

**CITY OF SAN BERNARDINO
PLANNING DIVISION
INITIAL STUDY**

**CITY OF SAN BERNARDINO
INITIAL STUDY**

ALLIANCE CALIFORNIA GATEWAY SOUTH BUILDING 3

Project Description and Location:

The proposed Project involves the construction and operation of one (1) industrial warehouse building having 1,199,360 square feet of interior floor space and 215 loading bays on a 49.65-acre portion of a 62.85-acre property located south of and adjacent to East Orange Show Road and approximately 450 feet east of South Waterman Avenue in the south-central portion of the City of San Bernardino, San Bernardino County, California. The remaining 13.20 acres of the Project site are owned by the City of Riverside and would not be developed or disturbed as part of the Project. The Project Applicant is pursuing the Project on a speculative basis, meaning that the building's future tenant(s) is not yet identified. Under existing conditions, the area of the Project site proposed for development is vacant and includes the remnants of an abandoned lumber mill that operated on the Project site until 2009. The Project site includes San Bernardino County Assessor Parcels 0281-021-46, 0281-021-47, 0281-021-48, 0281-021-49, 0281-021-49, 0281-031-50, 0281-031-81, 0281-031-90, and 0281-031-91.

September 30, 2013

PREPARED BY:

T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780

PREPARED FOR:

City of San Bernardino
Community Development Department, Planning Division
and
Mr. John Schaefer
Hillwood Investment Properties
901 Via Piemonte, Suite 175
Ontario, CA 91764

REVIEWED BY:

Independently reviewed, analyzed, and exercised judgment in making the determination, by the City of San Bernardino Development/Environmental Review Committee on _____, pursuant to Section 21082 of the California Environmental Quality Act (CEQA).

