defining hill features within its boundaries that occupy approximately 35 percent of the property would remain on the property.

■ **Alternative 2: Reduced Project Alternative**

Alternative 2 represents development of a warehouse/distribution center of approximately one-half the square footage of the proposed project. The proposed project will be reduced to smaller scale and built to 341,204 sf instead of the proposed 678,275 sf. The two defining hill features within its boundaries occupy approximately 35 percent of the property and comprises approximately 1,011,000 cubic yards of dirt, which would be graded to a minimal flat surface to accommodate the development.

■ **Alternative 3: Reduced Project with Second Access Driveway Alternative**

Alternative 3 would develop a 642,657 sf warehouse/distribution center with a second access driveway provided in the southern portion of the site. This alternative would result in slightly less construction than the proposed project because of the smaller building. Overall building height would remain the same as the proposed project, at 40 feet above pad level, including parapets. Grading activities would remain the same, as would soil export, compared to the proposed project.

2.8 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table 2-1 (Summary of Environmental Impacts and Project Requirements/Mitigation Measures) provides a summary of the environmental impacts and mitigation measure that are described and analyzed in Chapter 4 of this document.

Table 2-1 Summary of Environmental Impacts and Project Requirements/Mitigation Measures

KEY: LTS = Less Than Significant, PS = Potentially Significant, SU = Significant and Unavoidable

<i>Impact</i>	<i>Significance Before Mitigation</i>	<i>Project Requirements/Mitigation Measures</i>	<i>Significance After Mitigation</i>	<i>Cumulative Impact</i>
Aesthetics				
Impact 4.1-1 Construction activities under the proposed project could degrade the existing visual character or quality of the site and its surroundings. This is a potentially significant impact. Implementation of mitigation measures MM4.1-1 and MM4.1-2 would reduce this impact to <i>less than significant</i> .	PS	<p>MM4.1-1 Construction contractors shall strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area as a means of minimizing temporary degradation of the visual character of surrounding areas and the associated impact to aesthetics. Construction workers and equipment shall be parked and staged within the project site on vacant areas. Prior to completion of final plans and specifications, the City of San Bernardino shall review the plans and specifications to ensure that all construction vehicles and equipment shall be parked in designated staging areas when not in use. Vehicles shall be kept clean and free of mud and dust before leaving the project site.</p> <p>MM4.1-2 Construction contractors shall provide temporary screening from public view of the site, around construction work areas, for all improvements that require grading during construction and enhancement, as a means of minimizing the temporal effects to the visual character of the surrounding area and the associated impacts to aesthetics.</p>	LTS	LTS
Impact 4.1-2 Operation of the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. This is considered a <i>less-than-significant</i> impact.	LTS	None required.	LTS	LTS
Impact 4.1-3 Implementation of the proposed project would create a new source of substantial light or glare that could adversely affect day or nighttime views in the area. This is a potentially significant impact. Project requirements PR4.1A, PR4.1B, and PR4.1C would reduce this impact to a <i>less-than-significant</i> level.	PS	<p>PR4.1A All parking lot and other security lighting shall be directed away from surrounding land uses and towards the specific location intended for illumination. State-of-the-art fixtures shall be used, and all lighting shall be shielded to minimize the production of glare and light spill onto surrounding uses. A lighting design plan shall be submitted to the City for approval at plan check.</p> <p>PR4.1B Landscape illumination and exterior sign lighting shall follow the City's Municipal Code and Development Code guidelines and be accomplished with low-level unobtrusive fixtures.</p> <p>PR4.1C Design of the proposed structure shall include the use of textured or other non-reflective exterior surfaces and non-reflective glass.</p>	LTS	LTS

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Air Quality				
Impact 4.2-1 Development of the proposed project would not conflict with or obstruct implementation of the applicable air quality plan. This is considered a <i>less-than-significant</i> impact.	LTS	None required.	LTS	LTS
Impact 4.2-2 Development of the proposed project would not expose sensitive receptors to substantial pollutant concentrations due to project-generated toxic air emissions. This is considered a <i>less-than-significant</i> impact.	LTS	None required.	LTS	LTS
Impact 4.2-3 Operation of the proposed project would generate increased local traffic volumes, but would not expose sensitive receptors to substantial localized CO concentrations. This is considered a <i>less-than-significant</i> impact.	LTS	None required.	LTS	LTS
Impact 4.2-4 Development of the proposed project would not create objectionable odors affecting a substantial number of people. Compliance with the identified project requirement PR4.2A would ensure that this impact would remain <i>less than significant</i> .	LTS	PR4.2A Trash receptacles within the project area will be required to have lids that enable convenient collection and loading and will be emptied on a regular basis, in compliance with City of San Bernardino regulations for the collection of solid waste.	LTS	LTS
Impact 4.2-5 Construction of the proposed project would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. Compliance with the identified project requirements PR4.2B through PR4.2D would ensure this impact would remain <i>less than significant</i> .	LTS	PR4.2B As required by South Coast Air Quality Management District Rule 403—Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. These measures include the following: <ul style="list-style-type: none"> ■ Limiting the amount of area disturbed during site grading to 10 acres per day or less ■ Application of soil stabilizers to inactive construction areas ■ Quick replacement of ground cover in disturbed areas ■ Watering of exposed surfaces three times daily ■ Watering of all unpaved haul roads three times daily ■ Covering all stock piles with tarp ■ Reduction of vehicle speed on unpaved roads 		

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		<ul style="list-style-type: none"> ■ Post signs on site, limiting traffic on unpaved roads to 15 miles per hour or less ■ Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads ■ Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas ■ Install wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip <p>PR4.2C The developers shall require by contract specifications that all diesel-powered equipment used be retrofitted with after-treatment products, including diesel oxidation catalysts (that reduce NO_x emissions by at least 40 percent) and other technologies available, to the extent that they are readily available and cost effective in the South Coast Air Basin when construction activities commence. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of San Bernardino.</p> <p>PR4.2D The developers shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site use low-NO_x diesel fuel to the extent that it is readily available and cost effective (up to 125 percent of the cost of California Air Resources Board diesel) in the South Coast Air Basin at the time construction activities commence. This requirement shall not apply to diesel-powered trucks traveling to and from the project site. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of San Bernardino.</p>		

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<p>Impact 4.2-6 Operation of the proposed project would violate an air quality standard or contribute substantially to an existing or projected air quality violation. This is considered a significant impact. Compliance with the identified project requirement PR4.2B and mitigation measures MM4.2-6(a) through MM4.2-6(e) would reduce this impact, but not to a less-than-significant level. Therefore, this is considered a <i>significant and unavoidable</i> impact.</p>	S	<p>MM4.2-6(a) As allowed by Caltrans, the project applicant shall provide a sidewalk on Palm Avenue to connect the project site to the bus stop on West Kendall Drive. The sidewalk would pass under I-215; therefore, this mitigation measure would require an encroachment permit from Caltrans for construction activities within the Caltrans right-of-way.</p> <p>MM4.2-6(b) Bicycle racks shall be incorporated into the project design and employee bathrooms shall be designed to include at least one shower.</p> <p>MM4.2-6(c) The project site shall utilize a parking program that encourages carpooling. Employees will be required to pay for parking on site. Employees who carpool or use electric vehicles (EVs) or compressed natural gas (CNG) vehicles will be given a discount on the parking fee. Preferential parking spaces shall also be designated for employees who carpool, and use EVs/CNG Vehicles.</p> <p>MM4.2-6(d) Operation of the project shall include a shuttle that provides service to nearby food establishments during lunch hours, and shuttle service to the adjacent residential neighborhood during the morning and evening commute hours.</p> <p>MM4.2-6(e) The project shall include employee services on site, including lunch vending machines or other lunch option, an ATM, and childcare services.</p>	SU	SU
<p>Impact 4.2-7 Operation of the proposed project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors). This is considered a significant impact. Implementation of mitigation measures MM4.2-6(a) through MM4.2-6(e) would reduce these emissions, but not to less than significant. Therefore, this impact would be considered <i>significant and unavoidable</i>.</p>	S	<p>MM4.2-6(a) through MM4.2-6(e) would also apply to this impact.</p>	SU	SU