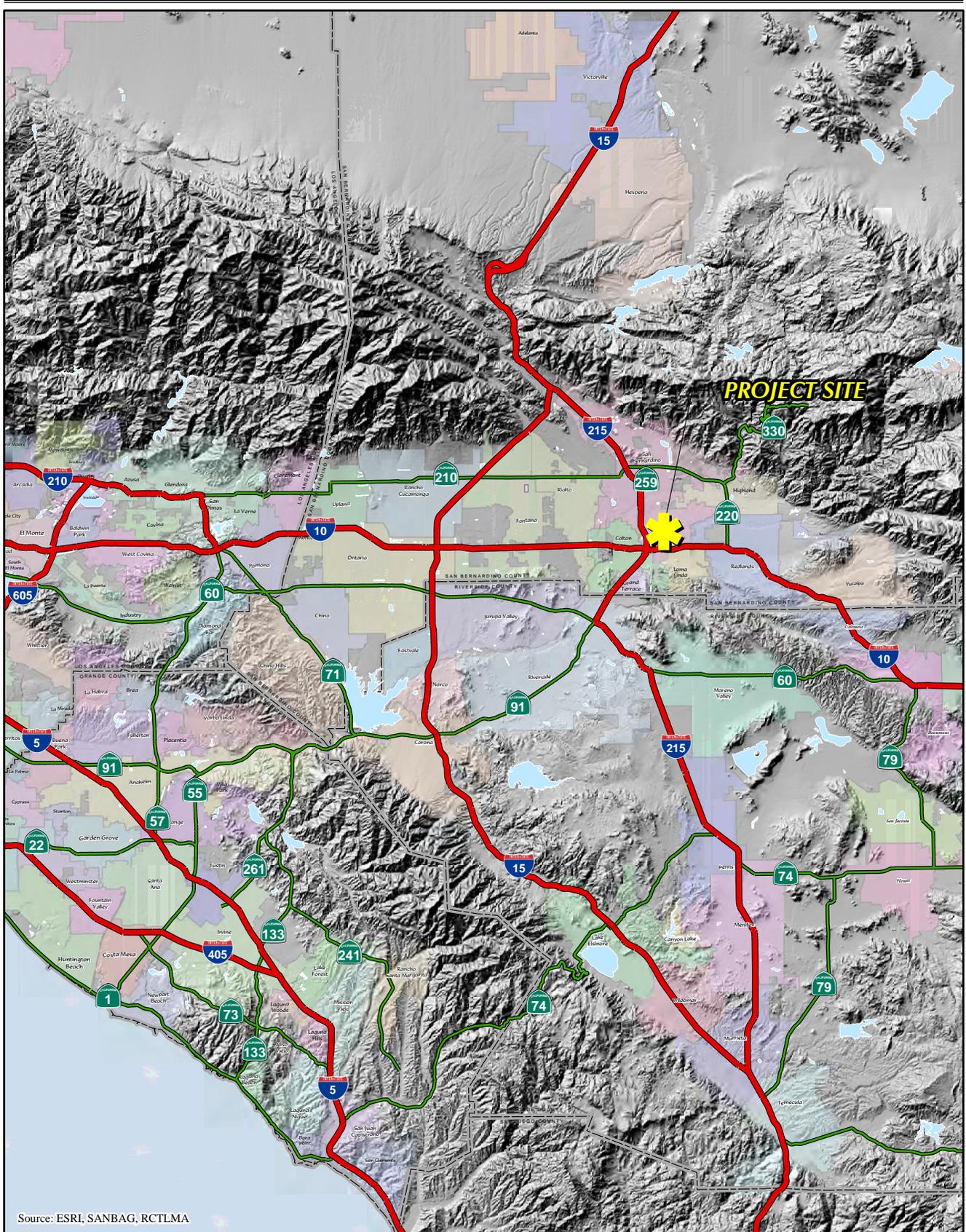
**CITY OF SAN BERNARDINO
PLANNING DIVISION
INITIAL STUDY**

The California Environmental Quality Act (CEQA) requires the preparation of an Initial Study when a proposal must obtain discretionary approval from a governmental agency and is not exempt from CEQA. The purpose of the Initial Study is to determine the most appropriate CEQA compliance document for the proposed action, either a Negative Declaration/Mitigated Negative Declaration (ND/MND) or an Environmental Impact Report (EIR). If a previous EIR has been prepared for a project, then an Initial Study can be used to determine if an Addendum to the previous EIR can be prepared, or whether a more extensive Supplemental or Subsequent EIR must be prepared.

- 1. Project Title:** Alliance California Gateway South Building 3
- 2. Lead Agency Name:** City of San Bernardino
Address: 300 North “D” Street, San Bernardino, CA 92418
Contact Person: Tony Stewart
City of San Bernardino
Planning Division
- 3. Phone Number:** (909) 384-5357
- 4. Project Location (Address/Nearest cross-streets):** The Project site is located in San Bernardino County, California, in the City of San Bernardino, east of South Waterman Avenue, west of South Tippecanoe Avenue, south of East Orange Show Road, northeast of the Atchison, Topeka and Santa Fe Railway, and northwest of the Santa Ana River (Figure 1, *Regional Map*, and Figure 2, *Vicinity Map*). The Project site comprises San Bernardino County Assessor Parcels 0281-021-46, 0281-021-47, 0281-021-48, 0281-021-49, 0281-021-49, 0281-031-50, 0281-031-81, 0281-031-90, and 0281-031-91. Development is proposed to occur on approximately 49.65 acres of the 62.85-acre Project site. The remaining 13.2 acres is owned by the City of Riverside and would not be developed or disturbed by the proposed Project.
- 5. Project Sponsor:** Hillwood Investment Properties (contact: Mr. John Schaefer)
- 6. Sponsor Address:** 901 Via Piemonte, Suite 175, Ontario, CA 91764
- 7. General Plan Designation:** Industrial Light (IL) & Office Industrial Park (OIP) (Note: Proposed development would only occur on the portion of the subject property with the Industrial Light (IL) land use designation.)
- 8. Zoning Designation:** Industrial Light (IL) & Office Industrial Park (OIP) (Note: Proposed development would only occur on the portion of the subject property with the Industrial Light (IL) zoning designation.)
- 9. Description of Project (Describe the whole action involved, including, but not limited to, later phases of the project and any secondary, support, or off-site feature necessary for its implementation. Attach additional sheets, if necessary):**

The Alliance California Gateway South Building 3 project (hereafter the “proposed Project”) proposes to redevelop an underutilized property through the construction and operation of one (1) industrial warehouse building. The building is proposed to contain 1,199,360 square feet (s.f.) of interior floor space with 215 loading bays, as well as surface parking areas and drive aisles, utility infrastructure, landscaping, underground stormwater retention/infiltration basins, and other site improvements. The tenant is not yet known, but it is assumed that the building could operate up to 24-hours per day and be occupied by a

CITY OF SAN BERNARDINO
PLANNING DIVISION
INITIAL STUDY



PROJECT SITE

Source: ESRI, SANBAG, RCTLMA

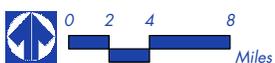
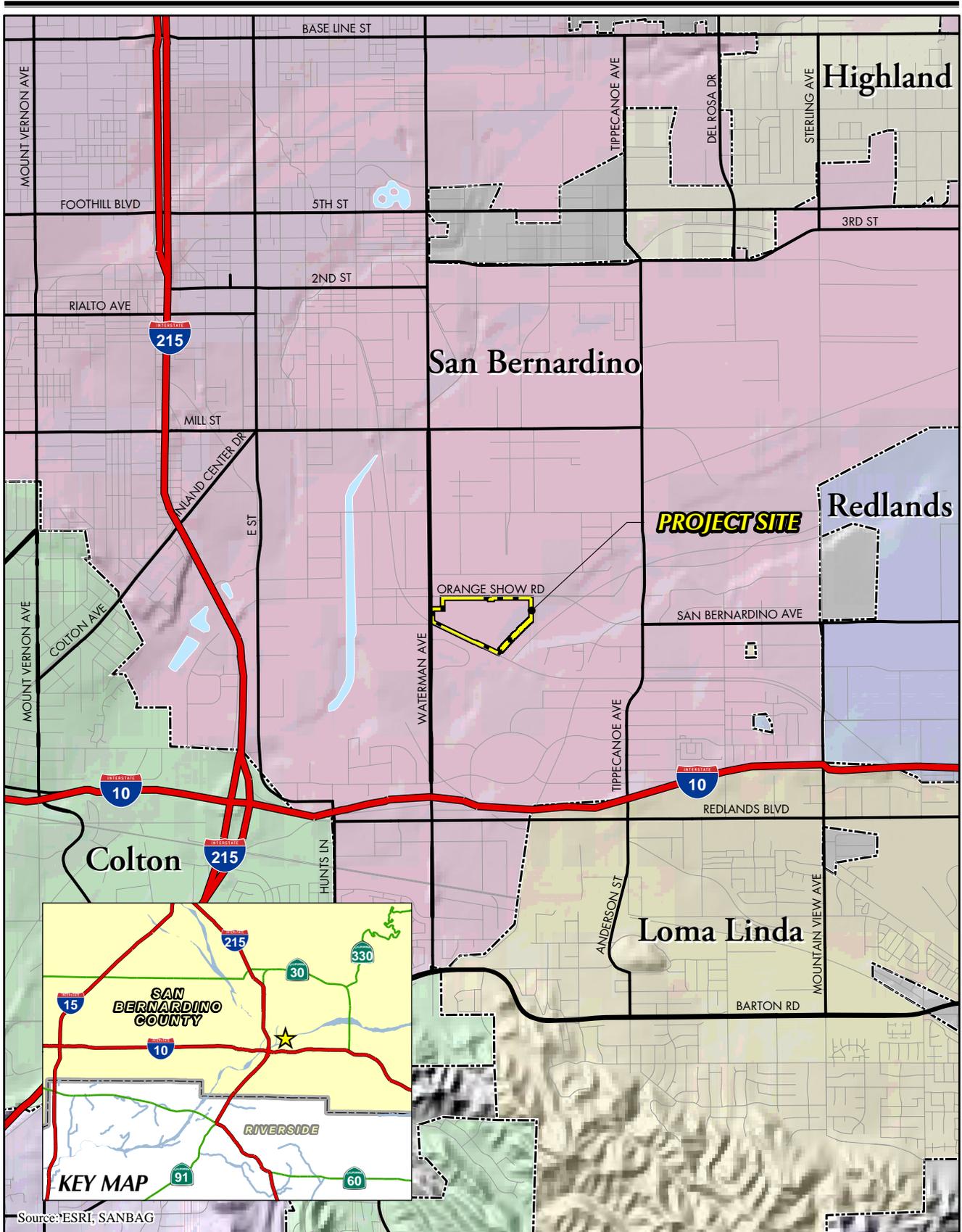
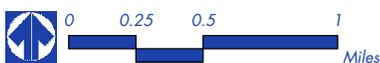


FIGURE 1
REGIONAL MAP

**CITY OF SAN BERNARDINO
PLANNING DIVISION
INITIAL STUDY**



**FIGURE 2
VICINITY MAP**



**CITY OF SAN BERNARDINO
PLANNING DIVISION
INITIAL STUDY**

warehouse distribution, e-logistics, fulfillment center, or light-industrial operator(s), or other use permitted by the property's "Industrial Light" zoning designation. The principal discretionary actions required of the City of San Bernardino to implement the proposed Project include the approval of a Tentative Parcel Map and a Development Permit.

Tentative Parcel Map

A Tentative Parcel Map (TPM) proposes to subdivide the 62.85-acre property into two (2) parcels, as depicted on Figure 3, *Tentative Parcel Map No. 19487*. In addition, TPM No. 19487 identifies the size and location of needed water, sewer, drainage and utility infrastructure. Of the two Parcels that would be created by TPM No. 19487, Parcel 1 would not be developed or disturbed by the proposed Project. Parcel 2 would be developed as the aforementioned industrial warehouse building.

Parcel 1, owned by the City of Riverside, is an irregularly-shaped 13.20-acre portion of the Project site comprising the western edge of the property, a strip of land along the southwestern boundary, and the southernmost portion of the site. No development or physical disturbance is proposed on Parcel 1 by the Project.

Parcel 2 is the remaining 49.65-acre portion of the property, which would be configured to accommodate the development of one (1) industrial warehouse building. Earthwork and grading activities on Parcel 2 would result in the movement of approximately 333,567 cubic yards of earth materials on the property, including excavation, over-excavation, and compaction. No import or export of earth materials is anticipated. Vehicular access to Parcel 2 would be provided by three (3) proposed driveways connecting to Orange Show Road. The driveways at the northwestern and northeastern corners of Parcel 2 would provide direct access to automobile parking areas and loading and unloading bays on the north and south sides of the proposed industrial warehouse building. A third access point is proposed at the approximate midpoint of Parcel 2's frontage with Orange Show Road and would provide access to the loading bays on the north side of the proposed building. Traffic exiting from each of the three (3) access points would be able to make both left and right-hand turns onto Orange Show Road.

Water and wastewater service to Parcel 2, provided by the City of San Bernardino Municipal Water Department (SBMWD), would be accommodated by installing subsurface lines beneath Parcel 2 that connect to existing service lines installed beneath Orange Show Road. The drainage system serving Parcel 2 is proposed to consist of underground storm drain pipes and three (3) Storm-Tech MC3500 Underground Infiltration Chambers installed beneath the site, as well as an on-site water quality detention basin. The system is designed to collect, treat, and store stormwater runoff and discharge treated flows to a 120-inch storm drain line to be installed by the Project beneath Orange Show Road. This line is part of the City of San Bernardino's Master Plan of Drainage, but has not yet been installed by the Inland Valley Development Agency (IVDA). The proposed Project would install the segment of this storm drain system (running from east to west) that begins immediately in front of the Project's proposed building and continues to Waterman Avenue.