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<p>Impact 4.2-8 Construction activities associated with development of the proposed project would generate emissions that would result in an exceedance of localized significance thresholds for PM₁₀ and PM_{2.5} established by the SCAQMD, and, therefore, would expose sensitive receptors to substantial pollutant concentrations. This is considered a significant impact. Compliance with project requirements PR4.2B through PR4.2D and implementation of mitigation measure MM4.2-8 would reduce this impact, but not to a less-than-significant level. Therefore, this impact would be considered <i>significant and unavoidable</i>.</p>	S	<p>MM4.2-8 The developers shall require by contract specifications that construction equipment be EPA Tier 2 rated or higher.</p> <p>PR4.2B through PR4.2D and MM4.2-6(a) through MM4.2-6(e) would also apply to this impact.</p>	SU	SU
Biological Resources				
<p>Impact 4.3-1 The proposed project could have a substantial adverse impact on species identified as candidate, sensitive, or special status. This is a potentially significant impact. However, implementation of mitigation measures MM4.3-1 through MM4.3-4 would reduce this impact to <i>less than significant</i>.</p>	PS	<p>MM4.3-1 Thirty days prior to clearing/grubbing, grading, and/or construction activities within or adjacent to coastal sage scrub on the project site, the project Applicant shall retain a qualified biologist to perform pre-construction surveys and monitor construction activities. The biologist must be knowledgeable of coastal California gnatcatcher and other listed species' biology and ecology, and must be permitted to conduct surveys for these species. The project Applicant shall submit the biologist's name, contact information, and work schedule for the project to the USFWS and CDFG (Wildlife Agencies). The biologist shall perform the following duties:</p> <ol style="list-style-type: none"> Conduct a pre-construction meeting to ensure that construction crews are informed of the approved limits of disturbance and of the sensitive animals and habitats in the vicinity. Train all contractors and construction personnel on the biological resources associated with the project. At a minimum, training shall include (1) the purpose for resource protection; (2) a description of sensitive species and their habitats; (3) environmentally responsible construction practices; (4) the protocol to resolve conflicts that may arise at any time during the construction process; and (5) the general provisions of the FESA and CESA, the need to adhere to the provisions of the FESA and CESA, and the penalties associated with violation of the FESA and CESA. Be on site during initial clearing/grubbing, grading, and/or construction activities within sensitive habitat to be impacted, or within 500 feet of 	LTS	LTS

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		<p>habitats to be avoided, and periodically monitor these activities to ensure they do not exceed the fenced construction limits (refer to MM4.3-2). If a violation is observed, then the biologist shall immediately notify the on-site construction superintendent who shall temporarily divert or halt work in the area of impact. Within 24 hours of its occurrence, the project Applicant and the biologist shall confer with the Wildlife Agencies to ensure the proper implementation of species and habitat compensation.</p> <p>d. Submit weekly letter reports (including photographs of the impact areas) to the project Applicant and the Wildlife Agencies during clearing/grubbing, grading, and/or construction activities within sensitive habitat to be impacted, or within 500 feet of habitats to be avoided. The weekly reports shall document that authorized impacts were not exceeded, that work did not occur within the 500-foot setback (except as authorized by the Wildlife Agencies), and that general compliance with all conditions occurred. The reports shall also outline the duration of any coastal California gnatcatcher monitoring (refer to MM4.3-3 and MM4.3-4), the location of construction activities, the type of construction which occurred, and equipment used. If coastal California gnatcatcher surveys are conducted, then these reports shall specify numbers, locations, and sex of gnatcatchers (if present), observed gnatcatcher behavior (especially in relation to construction activities), and remedial measures employed to avoid, minimize, and mitigate impacts to gnatcatcher. Raw field notes should be available upon request by the Wildlife Agencies.</p> <p>e. Submit a final report to the project Applicant and the Wildlife Agencies within 60 days of project completion, that includes construction drawings with an overlay of habitat that was impacted and avoided, photographs of habitat areas that were to be avoided and other relevant summary information documenting that authorized impacts were not exceeded, and that general compliance with all conditions were achieved.</p> <p>MM4.3-2 Prior to clearing/grubbing, grading, and/or construction activities within or adjacent to coastal sage scrub on the project site, the project Applicant shall retain a qualified biologist to supervise the installation of temporary construction fencing, with silt barriers, along the approved limits of disturbance, including construction staging areas and access routes, to prevent additional habitat impacts and prevent the spread of silt from the construction</p>		

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		<p>zone into adjacent habitats to be avoided. Fencing shall be installed in a manner that does not impact habitats to be avoided.</p> <p>Within 24 hours after installation of fencing, the project Applicant shall submit the final plans for initial clearing/grubbing and grading of habitat and project construction limits to the Wildlife Agencies. These final plans shall include photographs that show the fenced limits of disturbance, native habitats to be impacted, and adjacent native habitats to be avoided.</p> <p>The biologist shall check the fencing weekly to ensure that fenced construction limits are not exceeded. If work occurs beyond the fenced or demarcated limits of disturbance, then the biologist shall immediately notify the on-site construction superintendent who shall temporarily divert or halt work in the area of impact. Within 24 hours of its occurrence, the project Applicant and the biologist shall confer with the Wildlife Agencies to ensure the proper implementation of species and habitat compensation. The biologist shall verify that all fencing has been removed upon completion of construction activities.</p> <p>MM4.3-3 Fourteen days prior to clearing/grubbing, grading, and/or construction activities within or adjacent to coastal sage scrub, and that are scheduled to occur between September 1 and February 14 (outside of the coastal California gnatcatcher breeding season), the project Applicant shall retain a biologist qualified and permitted to conduct pre-construction coastal California gnatcatcher surveys, and shall notify the Wildlife Agencies of the impending pre-construction surveys. At that time, the biologist shall also coordinate with the Wildlife Agencies on appropriate bird “flushing” procedures, if necessary.</p> <p>Seven days prior to clearing/grubbing, grading, and/or construction activities, the biologist shall perform a minimum of three focused surveys, on separate days, to determine the presence of gnatcatchers in the project impact footprint. The last of the surveys shall be conducted on the day immediately prior to the land disturbance. If any gnatcatchers are found within the project impact footprint, the biologist shall notify the on-site construction superintendent who shall redirect work to areas that are located approximately 500 feet from the gnatcatcher(s). In addition, the biologist shall walk ahead of the clearing/grading equipment to flush birds toward coastal sage scrub outside of the project impact footprint. Documentation of the gnatcatcher surveys and any follow-up bird flushing activities, as necessary, shall be provided to the project</p>		

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		<p>Applicant and the Wildlife Agencies within 10 days of completing the final survey or flushing activity.</p> <p>The biologist shall also record the number and location of any gnatcatchers disturbed by vegetation clearing/grubbing, grading, and/or construction activities. Within 24 hours, the project Applicant and the biologist shall confer with the Wildlife Agencies to ensure the proper implementation of species and habitat compensation.</p> <p>MM4.3-4 Fourteen days prior to clearing/grubbing, grading, and/or construction activities within or adjacent to coastal sage scrub, and that are scheduled to occur between February 15 and August 31 (during the coastal California gnatcatcher breeding season), the project Applicant shall retain a biologist qualified and permitted to conduct coastal California gnatcatcher surveys, and shall notify the Wildlife Agencies of the impending pre-construction surveys. Seven days prior to clearing/grubbing, grading, and/or construction activities, the biologist shall perform a minimum of three focused surveys, on separate days, to determine the presence of gnatcatchers, nest building activities, egg incubation activities, or brood rearing activities on, or within 500 feet of, the proposed construction site. The last of the surveys shall be conducted on the day immediately prior to the land disturbance. Additional surveys shall be conducted once a week during project construction throughout the breeding season. These additional surveys may be suspended as approved by the Wildlife Agencies.</p> <p>If a gnatcatcher nest is found on, or within 500 feet of, the proposed construction site, then the biologist shall notify the on-site construction superintendent who shall postpone work within 500 feet of the nest or redirect work to areas that are located approximately 500 feet from the nest. Within 24 hours, the project Applicant and the biologist shall confer with the Wildlife Agencies to determine the best approach to avoid/minimize impacts to nesting birds (e.g., sound walls) and to develop a nest monitoring program acceptable to the Wildlife Agencies. Subsequent to these discussions, work may be initiated subject to implementation of the agreed upon avoidance/minimization measures and nest monitoring program. Nest success or failure shall be established by regular and frequent trips to the site, as determined by the biologist and through a schedule approved by the Wildlife Agencies. If the</p>		