**CITY OF SAN BERNARDINO
PLANNING DIVISION
INITIAL STUDY**

**TENTATIVE PARCEL MAP NO. 19487
IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA**

PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 15890, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 210, PAGES 34 THROUGH 37 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; PARCEL 1 OF PARCEL MAP NO. 17231, AS PER MAP FILED IN BOOK 210, PAGES 38 THROUGH 102 INCLUSIVE OF SAID PARCEL MAPS AND AMENDED BY AMENDING MAP FILED IN BOOK 224, PAGES 68 THROUGH 68 INCLUSIVE OF SAID PARCEL MAPS, TOGETHER WITH A PORTION OF LOT 9, BLOCK 72 OF THE NINETY ACRE SURVEY OF THE RANCHO SAN BERNARDINO, AS PER PLAT RECORDED IN BOOK 7, PAGE 2 OF MAPS, ALL IN THE OFFICE OF SAID COUNTY RECORDER.

UTILITY PROVIDER'S

WATER: SAN BERNARDINO MUNICIPAL WATER DIST. 300 NORTH 70TH STREET SAN BERNARDINO, CALIFORNIA 92418 PHONE: (909) 584-5301

ELECTRIC: SOUTHERN CALIFORNIA EDISON 287 TENNESSEE STREET REDLANDS, CALIFORNIA 92374 PHONE: (909) 507-6748 FAX: (909) 507-8772

GAS: SO. CALIF. GAS COMPANY 1981 W. LUGONIA, P.O. BOX 3003 REDLANDS, CALIFORNIA 92374 PHONE: (909) 335-7725 FAX: (909) 307-8772

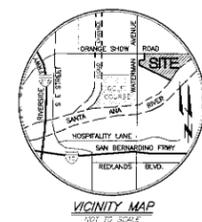
TELEPHONE / CABLE: VERIZON - REDLANDS 9 SOUTH 4TH STREET REDLANDS, CALIFORNIA 92373 PHONE: (909) 748-0540

SEWER: CITY OF SAN BERNARDINO 300 N. 70TH STREET SAN BERNARDINO, CALIFORNIA 92418-0001 PHONE: (909) 384-5167

SCHOOL DISTRICT: SAN BERNARDINO UNIFIED SCHOOL DISTRICT 777 NORTH F. STREET SAN BERNARDINO, CALIFORNIA 92411

SURVEYOR'S NOTES:

- OWNER INFORMATION (BESTRIDE)
14 & D JOHNSON, LLC, A LIMITED LIABILITY COMPANY
APN: 0281-011-61, 0281-021-42, 48 & 49, 0281-031-99
CITY OF REDLANDS A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA
APN: 0281-011-44, 0281-021-40 & 50, 0281-031-91
- PROJECT ADDRESS: SEC OF ORANGE SHOW ROAD & MIDWAY AVENUE SAN BERNARDINO, CALIFORNIA
- TOTAL SITE AREA: 2,737,802 SQ. FT. (GROSS) 2,234,446 SQ. FT. (NET) 42.83 ACRES (GROSS) 32.78 ACRES (NET)
- NET EQUALS GROSS MINUS ORANGE SHOW ROAD EXISTING EASEMENTS (16) (20) (21)
- ZONING INFORMATION:
GENERAL PLAN DESIGNATION: INDUSTRIAL
ZONING DESIGNATION: CAMP OFFICE INDUSTRIAL PARK & "I" INDUSTRIAL LIGHT
- ALL ON-SITE DRIVEWAYS ARE PRIVATE.
- DATE OF FIELD SURVEY: JULY 27, 2013 BY THIENES ENGINEERING, INC. FOR BOUNDARY AND FIELD TOPOGRAPHY.



OWNER:
SEE SURVEYOR'S NOTE #1
C/O HILLWOOD INVESTMENTS
268 W. HOSPITALITY LANE, SUITE 105
SAN BERNARDINO, CA 92408
PHONE: (909) 382-0033
FAX: (909) 382-0073
ATTN: JOHN SCHAEFER

SUBDIVIDER:
HILLWOOD INVESTMENTS
268 W. HOSPITALITY LANE, SUITE 105
SAN BERNARDINO, CA 92408
PHONE: (909) 382-0033
FAX: (909) 382-0073
ATTN: JOHN SCHAEFER

PROJECT DATA:

PARCEL 1-SITE TO REMAIN	
SITE AREA (GROSS IN SQ. FT.)	574,941
SITE AREA (GROSS IN ACRES)	13.20
SITE AREA (NET IN SQ. FT.)	574,941
SITE AREA (NET IN ACRES)	13.20
PARCEL OWNED BY CITY OF RIVERSIDE	

PARCEL 2-PROPOSED BUILDING	
SITE AREA (GROSS IN SQ. FT.)	2,162,961
SITE AREA (GROSS IN ACRES)	49.65
SITE AREA (NET IN SQ. FT.)	2,159,505
SITE AREA (NET IN ACRES)	49.58
BUILDING AREA	
OFFICE AREA (IN SQ. FT.)	10,000
WAREHOUSE AREA (IN SQ. FT.)	1,092,639
MEZZ. (IN SQ. FT.)	86,721
TOTAL BUILDING AREA	1,199,360
TOTAL COVERAGE	55.5%
PARKING REQUIRED @ 1/1,250 SF.	959
PARKING PROVIDED	
STANDARD	193
HANDICAP	7
TOTAL AUTO PARKING	200
TRAILERS FROM BOOK	371
TRAILER @ DOCK DOOR	200
TOTAL (TRAILER AND AUTO)	771

FLOOD ZONE NOTE:
A PORTION OF THE PROPERTY SHOWN HEREON IS SITUATED WITHIN ZONE "X-SHADED" AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF THE AMERICAN CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DEPTHS AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEYS FROM 1% ANNUAL CHANCE FLOODING. ZONE "X" (NO BASE FLOOD ELEVATIONS DETERMINED), ZONE "X-1" (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "X-2" FLOOD ZONE. ALL AS SHOWN ON A FLOOD INSURANCE RATE MAP (FIRM) WITH MAP NO. 05077084A, EFFECTIVE DATE: AUGUST 30, 2006. COUNTY NUMBER: 060871 FOR CITY OF SAN BERNARDINO, PARCEL NUMBER: 0281-011-61, 0281-021-42, 48, 49, 0281-031-91. (APPROXIMATE LIMITS PLOTTED HEREON).
NOTE: A SEPARATE SUBMITTAL TO FEMA WILL BE PROCESSED CONCURRENTLY WITH THIS PROJECT.

EXISTING EASEMENTS:

- AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES, RECORDED MARCH 8, 1910 IN BOOK 451 OF OFFICIAL RECORDS, IN FAVOR OF: A. DRISWELL. (EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION - TO BE OUTCLAIMED)
- AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1911 IN BOOK 483 OF RECORDS, PAGE 284, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY. (PLOTTED HEREON - TO BE OUTCLAIMED AND RE-LOCATED IF NECESSARY)
- AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 20, 1911 IN BOOK 485 OF RECORDS, PAGE 169, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON CO., A CORPORATION. (PLOTTED HEREON - TO BE OUTCLAIMED AND RE-LOCATED IF NECESSARY)
- AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 15, 1956 AS INSTRUMENT NO. 2009-0389430 OF OFFICIAL RECORDS. (EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION - TO BE OUTCLAIMED)
- AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 13, 1957 IN BOOK 4158, PAGE 516 OF OFFICIAL RECORDS, IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION. (PLOTTED HEREON)
- AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED AUGUST 6, 1976 AS BOOK 0985, PAGE 731 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF SAN BERNARDINO. (PLOTTED HEREON)
- AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 1976 IN BOOK 0991, PAGE 589 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN BERNARDINO, A MUNICIPAL CORPORATION. (PLOTTED HEREON)
- AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 28, 1976 IN BOOK 0921, PAGE 797 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN BERNARDINO, A MUNICIPAL CORPORATION. (PLOTTED HEREON)
- AN EASEMENT FOR RAILROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 15, 1982 AS INSTRUMENT NO. 82-049717 OF OFFICIAL RECORDS, IN FAVOR OF: THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION. (PLOTTED HEREON)
- EASEMENTS RESERVED ON PARCEL MAP NO. 15890, P.M.B. 210 / 34-37. (PLOTTED HEREON)
- 100' BY 100' WELL SITE EASEMENT RESERVED TO THE CITY OF RIVERSIDE FOR THE BENEFIT OF THE CITY OF RIVERSIDE PUBLIC UTILITIES. (PLOTTED HEREON - TO BE OUTCLAIMED)
- 50' NON-EXCLUSIVE EASEMENT FOR ACCESS, UTILITIES AND WATER TRANSMISSION RESERVED TO THE CITY OF RIVERSIDE FOR THE BENEFIT OF THE CITY OF RIVERSIDE PUBLIC UTILITIES. (PLOTTED HEREON - TO BE OUTCLAIMED)
- 30' NON-EXCLUSIVE INGRESS / EGRESS EASEMENT RESERVED FOR THE BENEFIT OF THE PRESENT AND FUTURE OWNER OF PARCEL 2 OF PARCEL MAP NO. 15890. (PLOTTED HEREON - TO BE OUTCLAIMED)
- VEHICULAR INGRESS AND EGRESS RIGHTS TO ORANGE SHOW ROAD HAVE BEEN RELINQUISHED TO THE CITY OF SAN BERNARDINO, EXCEPT AT APPROVED DRIVEWAYS PER PARCEL MAP NO. 15890, P.M.B. 210 / 34-37. (PLOTTED HEREON - APPROVED DRIVEWAY LOCATIONS TO BE REVISED ON THIS MAP)
- AN EASEMENT FOR LANDSCAPE PURPOSES DEDICATED ON PARCEL MAP NO. 17231, P.M.B. 210 / 34-37, AS INSTRUMENT NO. 2007-067878 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF SAN BERNARDINO. (PLOTTED HEREON)
- AN EASEMENT FOR WATER TREATMENT FACILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 2000 AS INSTRUMENT NO. 2007-067878 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 2007 AS INSTRUMENT NO. 2007-067878 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF RIVERSIDE. (EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION)

EXISTING EASEMENTS:

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 15, 2009 AS INSTRUMENT NO. 2009-0389430 OF OFFICIAL RECORDS. (EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION - TO BE OUTCLAIMED AND RE-LOCATED IF NECESSARY)
- A CENTERLINE EASEMENT OF UNSPECIFIED WIDTH FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 28, 1951 IN BOOK 2858, PAGE 249 OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY. (PLOTTED HEREON - TO BE OUTCLAIMED AND RE-LOCATED IF NECESSARY)
- AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 07, 1942 IN BOOK 2456, PAGE 129 OF OFFICIAL RECORDS, IN FAVOR OF: E.L. SMITH AND ROBERTA SMITH. (PLOTTED HEREON - TO BE OUTCLAIMED)
- AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 28, 1960 IN BOOK 2000, PAGE 89 OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. (PLOTTED HEREON)
- AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1986 AS INSTRUMENT NO. 86-471791 OF OFFICIAL RECORDS, IN FAVOR OF: THE COUNTY OF SAN BERNARDINO. (PLOTTED HEREON)
- AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1986 AS INSTRUMENT NO. 86-471791 OF OFFICIAL RECORDS, IN FAVOR OF: THE COUNTY OF SAN BERNARDINO. (PLOTTED HEREON)
- AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1997 AS INSTRUMENT NO. 87-06442 OF OFFICIAL RECORDS, IN FAVOR OF: THE COUNTY OF SAN BERNARDINO. (PLOTTED HEREON)
- AN EASEMENT FOR ELECTRICAL & COMMUNICATION SYSTEMS, ABOVE GROUND, BELOW GROUND AND INCIDENTAL PURPOSES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY. (PLOTTED HEREON - PORTIONS TO BE OUTCLAIMED AND RE-LOCATED IF NECESSARY)
- AN EASEMENT FOR ELECTRICAL & COMMUNICATION SYSTEMS, ABOVE GROUND, BELOW GROUND AND INCIDENTAL PURPOSES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY. (PLOTTED HEREON)
- AN EASEMENT FOR ELECTRICAL & COMMUNICATION SYSTEMS, BELOW GROUND AND INCIDENTAL PURPOSES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED DECEMBER 12, 1991 AS INSTRUMENT NO. 91-89017 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- AN EASEMENT FOR RIGHTS AND EASEMENTS HEREBY ACQUIRED BY THE UNITED STATES, INCLUDING THE RIGHT TO DRILL AND OPERATE NEW WATER WELLS, PIPELINES AND OTHER APPURTENANCES INCLUDING A PUMP HOUSE, AND INCIDENTAL PURPOSES, RECORDED DECEMBER 19, 1988 AS INSTRUMENT NO. 88-58953 OF OFFICIAL RECORDS, IN FAVOR OF: THE UNITED STATES OF AMERICA AND ITS ASSIGNS. (EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION)

EXISTING LEGAL DESCRIPTIONS:

PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 15890, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 210, PAGES 34 THROUGH 37 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

ALL THAT PORTION OF LOTS 9 AND 10, IN BLOCK 72, OF THE NINETY ACRE SURVEY OF THE RANCHO SAN BERNARDINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 72; THENCE EAST ALONG THE NORTH LINE OF LOTS 9 AND 10, 30 CHAINS; THENCE SOUTH 20 CHAINS THENCE WEST 10 CHAINS; THENCE NORTH 10 CHAINS; THENCE WEST 20 CHAINS TO THE WEST LINE OF SAID LOT 9; THENCE NORTH 10 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 72; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 9, 283.14 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 9, 283.14 FEET; THENCE WEST 283.14 FEET TO THE WEST LINE OF SAID LOT 9; THENCE NORTH 283.14 FEET TO THE POINT OF BEGINNING.

RESERVING ALL WATER ON OR UNDER THE ABOVE DESCRIBED PORTION NECESSARY FOR IRRIGATION AND DOMESTIC PURPOSES; NO WATER SHALL BE SOLD OR EXPORTED FROM SAID DESCRIBED PORTION.

ALSO EXCEPT ANY PORTION LYING WITHIN THE BOUNDARIES OF THE RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD COMPANY.

ALSO EXCEPT THAT PORTION CONVEYED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT IN A DEED RECORDED NOVEMBER 06, 1983 IN BOOK 6024, PAGE 257, OFFICIAL RECORDS.

PARCEL NO. 1 OF PARCEL MAP NO. 17231 IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 210, PAGES 38 TO 102 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; AND AMENDED BY AMENDING MAP RECORDED IN BOOK 224, PAGE 68 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 00°27'50" W	30.62
L2	N 45°04'30" W	34.95
L3	N 07°02'24" W	11.28
L4	N 89°51'35" E	60.00
L5	N 00°08'50" W	11.27
L6	N 44°49'57" E	34.95
L7	N 00°29'27" W	4.75
L8	N 89°51'35" E	34.07
L9	N 02°30'50" W	41.25
L10	N 00°29'27" W	41.25
L11	N 00°29'50" W	46.00
L12	N 00°27'50" W	46.00
L13	N 89°51'35" E	58.00
L14	N 89°53'58" E	58.00
L15	N 89°53'58" E	4.32
L16	N 00°29'50" W	22.80
L17	N 40°56'41" E	81.85
L18	N 64°02'04" W	358.85
L19	N 89°51'35" E	167.34
L20	N 00°08'50" W	62.00
L21	N 00°08'50" W	101.00
L22	N 89°51'35" E	156.37

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH
C1	0-174-106"	1865.08'	57.10'
C2	0-175-140"	1865.08'	62.95'
C3	0-176-59"	9768.91'	559.78'
C4	0-3-44-30"	9768.91'	487.80'