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		<p>biologist determines that the bird activity is being disrupted, then the on-site construction superintendent shall be notified and shall postpone work within 500 feet of the nest. Within 24 hours, the project Applicant and the biologist shall coordinate with the Wildlife Agencies to review the avoidance/minimization measures. Upon agreement as to the necessary revisions to the avoidance/minimization measures, work may resume subject to implementation of the revised measures and continued nest monitoring. Nest monitoring shall continue until fledglings have dispersed or the nest is determined to be a failure, as approved by the Wildlife Agencies. Documentation of the gnatcatcher surveys and any follow-up monitoring, as necessary, shall be provided to the project Applicant and the Wildlife Agencies within 10 days of completing the final survey or monitoring event.</p> <p>Construction activity that has commenced prior to the breeding season shall be allowed to continue without interruption. The contractor(s) should maintain continuous construction activities adjacent to coastal sage scrub located within 500 feet, until the work is completed. If gnatcatchers move into an area within 500 feet of ongoing construction noise levels and attempt to nest, then it can be deduced that the noise is not great enough to discourage gnatcatcher nesting activities. In addition, if these activities are initiated prior to, and extend into, the breeding season, but they cease for a period longer than three weeks and the contractor wishes to restart work within the breeding season window, then updated pre-construction surveys are necessary, as specified above.</p> <p>MM4.3-5 Nonlisted Sensitive Plant Species. Due to potentially suitable habitat present within the project site for two nonlisted sensitive plant species, the project Applicant shall retain a qualified biologist or botanist to conduct a pre-construction survey of the area within the footprint of impact, and extended 50 feet outside of the impact area. The survey shall be conducted according to applicable CNPS and CDFG protocols, during the species blooming period or, if applicable and appropriate, immediately prior to the onset of project-related disturbances. The purpose of the pre-construction survey shall be to locate any special-status plant species that have a moderate or greater potential to occur within or directly adjacent to the proposed area. These surveys shall be restricted to habitat types that could support special-status plant species that have the potential to occur within the proposed project's impact area, including the following plant species:</p>		

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		<ul style="list-style-type: none"> ■ Plummer’s mariposa lily ■ Mesa horkelia <p>If no nonlisted sensitive plant species are determined to be in the proposed project’s impact area, then no further mitigation would be necessary and impacts related to nonlisted sensitive plant species are considered less than significant. If nonlisted sensitive plant species are determined to be present within or directly adjacent to the proposed project’s impact area, and cannot be avoided, the following mitigation shall be implemented to reduce impacts to a less-than-significant level:</p> <ol style="list-style-type: none"> a. A report shall be submitted to the CDFG that includes, at a minimum, a description of methodology, including dates of field visits; the names of survey personnel with résumés; a list of references cited and persons contacted; and a map showing the location(s) of any nonlisted sensitive plant species observed within or adjacent to the project site, and mitigation plan if required by CDFG. b. Nonlisted sensitive plant species populations shall be avoided to the extent feasible. For those plants that cannot be avoided, they shall be transplanted to a mitigation site approved by the CDFG. The success criteria of the transplantation program shall include 80 percent or more of the transplanted plants surviving five years after transplantation. Mitigation projects will be implemented and monitored annually for five years using success criteria developed in coordination with the CDFG. c. The mitigation report shall also detail the relocation and avoidance strategy and shall be submitted to the CDFG, and, if required, the USFWS for comment, prior to implementation. <p>MM4.3-6 Nonlisted Sensitive Wildlife Species. Due to potentially suitable habitat present within the project site for ten nonlisted sensitive wildlife species, the project Applicant shall retain a qualified biologist to conduct a pre-construction survey of the area within the footprint of impact, and extended 50 feet outside of the impact area. The survey shall be conducted according to any available CDFG protocols, prior to the onset of project-related disturbances. The purpose of the pre-construction survey shall be to locate any special-status wildlife species that have a moderate or greater potential to</p>		

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<i>Impact</i>	<i>Significance Before Mitigation</i>	<i>Project Requirements/Mitigation Measures</i>	<i>Significance After Mitigation</i>	<i>Cumulative Impact</i>
		<p>occur within or directly adjacent to the proposed project's impact area, and would not be mobile enough to avoid construction activities. These surveys shall including the following species:</p> <ul style="list-style-type: none"> ■ Coast (San Diego) horned lizard ■ Bell's sage sparrow ■ California horned lark ■ Northwestern San Diego pocket mouse ■ Pallid San Diego pocket mouse ■ San Diego black-tailed jackrabbit ■ San Diego desert woodrat ■ Los Angeles pocket mouse ■ Orange-throated whiptail ■ Rosy boa <p>If no nonlisted sensitive wildlife species are determined to be within or directly adjacent to the proposed project's impact area, then no further mitigation would be necessary and impacts related to nonlisted sensitive wildlife species are considered less than significant. If nonlisted sensitive wildlife species are determined to be present within or directly adjacent to the proposed project's impact area, and cannot be avoided, the following mitigation shall be implemented to reduce impacts to a less-than-significant level:</p> <ol style="list-style-type: none"> a. A mitigation report shall be submitted to the CDFG that includes, at a minimum, a description of methodology, including dates of field visits; the names of survey personnel with résumés; a list of references cited and persons contacted; and a map showing the location(s) of any nonlisted sensitive wildlife species observed within or adjacent to the project site. b. Five days prior to grading of the project site, sensitive rodent and reptilian species shall, to the extent possible, be passively relocated to suitable adjacent habitat. Collection and relocation of wildlife shall only occur with the proper scientific collection and handling permits. 		

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		c. The mitigation report shall also detail the relocation and avoidance strategy and shall be submitted to the CDFG, and, if required, the USFWS for comments prior to project implementation. MM4.3-7 To compensate for losses of sensitive on-site habitat resources, the Applicant shall do one or more of the following, which shall be approved by the USFWS as full mitigation for loss of habitat prior to grading activities: a. Purchase mitigation credits at a USFWS approved mitigation bank at ratios of no less than 1:1 b. Preserve, create, restore, and/or enhance coastal sage scrub habitat within other properties or approved mitigation programs available at the time of grading c. A combination of the above		
Impact 4.3-2 The proposed project could have a substantial adverse impact on riparian habitat or other sensitive natural community. This is a potentially significant impact. However, implementation of mitigation measure MM4.3-7 would reduce this impact to <i>less than significant</i> .	PS	MM4.3-7 would also apply to this impact.	LTS	LTS
Impact 4.3-3 The proposed project would not have a substantial adverse impact on federally protected wetlands. This impact is considered <i>less than significant</i> .	LTS	None required.	LTS	LTS
Impact 4.3-4 The proposed project would not have a substantial adverse impact on 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. This impact is considered <i>less than significant</i> .	LTS	None required.	LTS	LTS

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Impact 4.3-5 The proposed project could have a substantial adverse impact on an MBTA-protected occupied nest, or substantial interference with roosting and foraging opportunities for migratory species, sensitive avian species, or raptors. This is a potentially significant impact. Implementation of mitigation measure MM4.3-8 would reduce this impact to <i>less than significant</i> .	PS	<p>MM4.3-8 If the proposed project's construction phase occurs during the avian breeding season (generally February 1 through August 15), then within 30 days of the onset of construction activities, surveys for nesting special status and/or migratory avian species and raptors will be conducted on the affected portion of the project site, following USFWS and/or CDFG guidelines.</p> <p>If no active nests of nonraptor species are identified on or within 250 feet, and no active nests of raptor species are identified on or within 500 feet of the construction areas, then no further mitigation is necessary. If active nests for special status avian species, or species afforded protection by the MBTA and Fish and Game Code are found within the footprint of impact, or a 250-foot buffer zone, construction shall be delayed within the footprint of impact and buffer zone until the young have fledged, or appropriate mitigation measures responding to the specific situation are developed by a qualified biologist in consultation with USFWS and CDFG. The distance of the buffer zone shall be expanded to 500 feet for active raptor nests.</p> <p>Alternatively, to avoid impacts, the Applicant can begin construction after the breeding season for local raptors and other special status avian species has ended (generally after August 15) and before the next breeding season begins (generally before February 1). Should nonraptor species choose to nest in an area within 250 feet, and/or raptor species choose to nest in an area within 500 feet of active construction that was initiated after August 15, and prior to February 1 of the following year, the Applicant shall be required to provide a minimum buffer of 200 feet between activities and the nest site.</p>	LTS	LTS
Impact 4.3-6 The proposed project would not conflict with local policies or ordinances protecting biological resources. Compliance with City regulations concerning the destruction of trees as outlined in project requirement PR4.3A would ensure this impact is <i>less than significant</i> .	LTS	PR4.3A Prior to or concurrent with issuance of a grading permit, the project Applicant shall obtain a permit from the Community Development Department to remove on-site trees.	LTS	LTS