LINE LEGEND:

- PROPOSED STORM DRAIN
- PROPOSED WATER LINE (WATER)
- PROPOSED SEWER LINE (SEWER)
- INDICATES PROPOSED CENTERLINE
- INDICATES EXISTING CONTOUR
- INDICATES FINISH
- INDICATES STREET CENTERLINE
- INDICATES PROPERTY LINE
- INDICATES PROPOSED PARCEL LINE

APPLICANT / REPRESENTATIVE:

Thienes Engineering, Inc.
CIVIL ENGINEERING - LAND SURVEYING
14346 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4611 FAX: (714) 521-1112

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

[Signature]
BRAY L. THIENES
P.E. NO. 5700
REG. EXP. 12/31/13
email: brayl@thienes.com

9/26/13
DATE



Lot: U0406 09/26/13
0:\1308\PM\1358_TPM.dwg

Source: Thienes Engineering, Inc. (09-26-13)



**CITY OF SAN BERNARDINO
PLANNING DIVISION
INITIAL STUDY**

Development Permit

A Development Permit is proposed on the 49.68-acre Parcel 2 described above. The Development Permit proposes the construction of one (1) industrial warehouse building containing 1,199,360 s.f. of interior floor space with 215 loading bays distributed on the north, west, and south sides of the structure (as depicted on Figure 4, *Development Permit Site Plan*). The building would have 10,000 s.f. of potential office space area, 96,721 s.f. of mezzanine area, and 1,092,639 s.f. for warehouse distribution or light industrial operations. Parcel 2 would have a floor-to-area ratio (FAR) of 0.555.

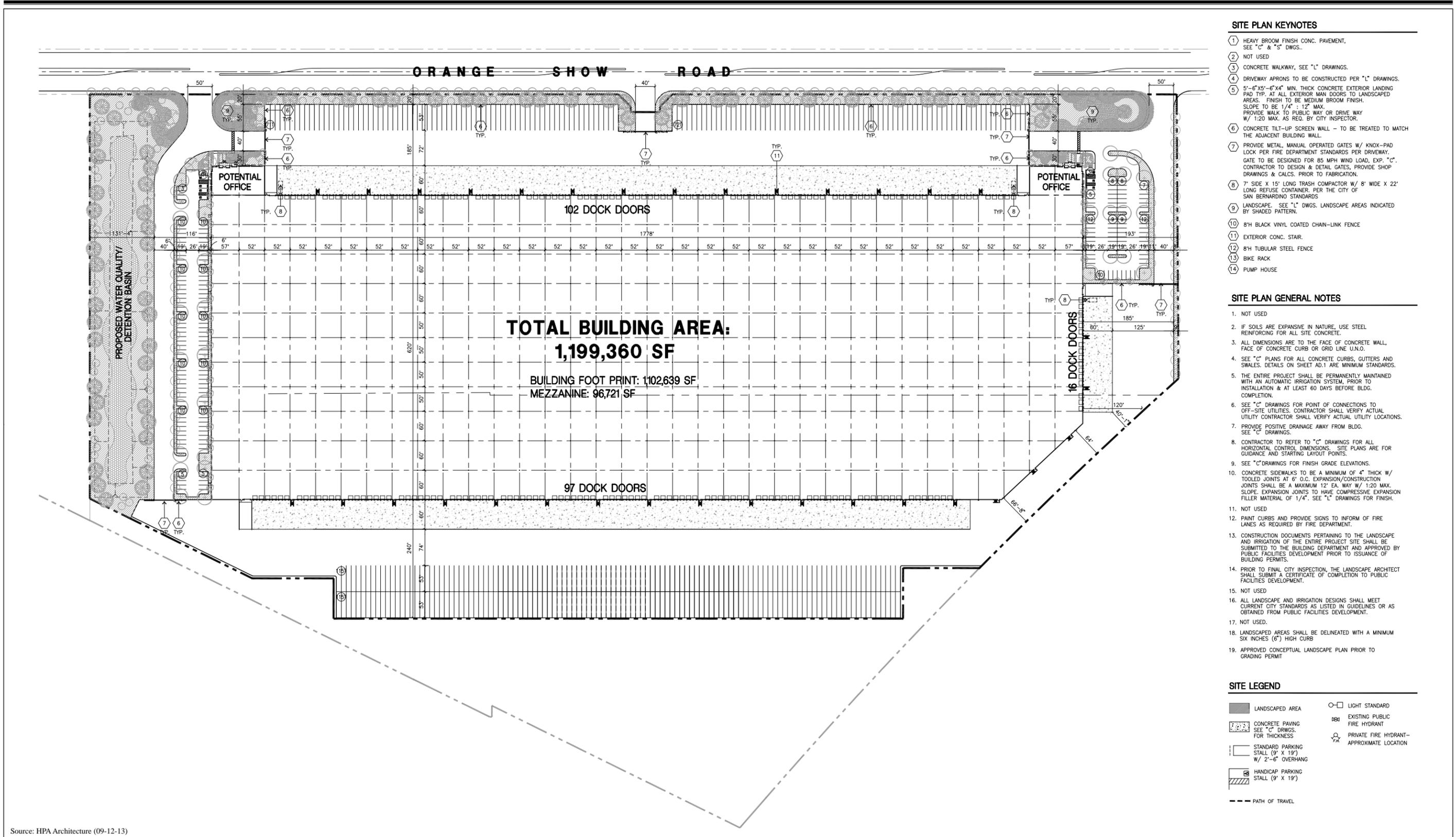
The proposed industrial warehouse building would be constructed to a height of approximately 36 feet above finished grade, with architectural projections reaching up to 42 feet. The building would be constructed with concrete tilt-up panels and blue-reflective glass. Articulated building elements, including clear-anodized mullions and metal canopies, are proposed to be provided as decorative elements. The exterior color palette for the proposed building is comprised of various mild, earth-toned colors, including shades of beige, grey and white. Solid screen walls are proposed along the site's border adjacent to Orange Show Road to screen the loading bays and tractor trailer parking areas from public view. The heights of these walls would be in accordance with City standards, with a proposed height of eight (8) to 12 feet tall. Two additional screen walls would be constructed on the site, one on the southwest corner of the building to separate and conceal the loading bays from public view, and one on the east side of the building directly behind the automobile parking, also to conceal the loading bays.