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Cultural Resources				
<p>Impact 4.4-1 Construction of the proposed project could cause a substantial adverse change in the significance of previously unknown archaeological resources pursuant to Section 15064.5 of the CEQA Guidelines. This is a potentially significant impact. Implementation of mitigation measure MM4.4-1 and MM4.4-2 would reduce this impact to <i>less than significant</i>.</p>	PS	<p>MM4.4-1 The Applicant shall arrange for a qualified professional archaeological and paleontological monitor to be present during all project-related ground-disturbing activities. In addition, all construction personnel shall be informed of the need to stop work on the project site in the event of a potential find, until a qualified archaeologist or paleontologist has been provided the opportunity to assess the significance of the find and implement appropriate measures to protect or scientifically remove the find. Construction personnel will also be informed that unauthorized collection of cultural resources is prohibited.</p> <p>MM4.4-2 Areas found during construction to contain significant historic or prehistoric archaeological artifacts shall be examined by a qualified consulting archaeologist or historian for appropriate protection and preservation. If evidence of archaeological resources is observed, construction near the resources shall cease, the City and the appropriate Native American tribal groups shall be consulted, and a qualified archaeologist shall determine whether an archaeological resource uncovered during construction is considered to be significant. If the resource is determined to be significant, the archaeologist, as appropriate, shall prepare a research design for recovery of the resources in consultation with the State Office of Historic Preservation that satisfies the requirements of Section 21083.2 of CEQA.</p> <p>If the archaeologist determines that the archaeological resource is not a unique resource, the archeologist shall record the site and submit the recordation form to San Bernardino Archaeological Information Center.</p> <p>The archaeologist shall prepare a report of the results of any survey, following accepted professional practice. Copies of the report shall be submitted to the City and to the San Bernardino Archaeological Information Center.</p>	LTS	LTS
<p>Impact 4.4-2 Construction activities associated with implementation of the proposed project could directly or indirectly result in damage to, or the destruction of, unique paleontological resources. This is a potentially significant impact. Implementation of mitigation measures MM4.4-1 through MM4.4-3 would reduce this impact to <i>less than significant</i>.</p>	PS	<p>MM4.4-1 The Applicant shall arrange for a qualified professional archaeological and paleontological monitor to be present during all project-related ground-disturbing activities. In addition, all construction personnel shall be informed of the need to stop work on the project site in the event of a potential find, until a qualified archaeologist or paleontologist has been provided the opportunity to assess the significance of the find and implement appropriate measures to protect or scientifically remove the find. Construction personnel will also be</p>	LTS	LTS

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		<p>informed that unauthorized collection of cultural resources is prohibited.</p> <p>MM4.4-2 Areas found during construction to contain significant historic or prehistoric archaeological artifacts shall be examined by a qualified consulting archaeologist or historian for appropriate protection and preservation. If evidence of archaeological resources is observed, construction near the resources shall cease, the City and the appropriate Native American tribal groups shall be consulted, and a qualified archaeologist shall determine whether an archaeological resource uncovered during construction is considered to be significant. If the resource is determined to be significant, the archaeologist, as appropriate, shall prepare a research design for recovery of the resources in consultation with the State Office of Historic Preservation that satisfies the requirements of Section 21083.2 of CEQA.</p> <p>If the archeologist determines that the resource is not a significant resource, the archeologist shall record the site and submit the recordation form to San Bernardino Archaeological Information Center.</p> <p>The archaeologist shall prepare a report of the results of any survey, following accepted professional practice. Copies of the report shall be submitted to the City and to the San Bernardino Archaeological Information Center.</p> <p>MM4.4-3 Areas found during construction to contain paleontological resources shall be examined by a qualified paleontologist who shall first determine whether a paleontological resource uncovered during construction is considered to be significant. If the resource is determined to be significant, the paleontologist, as appropriate, shall formulate a mitigation plan in consultation with the City and the State Office of Historic Preservation that satisfies the requirements of Section 21083.2 of CEQA.</p> <p>If the paleontologist determines that the paleontological resource is not a significant resource, the paleontologist may record the site and submit the recordation form to the San Bernardino County Museum.</p> <p>The paleontologist shall prepare a report of the results of any study prepared as part of a mitigation plan, following accepted professional practice. Copies of the report shall be submitted to the City and to the San Bernardino County Museum.</p>		

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<p>Impact 4.4-3 Construction activities associated with implementation of the proposed project could disturb human remains, including those interred outside of formal cemeteries. This is a potentially significant impact. Implementation of mitigation measure MM4.4-4 would reduce this impact to <i>less than significant</i>.</p>	PS	<p>MM4.4-4 In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately, the area of the find shall be protected, and the Contractor shall immediately notify the County Coroner of the find and comply with the provisions of PRC Section 5097 with respect to Native American involvement, burial treatment, and re-burial, if necessary.</p>	LTS	LTS
<p>Geology/Soils and Mineral Resources</p>				
<p>Impact 4.5-1 Development of the proposed project would not expose people and/or structures to potentially substantial adverse effects, including the risk of loss, injury, or death, involving landslides and/or slope instability, liquefaction or strong seismic groundshaking. Compliance with applicable federal, state, and local regulations would ensure this impact is <i>less than significant</i>.</p>	LTS	None required.	LTS	LTS
<p>Impact 4.5-2 Construction and operation of the proposed project would not result in substantial soil erosion, dust, unstable soil conditions, or landslides, mudslides, flooding, siltation, or severe scarring from earth-moving activities on slopes of 15 percent or more. This would be a <i>less-than-significant</i> impact because slope stability, soil stability, and seismic-resistant design of structures proposed for human occupancy are required by the City of San Bernardino General Plan and Building Code and are enforced by City and state regulations.</p>	LTS	None required.	LTS	LTS
<p>Impact 4.5-3 The proposed project would not result in the loss of availability of a known valuable mineral resource or of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The proposed project would be located in a Mineral Resource Zone as adopted by the State Mining Geology Board and identified in the City's General Plan, but has not been designated as an IE land use zone. Impacts would be <i>less-than-significant</i>.</p>	LTS	None required.	LTS	LTS

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Hazards and Hazardous Materials				
Impact 4.6-1 C Construction and operation of the proposed project could involve the routine transport, use, and disposal of hazardous materials, but no significant risk from accidental upset or exposure of construction workers or employees would occur. Compliance with existing regulations pertaining to hazardous materials would ensure that this impact would remain <i>less than significant</i> .	LTS	None required.	LTS	LTS
Impact 4.6-2 Construction and operation of the proposed project could expose construction workers or the public to significant health and safety hazards through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. This is considered a potentially significant impact; however, compliance with applicable federal, state, and local regulations and implementation of mitigation measures MM4.6-1 and MM4.6-2 would reduce this impact to a <i>less-than-significant</i> level.	PS	<p>MM4.6-1 In the event that previously unknown or unidentified soil and/or groundwater contamination is encountered during construction on the project site, construction activities in the immediate vicinity of the contamination area shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented by a qualified REA that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., San Bernardino Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.</p> <p>MM4.6-2 Trucks transporting goods to and from the project site shall use either the Palm Avenue or University Parkway exits to reach the project site. Only Industrial Parkway (Hallmark Parkway) shall be used to negotiate between the Interstate 215 off-ramps and the project site.</p>	LTS	LTS

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Impact 4.6-3 The proposed project is located on a site that is included on a list of hazardous materials sites. However, construction or operation of the project would not create or result in a significant hazard to the public or the environment. This impact would be <i>less than significant</i> .	LTS	None required.	LTS	LTS
Impact 4.6-4 Implementation of the proposed project could interfere with an adopted emergency response plan and/or emergency evacuation plan. This is a potentially significant impact. Implementation of mitigation measure MM4.6-3 would reduce this impact to <i>less than significant</i> .	PS	MM4.6-3 The Applicant shall notify the San Bernardino Police Department and the San Bernardino Fire Department to disclose temporary closures and alternative travel routes in order to ensure adequate access for emergency vehicles when construction of the project would result in temporary land or roadway closures.	LTS	LTS
Impact 4.6-5 The proposed project is within a designated High Wind Area but would be consistent with City wind-resistant design standards. Compliance with project requirement PR4.6A would ensure that the impact would be <i>less than significant</i> .	LTS	PR4.6A The project developer shall submit final site and construction plans to the City Building Division for a determination of consistency with wind-resistant design standards and compliance with City of San Bernardino Municipal Code 15.04.210 Section 7014.5(a).	LTS	LTS
Impact 4.6-6 Implementation of the proposed project would not result in adverse wind effects affecting adjacent property during periods of high-velocity wind. Compliance with project requirement PR4.6A would ensure that the wind effect on adjacent properties would be <i>less than significant</i> .	LTS	PR4.6A and PR4.2B would also apply to this impact.	LTS	LTS
Hydrology/Water Quality				
Impact 4.7-1 Construction of the proposed project could increase stormwater pollutant loads or concentrations, but would not result in a violation of water quality standards or a substantial degradation of water quality. Compliance with the identified project requirements PR4.7A through PR4.7D would ensure that this impact would remain <i>less than significant</i> .	LTS	PR4.7A <i>Compliance with the City of San Bernardino Department of Public Works Grading Policies and Procedures.</i> Title 15 of the City of San Bernardino Municipal Code governs grading and on-site improvement plans, requirements, and processes; Chapter A33 of the Uniform Building Code is included by reference and amended as noted. Grading policies and procedures include several requirements such as: <ul style="list-style-type: none"> ■ On-site inspections (Section 15.04.175) and notification to the City of San Bernardino when the grading operation is ready for each inspection including initial inspection, after natural ground or bedrock is exposed and prepared to receive fill, after excavations have started, after fill placement has started, after drainage devices are places, when all rough grading has 	LTS	LTS

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		<p>been completed, and a final inspection</p> <ul style="list-style-type: none"> ■ Slope planting of cut and fill slopes and review by the City Building Division (Section 15.04.200)—the faces at all cut and fill slopes shall be planted with a ground cover approved by the City Building Division. This planting shall be done as soon as practicable and prior to final inspection. ■ Control of earth, debris, water, or other materials from affecting adjacent streets or property (Section 15.04.210)—the Permittee shall take reasonable preventative measures, as directed by the City Building Division, to avoid earth or other materials from the Premises being deposited on adjacent streets or properties by action of storm waters or wind, by spillage from conveyance vehicles, or by other causes. Earth and other materials which are deposited on adjacent streets or properties shall be completely removed as soon as practicable, but within 24 hours after receipt of notification from the City Building Division. ■ Review of all grading projects by the Environmental Review Committee where existing grade is 15 percent or greater, or more than 10,000 cubic yards, or material is to be moved. ■ Guidelines for grading plan preparation including hydrology and hydraulics calculations, minimal grades allowed, set backs from top and toe of slopes, irrigation/landscaping information, and others. ■ If any development is scheduled to be done between October 15 and April 15, the Engineer shall submit a detailed erosion control plan including desilting basins or other temporary drainage or control measures, or both, as may be necessary to protect adjoining public and private property from damage by erosion, flooding, or the deposition of mud or debris which may originate from the site or result from such development. ■ The permittee shall comply with the Grading Code Requirements when an excess of 1000 cubic yards is moved on public roadways from the site of an earth grading operation (Sections 15.04.210, 15.04.545, 15.38) ■ The Soils Engineer shall be responsible for the professional inspection and approval concerning the preparation of ground to receive fills, testing for required compaction, stability of all finish slopes, and design of buttress 		

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		<p>fills, where required.</p> <p>PR4.7B <i>Compliance with the City of San Bernardino Department Municipal Code Chapter 8.80—Storm Water Drainage System.</i></p> <ul style="list-style-type: none"> ■ A Storm Water Quality Management Plan (project WQMP) is required of new and redevelopment projects outlining the appropriate non-structural and structural BMPs that will be implemented and installed to prevent pollutants from being discharged into the City’s storm drainage system both during and after construction (Section 8.80.103). ■ Prohibition of discharges to the City’s stormwater drainage system including stormwater containing pollutants that have not been reduced to the maximum extent practicable, non-stormwater discharges; stormwater runoff from material or waste storage areas containing chemicals, fuels, grease, oil, or other hazardous materials; surface cleaning wash water; and others (Section 8.80.206). ■ Compliance with all applicable BMPs as listed in the California Storm Water Best Management Practices Handbooks or the current San Bernardino County Storm Water Program’s “Report of Waste Discharge” (Section 8.80.208). ■ Spill containment requirements (Section 8.80.211) ■ Installation/implementation of construction and post-construction stormwater quality BMPs as listed in the SWQMP or the California Storm Water Best Management Practices Handbook to reduce pollutants to the maximum extent practicable. <p>PR4.7C <i>As required by the City of San Bernardino Development Code (revised 2011) Chapter 19.20 (General Standards) and Chapter 19.28 (Landscaping Standards), the project developer shall do the following:</i></p> <ul style="list-style-type: none"> ■ In addition to the provisions of Section 19.30.040 (Grading), all land use activities (e.g. construction, grading, and agriculture) shall be conducted so as not to create any measurable amount of dust or dirt emission beyond any boundary line of the parcel. To ensure a dust free environment, appropriate grading procedures shall include, but are not limited to, the 		

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		<p>following (Chapter 19.20.30 Section 5—Dust and Dirt):</p> <ul style="list-style-type: none"> > Schedule all grading activities to ensure that repeated grading will not be required, and that implementation of the desired land use (e.g. planting, paving or construction) will occur as soon as possible after grading > Water graded areas as often as necessary to prevent blowing dust or dirt, hydroseeding with temporary irrigation, adding a dust palliative, and/or building wind fences > Revegetate graded areas as soon as possible > Construct appropriate walls or fences to contain the dust and dirt within the parcel subject to the approval of the City Building Division <ul style="list-style-type: none"> ■ Landscaping for the purpose of erosion control shall be in compliance with the standards outlined in City’s Municipal Code Chapter 15 (Section 19.28.100—Erosion Control Landscaping) <p>PR4.7D As required by the Municipal Code (Section 8.80.502), prior to obtaining any City-issued grading and/or construction permits, the developer/owner shall provide evidence of compliance with the Construction General Permit by providing a copy of the Waste Discharger’s Identification Number (WDID) to the City’s Community Development Department the project developer shall file an NOI with the State of California to comply with the requirements of the National Pollution Discharge Elimination System Construction General Permit. This will include the preparation of an SWPPP incorporating BMPs for construction-related control of erosion and sedimentation contained in stormwater runoff. Specific minimum SWPPP requirements include submission of an NOI, SWPPP, and any other required Project Registration Documents (PRDs). Inclusion in the SWPPP and implementation of specific minimum BMPs are required. Specific minimum BMPs depend on the Proposed Project sediment risk level. These include:</p> <ul style="list-style-type: none"> ■ Technology-based Numeric Action Levels (NALs) for pH and turbidity for Risk Level 2 projects ■ Certification/Training Requirements for Key Project Personnel (e.g., 		

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		<p>SWPPP preparers, inspectors, etc.) must have specific training or certifications to ensure their level of knowledge and skills are adequate to ensure their ability to design and evaluate project specifications that will comply with General Permit requirements. (This includes Registered Geologist, Professional Engineer, Licensed Landscape Architect, Certified Professional in Stormwater Quality, Certified Erosion Control Specialist, and a few other professional registrations.)</p> <ul style="list-style-type: none"> ■ For all projects, the SWPPP must contain specific minimum BMPs to minimize or prevent pollutants in stormwater discharges and authorized nonstormwater discharges through the use of controls, structures, and management practices that achieve best available technologies for toxic and nonconventional pollutants and best conventional technologies for conventional pollutants including: <ul style="list-style-type: none"> > Good site management (i.e., “housekeeping”) measures for construction materials that could potentially be a threat to water quality if discharged, including: <ul style="list-style-type: none"> ○ Conduct an inventory of the products used and/or expected to be used and the end products that are produced and/or expected to be produced ○ Cover and berm loose stockpiled construction materials that are not actively being used (e.g., soil, spoils, aggregate, fly ash, stucco, hydrated lime, etc.) ○ Store chemicals in watertight containers or in a storage shed (completely enclosed), with appropriate secondary containment to prevent any spillage or leakage ○ Minimize exposure of construction materials to precipitation ○ Implement BMPs to prevent the off-site tracking of loose construction and landscape materials > Good housekeeping measures for waste management, which, at a minimum, shall consist of the following: <ul style="list-style-type: none"> ○ Prevent disposal of any rinse or wash waters or materials on 		

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		<p>impervious or pervious site surfaces or into the storm drain system</p> <ul style="list-style-type: none"> ○ Ensure the containment of sanitation facilities (e.g., portable toilets) to prevent discharges of pollutants to the stormwater drainage system or receiving water ○ Clean or replace sanitation facilities and inspect them regularly for leaks and spills ○ Cover waste disposal containers at the end of every business day and during a rain event ○ Prevent discharges from waste disposal containers to the stormwater drainage system or receiving water ○ Contain and securely protect stockpiled waste material from wind and rain at all times unless actively being used ○ Implement procedures that effectively address hazardous and nonhazardous spills ○ Develop a spill response and implementation element of the SWPPP prior to commencement of construction activities. The SWPPP shall require that: <ul style="list-style-type: none"> ◇ Equipment and materials for cleanup of spills shall be available on site and that spills and leaks shall be cleaned up immediately and disposed of properly ◇ Appropriate spill response personnel are assigned and trained ◇ Ensure the containment of concrete washout areas and other washout areas that may contain additional pollutants so there is no discharge into the underlying soil and onto the surrounding areas > Good housekeeping for vehicle storage and maintenance, which, at a minimum, shall consist of the following: <ul style="list-style-type: none"> ○ Prevent oil, grease, or fuel to leak into the ground, storm drains, or surface waters ○ Place all equipment or vehicles that are to be fueled, maintained, 		

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		<p>and stored in a designated area fitted with appropriate BMPs</p> <ul style="list-style-type: none"> ○ Clean leaks immediately, and dispose of leaked materials properly <p>> Good housekeeping for landscape materials, which, at a minimum, shall consist of the following:</p> <ul style="list-style-type: none"> ○ Contain stockpiled materials such as mulches and topsoil when they are not actively being used ○ Contain all fertilizers and other landscape materials when they are not actively being used ○ Discontinue the application of any erodible landscape material within 2 days before a forecasted rain event or during periods of precipitation ○ Apply erodible landscape material at quantities and application rates according to manufacture recommendations or based on written specifications by knowledgeable and experienced field personnel ○ Stack erodible landscape material on pallets, and cover or store such materials when not being used or applied <p>> An assessment and list of potential pollutant sources and identification of any areas of the site where additional BMPs are necessary to reduce or prevent pollutants in stormwater discharges and authorized nonstormwater discharges</p> <p>> Good housekeeping measures on the construction site to control the air deposition of site materials and from site operations. Such particulates can include, but are not limited to, sediment, nutrients, trash, metals, bacteria, oil and grease, and organics</p> <p>> Nonstormwater Management BMPs including:</p> <ul style="list-style-type: none"> ○ Measures to control all nonstormwater discharges during construction ○ Vehicle washing in such a manner as to prevent nonstormwater 		

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		<p>discharges to surface waters or storm drainage systems</p> <ul style="list-style-type: none"> ○ Street cleaning in such a manner as to prevent nonstormwater discharges from reaching surface water or storm drainage systems <p>> Erosion Control including:</p> <ul style="list-style-type: none"> ○ Effective wind erosion control ○ Effective soil cover for inactive areas and all finished slopes, open space, utility backfill, and completed lots ○ Limitations on the use of plastic materials when more-sustainable, environmentally friendly alternatives exist. Where plastic materials are deemed necessary, the discharger shall consider the use of plastic materials resistant to solar degradation <p>> Sediment Controls including:</p> <ul style="list-style-type: none"> ○ Effective perimeter controls and stabilized construction entrances and exits to sufficiently control erosion and sediment discharges from the site ○ Where sediment basins are to be used, at minimum, design sediment basins according to the method provided in Appendix 2 of the Construction General Permit <p>> Run-on and Runoff Controls including:</p> <ul style="list-style-type: none"> ○ An evaluation of the quantity and quality of run-on and runoff through observation and sampling ○ Effective management of all run-on, all runoff within the site, and all runoff that discharges off the site ○ Run-on from offsite shall be directed away from all disturbed areas or shall collectively be in compliance with the effluent limitations in the General Permit ○ Inspection, Maintenance, and Repair of BMPs, performed by a Qualified SWPPP Practitioner 		

Table 2-1 Summary of Environmental Impacts and Project Requirements/Mitigation Measures

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Impact	Significance Before Mitigation	Project Requirements/Mitigation Measures	Significance After Mitigation	Cumulative Impact
		<ul style="list-style-type: none"> ■ Monitoring and Reporting Requirements including development and implementation of a written site-specific Construction Site Monitoring Program (CSMP) in accordance with the requirements of the Construction General Permit. The CSMP shall include all monitoring procedures and instructions, location maps, forms, and checklists as required in this section. The CSMP shall be developed prior to the commencement of construction activities and revised as necessary to reflect project revisions. The CSMP shall be a part of the SWPPP, included as an appendix or separate SWPPP chapter. 		
<p>Impact 4.7-2 Operation of the proposed project could increase stormwater pollutant loads or concentrations, but would not result in a violation of water quality standards or a substantial degradation of water quality. Compliance with the identified project requirements PR4.7A through PR4.7C and PR4.7E and mitigation measure MM4.7 1 would ensure that this impact would remain <i>less than significant</i>.</p>	LTS	<p>PR4.7E The following water quality best management practice (BMPs), which shall be implemented in accordance with the project WQMP, include but are not limited to the following:</p> <ul style="list-style-type: none"> ■ Swales and filter areas: <ul style="list-style-type: none"> > Landscape buffers between Industrial Parkway and parking lots > Rooftops will discharge to landscaped area through the parking lots and not directly to a storm drain system > Landscaping around the perimeter of the site will receive discharge from the entire site > Grass lined channels/vegetated swales will be used for water quality treatment ■ Water conservation practices: <ul style="list-style-type: none"> > Landscaping will incorporate native and drought tolerant plants, trees, and shrubs > Use of efficient irrigation ■ Minimize impervious surfaces: <ul style="list-style-type: none"> > Overflow parking lots on the northeast corner will be built using permeable unit pavers > Parking lot aisles are of minimum width 	LTS	LTS

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		<ul style="list-style-type: none"> ■ Non-structural BMPs: <ul style="list-style-type: none"> > Property owner and employee training/education > Activity restrictions > Parking lot sweeping > Storm drain signage > Trash storage areas and litter control ■ Operations and maintenance of grass lined channels/vegetated swales: <ul style="list-style-type: none"> > The property owner or designee shall provide ongoing funding and maintenance of vegetated swales. > A landscape maintenance company shall be retained by the property owner or designee that will inspect swales and, as needed, remove waste to an appropriate site as buildup requires. Swale grass will be trimmed to maintain a height of four to six inches as necessary > The property owner or designee shall require the landscape maintenance company to report their on their swale maintenance activities on a quarterly basis. Maintenance records will be made available to the City's Inspector upon request and will be kept for a period of 5 years <p>MM4.7-1 Additional Water Quality Protection. In addition to the existing project WQMP grass lined channels/vegetated swales (implemented where site conditions do not violate CASQA 2003 design and sizing guidelines), a suite of BMPs shall be selected and implemented such that the combined expected removal rates of all BMPs result in at least the percent removals listed in the "Targeted Removal" column of Table 4.7-6 (Estimated Pollutant Loads and Required Removal Rates). It is not expected that one single BMP will be sufficient; however, a series of BMPs can effectively reduce potential pollutant loads. Any BMP or combination of BMPs that achieve the performance standard for reducing pollutants to the "Targeted Removal" column in Table 4.7-6 could be used, provided that the removal efficiency is demonstrated and documented to the SARWQCB and that site characteristics</p>		

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		<p>do not limit the BMPs implementation.</p> <ul style="list-style-type: none"> ■ All BMPs shall be designed and sited in accordance with CASQA 2003, FHWA 2002(c), or other accepted and applicable design and sizing guidelines. If proprietary devices are used, they shall be designed and implemented in accordance with the manufactures recommended design criteria and used only for removal of pollutants they have been designed for. Accompanying documentation shall include expected pollutant removal rates and design criteria for the system implemented. ■ Grass lined channels shall be implemented in accordance with CASQA 2003 design criteria guidelines and shall not be located in fill areas, which are subject to erosion. ■ The project WQMP shall include a model operations and maintenance plan for the grass lined channels, irrigation system, and any other structural BMPs implemented as part of the project WQMP in accordance with standard BMP guidelines and criteria such as those in the CASQA 2003 and include inspection and repair, as necessary, after major storm events. ■ The project site plans shall include a WQMP plan showing all structural BMPs; stormwater routing to and through the BMPs; stormwater BMP inlet, outlet, and contributing area; applicable design characteristics; BMP details, as necessary; and BMP schematics showing a typical form in both plan view and cross-section; the existing project WQMP site plan shall be used as a basis and amended accordingly. ■ Other BMP design requirements and considerations: <ul style="list-style-type: none"> > No BMPs shall be implemented that leave standing water on the surface for a period exceeding 48 hours unless approved by the San Bernardino County Vector Control Program > If deemed acceptable by the San Bernardino County Vector Control Program, underground cisterns should be considered for stormwater detention and subsequent landscape irrigation. > Consider the use of dry swales, as identified in CASQA 2003, and/or bioretention BMPs instead of grass lined channels for more effective 		

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		<p data-bbox="1010 380 1276 402">pollutant removal efficiencies</p> <ul style="list-style-type: none"> <li data-bbox="972 423 1629 508">> Street and parking lot sweeping shall be conducted quarterly during the dry season, once before the beginning of the rainy season, and every week during the rainy season and as defined by the SWPPP. <li data-bbox="972 529 1661 756">> Concrete swales and v-ditches shall not be installed and used to convey stormwater or nuisance runoff unless used to direct runoff to an appropriate stormwater pre-treatment BMP and incorporates appropriate energy dissipation. Concrete swales and v-ditches would bypass any potential treatment through soils or buffer areas prior to discharge and increase the potential for concentrated flows and associated erosion at the outlet. Furthermore, concrete ditches would reduce the potential for groundwater recharge and water conservation <li data-bbox="972 777 1661 1401">> Limitations on Infiltration BMPs: <ul style="list-style-type: none"> <li data-bbox="1010 821 1654 1049">○ Infiltration rate tests of the top 5 feet of soil below the bottom of the infiltration BMP shall be conducted for all areas selected for Infiltration BMPs. Infiltration BMPs shall not be located in soils where the infiltration rate exceeds 10 inches per hour, unless suitable augmentation is incorporated into the design to effectively remove pollutants from the infiltrating stormwater. See PDEP 2006, VDCR n.d., and CASQA 2002 for potential augmentation practices. <li data-bbox="1010 1070 1661 1179">○ The bottom of the infiltration BMP shall be at least 10 feet above the local shallow groundwater table. For the project site, it is not expected that any location would result in an infiltration BMP within 10 feet of a local shallow groundwater table. <li data-bbox="1010 1200 1629 1255">○ All infiltration BMPs shall incorporate pretreatment, preferably in the form of swales, vegetated buffers, or bioretention areas. <li data-bbox="1010 1276 1644 1401">○ Infiltration facilities are subject to clogging and, therefore, are not recommended for areas where sediment, grease, or oil loadings may be high. Such areas include roadways, parking lots, and car service facilities, etc. To increase the life expectancy of an infiltration facility, a pretreatment facility, such as a settling basin or 		

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		<p>“cell,” or additional BMP in a series should be used to remove sediments or other substances from the stormwater runoff before it enters the infiltration facility.</p> <ul style="list-style-type: none"> ○ Any pretreatment facility design should be included in the design of the infiltration basing/trench, complete with maintenance and inspection requirements. ○ For infiltration trenches, a grass strip or other type of vegetated buffer at least 20 feet wide shall be maintained around the trench, to the maximum extent practicable, and accept surface runoff as sheet flow. ○ Infiltration BMPs shall not be installed until the drainage area has been stabilized. <p>> To reduce pollutants in urban runoff, address hydromodification, and manage storm water as a resource to the maximum extent practicable, the project WQMP shall specify preferential use of site design BMPs that incorporate mitigative LID techniques in the following manner (from highest to the lowest priority):</p> <ul style="list-style-type: none"> ○ Infiltration BMPs (examples include permeable pavement with infiltration beds, dry wells, infiltration trenches, surface and sub-surface infiltration basins subject to Limitations on Infiltration BMPs, above ○ BMPs that harvest and use (e.g., cisterns and rain barrels); and ○ Vegetated BMPs that promote evapotranspiration including bioretention, biofiltration and bio-treatment. 		

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Impact 4.7-3 Construction of the proposed project would increase the amount of impervious surfaces on the project site. This is a potentially significant impact. Implementation of project requirements PR4.7E through PR4.7G and mitigation measure MM4.7-1 would reduce this impact to <i>less than significant</i> .	PS	<p>PR4.7F As required by the City of San Bernardino Development Standards (revised February 2007) Chapter 19.28 (Landscaping Standards), the project developer shall do the following:</p> <ul style="list-style-type: none"> ■ All new development shall be in compliance with the provisions of this section and must have a minimum of 75 points each, based on the Landscape and Irrigation Assessment Criteria contained in Section G19.28.130(5) (Section 19.28.100—Water Conservation Requirements). Each project shall be in compliance with the Water Conservation in Landscape Ordinance. A project must receive a minimum of 75 points in the landscape category (G19.28.130-Landscape Design Guidelines, Water Conservation Criteria). ■ All landscape plans shall be subject to the applicable regulations of the Development Code (Section 19.28.120—Applicable Regulations). <p>PR4.7G As required by the City of San Bernardino General Plan Policy 13.2.4, the proposed project shall use reclaimed water for landscape irrigation.</p> <p>MM4.7-1 and PR4.7E would also apply to this impact.</p>	LTS	LTS
Impact 4.7-4 Construction of the proposed project would substantially alter the existing site drainage pattern but would not result in substantial on-site or off-site erosion. Compliance with the identified project requirements P.R. 4-7A through P.R. 4-7E would ensure that this impact would remain <i>less than significant</i> .	LTS	PR4.7A through PR4.7E would also apply to this impact.	LTS	LTS
Impact 4.7-5 The proposed project would substantially alter the existing site drainage pattern and increase the rate of stormwater runoff, but would not significantly contribute to off-site flooding or exceed stormwater conveyance capacity. The impact would be <i>less than significant</i> .	LTS	None required.	LTS	LTS
Impact 4.7-6 The proposed project could increase stormwater runoff and increase pollutant loads in stormwater runoff. This is a potentially significant impact. Compliance with the identified project requirements PR4.7A through PR4.7E and mitigation measure MM4.7-1 would ensure that this impact would remain <i>less than significant</i> .	PS	PR4.7A through PR4.7E and MM4.7-1 would also apply to this impact.	LTS	LTS

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<p>Impact 4.7-7 Operation of the proposed project would substantially alter the existing site drainage pattern and increase peak runoff rates and total storm flow volumes, but would not result in downstream bed or bank erosion. The impact would be <i>less than significant</i>.</p>	LTS	None required.	LTS	LTS
<p>Impact 4.7-8 The proposed project would not substantially otherwise degrade water quality or beneficial uses. Compliance with the identified project requirements PR4.7A through PR4.7G and mitigation measure MM4.7-1 would ensure that this impact would remain <i>less than significant</i>.</p>	LTS	PR4.7A through PR4.7G and MM4.7-1 would also apply to this impact.	LTS	LTS
Land Use/Planning				
<p>Impact 4.8-1 Implementation of the proposed project would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the proposed project adopted for the purpose of avoiding or mitigating an environmental effect. This is considered a <i>less-than-significant</i> impact.</p>	LTS	None required.	LTS	LTS
Noise				
<p>Impact 4.9-1 Construction activities associated with the proposed project would not generate noise levels that exceed the noise standards established by the City of San Bernardino Municipal Code at off-site sensitive receptors. Project requirement PR4.9A would ensure that this impact would remain <i>less than significant</i>.</p>	LTS	<p>PR4.9A As required by Section 8.54.060(l) (Exemptions) of the City of San Bernardino Municipal Code, the project applicant/developer shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:</p> <ul style="list-style-type: none"> ■ Ensure that construction equipment is properly muffled according to industry standards ■ Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible 	LTS	LTS
<p>Impact 4.9-2 Operation of the proposed project would not generate noise levels that exceed the noise standards established by the City of San Bernardino Municipal Code at off-site sensitive receptors. Therefore, this impact would be considered <i>less than significant</i>.</p>	LTS	None required.	LTS	LTS

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Impact 4.9-3 Construction activities associated with the proposed project would not generate or expose persons or structures off site to excessive groundborne vibration. This is considered a <i>less-than-significant</i> impact.	LTS	None required.	LTS	LTS
Impact 4.9-4 Operation of the proposed project would not generate or expose sensitive receptors on site or off site to excessive groundborne vibration or groundborne noise levels. This is considered a <i>less-than-significant</i> impact.	LTS	None required.	LTS	LTS
Impact 4.9-5 Construction activities associated with development of the proposed project would result in a substantial temporary or periodic increase in ambient noise levels. However, the project's construction noise impacts would be temporary, would not occur during recognized sleep hours, and would be not impact noise-sensitive uses. Therefore, this impact would be considered <i>less than significant</i> .	LTS	None required.	LTS	LTS
Impact 4.9-6 Operation of the proposed project would generate increased local traffic volumes but would not cause a substantial permanent increase in ambient noise levels in the project vicinity that exceeds the threshold of significance established in this EIR. This impact is considered <i>less than significant</i> .	LTS	None required.	LTS	LTS
Public Services				
Impact 4.10-1 Implementation of the proposed project could increase the demand for fire protection services, but would not require the construction of new or physically altered facilities to accommodate the increased demand for service and maintain acceptable response times. Further, implementation of project requirements PR4.10A through PR4.10C would ensure that this impact would remain <i>less than significant</i> .	LTS	PR4.10A The project developer shall comply with all regulations of California Health and Safety Code Sections 13000 et seq. and SBFD requirements pertaining to fire protection systems, such as the adequate provision of smoke alarms, fire extinguishers, building access, emergency response notification systems, fire flows, and hydrant pressure and spacing. PR4.10B The project developer shall pay the development impact fee of \$0.002 per square foot as required by the City to off-set potential cost impacts to the San Bernardino Fire Department. In addition, prior to the issuance of building permits, the developer shall participate on a fair-share basis in funding the continued operation and maintenance of Station No. 232. A one-time fair-share contribution equivalent to the Community Facilities District No. 1033 "in-	LTS	LTS

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		<p>lieu fee” established by Resolution No. 2004-107 of the Mayor and Common Council will mitigate the long-term impact of the project on emergency services of the Fire Department. As an alternative, an irrevocable agreement to annex the project site to Community Facilities District No. 1033 would satisfy this obligation.</p> <p>PR4.10C The project developer shall comply with all applicable San Bernardino Municipal Code provisions regarding building design and project construction, including City Code 15.16.155, which requires that automatic sprinkler systems be installed in all new buildings having a floor area of more than 5,000 sf.</p>		
<p>Impact 4.10-2 Construction and operation of the proposed project would increase the demand for police protection services, but it would not require the construction of new or physically altered facilities to accommodate the increased demand for service or maintain acceptable response times. Further, implementation of project requirements PR4.10D through PR4.10F would ensure that this impact would be <i>less than significant</i>.</p>	LTS	<p>PR4.10D The developer shall ensure all vehicles associated with construction and everyday operation of the facility follow all applicable parking rules and regulation established in the area.</p> <p>PR4.10E The project developer shall pay the development impact fee of \$0.005 per square foot as required by City to assist the funding for the San Bernardino Police Department.</p> <p>PR4.10F The developer shall include adequate lighting, fencing, electronic gates, cameras, controlled ingress and egress to parking lots and building, and security minded landscaping to reduce criminal activity. The developer shall also contact the Western District of the San Bernardino Police Department and receive a CPTED assessment, which looks at site designs and security plans, prior to project approval.</p>	LTS	LTS
Transportation/Traffic				
<p>Impact 4.11-1 The proposed project would add traffic volumes to intersections that would be potentially significant; however, implementation of mitigation measure MM4.11-1(a) and MM4.11-1(b) would bring the level of service of study area intersections to an acceptable level, and the project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system or an applicable congestion management program. This impact would be <i>less than significant</i>.</p>	PS	<p>MM4.11-1(a) <i>Measures designed to mitigate construction related transportation/traffic impacts:</i></p> <ul style="list-style-type: none"> ■ Construction truck routes shall be prepared to designate principal haul routes for trucks delivering materials to and from the construction site. ■ Should a temporary road and / or lane closure be necessary during construction, the Project Applicant shall provide traffic control activities and personnel, as necessary, to minimize traffic impacts. This may include detour signage, cones, construction area signage, flagmen and other measures as required for safe traffic handling in the construction zone. 	LTS	LTS

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		<ul style="list-style-type: none"> ■ The developer shall be required to keep a minimum of one lane in each direction free from encumbrances at all times on perimeter streets accessing the project site. In any event a full road closure is required; the contractor shall coordinate with the City of San Bernardino Police and Fire Departments to designate proper detour routes and signage to appropriate proper access routes. <p>MM4.11-1(b) Measures designed to mitigate Operation related transportation/traffic impacts for Opening Year and Future traffic conditions:</p> <ul style="list-style-type: none"> ■ Palm Ave. & I-215 NB Ramps: Install a traffic signal at this location. (For both Opening Year 2010 and Future 2030 Conditions) ■ Palm Ave. & I-215 SB Ramps/Kendall Ave.: Install a traffic signal at this location. (For both Opening Year 2010 and Future 2030 Conditions) ■ Palm Ave. & Industrial Pkwy.: Restripe the southbound approach of Palm Avenue to provide a left-turn lane and a shared right/through lane at Industrial Parkway, and a shared through/left lane and a right-turn lane on the westbound approach of Industrial Parkway at Palm Avenue. Install a traffic signal that includes a westbound right-turn phase on Industrial Parkway concurrent with the southbound left-turn phase on Palm Avenue at this location. (For Future 2030 Condition Only) ■ Palm Ave./Institution Rd. & Cajon Blvd.: Install a traffic signal at this location. (For Future 2030 Condition Only) <p>To reduce a potentially significant cumulative construction impact, the following mitigation measure would be implemented:</p> <p>MM4.11-1(c) If grading or other construction activities for the proposed project involving 50 or more daily truck trips to or from the site (other than to or from the SANBAG grade separation project site) occur simultaneously with the proposed SANBAG grade separation project on Palm Avenue, the project developer shall coordinate preparation of a construction traffic mitigation plan with SANBAG, subject to the approval of the City traffic engineer and City police and fire departments, to avoid substantial traffic impacts to area intersections and freeway on- and off-ramps. This construction traffic management plan may include, but is not limited to, the following measures:</p>		

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		<ul style="list-style-type: none"> ■ Hauling of materials for the two sites shall be coordinated including, when feasible, using soil exports from the project site as imports to the grade separation project site ■ Materials delivery hours shall be restricted to occur outside of peak traffic hours ■ Truck traffic shall be directed to an alternate route as approved by the City ■ Flagpersons or other traffic control measures shall be implemented at access points to the sites ■ Off-site construction worker parking provided nearer to major transportation corridors than the sites, with shuttles provided to eliminate construction worker trips near the construction site during peak hours 		
<p>Impact 4.11-2 The proposed project would not increase hazards due to a design feature or incompatible uses. Impacts would be <i>less than significant</i>.</p>	LTS	None required.	LTS	LTS
<p>Impact 4.11-3 The proposed project would not result in inadequate emergency access. Implementation of mitigation measures MM4.6-3 and MM4.6-4, identified within Impact 4.6-4 of this EIR, would ensure adequate emergency access. This impact would be <i>less than significant</i>.</p>	LTS	MM4.6-3 and MM4.6-4 , identified within Impact 4.6-4, would also apply to this impact.	LTS	LTS
<p>Impact 4.11-4 The proposed project would provide adequate parking. This impact would be <i>less than significant</i>.</p>	LTS	None required.	LTS	LTS
<p>Impact 4.11-5 The proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Impacts would be <i>less than significant</i>.</p>	LTS	None required.	LTS	LTS

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Utilities/Service Systems				
Impact 4.12-1 Implementation of the proposed project would not require or result in the construction of new or expanded water conveyance infrastructure or treatment facilities, the construction of which could cause significant environmental effect. Therefore, this impact would be <i>less than significant</i> .	LTS	None required.	LTS	LTS
Impact 4.12-2 Implementation of the proposed project would generate an additional demand for water; however, the additional demand would be adequately served by anticipated water entitlements and resources. This impact would be <i>less than significant</i> .	LTS	None required.	LTS	LTS
Impact 4.12-3 Implementation of the proposed project would not generate solid waste that exceeds the permitted capacity of the Colton Landfill, San Timoteo Landfill, or the Mid Valley Landfill. This impact would be <i>less than significant</i> .	LTS	None required.	LTS	LTS
Impact 4.12-4 Implementation of the proposed project would comply with applicable federal, state, and local statutes and regulations related to solid waste. This impact would be <i>less than significant</i> .	LTS	None required.	LTS	LTS
Impact 4.12-5 Implementation of the proposed project would not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. This impact would be <i>less than significant</i> .	LTS	None required.	LTS	LTS
Impact 4.12-6 Implementation of the proposed project would not require the construction of new water or wastewater treatment facilities, nor would implementation of the project increase wastewater generation such that treatment facilities would be inadequate to serve the proposed projects projected wastewater flows, in addition to the provider's existing commitments. This impact would be <i>less than significant</i> .	LTS	None required.	LTS	LTS

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Impact 4. 12-7 Implementation of the proposed project would not require the construction of new stormwater drainage facilities or the expansion of existing facilities. This impact would be <i>less than significant</i> .	LTS	None required.	LTS	LTS
Energy and Climate Change				
Impact 4.15-1 The proposed project would not encourage the wasteful or inefficient use of energy. This is considered a <i>less-than-significant</i> impact.	LTS	None required.	LTS	LTS
Impact 4.15-2 The proposed project would not require new energy production or transmission facilities, the construction of which would cause significant environmental effects. This is considered a <i>less-than-significant</i> impact.	LTS	None Required.	LTS	LTS