The Project proposes approximately 788 total parking spaces for passenger vehicles and tractor trailers. A conceptual landscape plan prepared for the Project indicates that trees, shrubs, and groundcovers are proposed to be planted along the site's frontage with Orange Show Road (including landscaping within the public right-of-way), at building entries and driveways to partially shade the structure and parking areas, along proposed screen walls and fencing, and along the eastern and western boundaries of Parcel 2. Prior to the issuance of a building permit for the proposed industrial warehouse building, construction documents pertaining to the planting and irrigation of the Project site would be required to be submitted to the City of San Bernardino for review and approval, consistent City Development Code Section 19.28 which establishes requirements for landscape design, automatic irrigation system design, and water-use efficiency.

10. Other agencies whose approval is required (e.g., permits, finance approval, or participation agreement):

- Santa Ana Regional Water Quality Control Board (approval of Construction Activity General Construction Permit; NPDES Permit)
- Federal Emergency Management Agency (approval of Conditional Letter of Map Revision; Letter of Map Revision)

**CITY OF SAN BERNARDINO
PALNNING DIVISION
INITIAL STUDY**



SITE PLAN KEYNOTES

- ① HEAVY BROOM FINISH CONC. PAVEMENT, SEE "C" & "S" DWGS..
- ② NOT USED
- ③ CONCRETE WALKWAY, SEE "L" DRAWINGS.
- ④ DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- ⑤ 5'-6"x5'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" = 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- ⑥ CONCRETE TILT-UP SCREEN WALL - TO BE TREATED TO MATCH THE ADJACENT BUILDING WALL.
- ⑦ PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. GATE TO BE DESIGNED FOR 85 MPH WIND LOAD, EXP. "C". CONTRACTOR TO DESIGN & DETAIL GATES, PROVIDE SHOP DRAWINGS & CALCS. PRIOR TO FABRICATION.
- ⑧ 7' SIDE X 15' LONG TRASH COMPACTOR W/ 8' WIDE X 22' LONG REFUSE CONTAINER. PER THE CITY OF SAN BERNARDINO STANDARDS
- ⑨ LANDSCAPE. SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
- ⑩ 8'H BLACK VINYL COATED CHAIN-LINK FENCE
- ⑪ EXTERIOR CONC. STAIR.
- ⑫ 8'H TUBULAR STEEL FENCE
- ⑬ BIKE RACK
- ⑭ PUMP HOUSE

SITE PLAN GENERAL NOTES

- 1. NOT USED
- 2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- 3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- 4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
- 5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
- 6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- 7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- 8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- 9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- 10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
- 11. NOT USED
- 12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- 13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- 15. NOT USED
- 16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- 17. NOT USED.
- 18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- 19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

SITE LEGEND

- LANDSCAPED AREA
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19') W/ 2'-6" OVERHANG
- HANDICAP PARKING STALL (9' X 19')
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT- APPROXIMATE LOCATION
- PATH OF TRAVEL

Source: HPA Architecture (09-12-13)



**FIGURE 4
DEVELOPMENT PERMIT SITE PLAN**

**CITY OF SAN BERNARDINO
PLANNING DIVISION
INITIAL STUDY**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/ Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/ Planning | <input checked="" type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population/ Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Circulation | <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

On the basis of this initial evaluation, the City of San Bernardino, Environmental Review Committee finds:

That the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

That although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

That the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

That the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

That although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required

Signature

Date

Printed Name

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

I. AESTHETICS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect daytime or nighttime view of the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

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

Finding: Less-than-Significant Impact

(Source: City of San Bernardino General Plan EIR Chapter 5.1, Aesthetics; City of San Bernardino General Plan, Chapter 12, Natural Resources and Conservation; On-site Inspection (2013))

The proposed Project site is located within the City of San Bernardino, which lies within a relatively flat valley floor that is bounded to the north, south, and east by rugged hills and mountains. Scenic vistas within San Bernardino are defined by the San Bernardino Mountains to the north and east and Box Springs Mountain and Reche Canyon to the south. The Project site is located in the low-lying, south-central portion of the City and is not in close proximity to these major scenic resources. As such, the redevelopment of a 49.65-acre portion of the 62.85-acre Project site, which was previously used as a lumber mill, with one large industrial warehouse structure in accordance with the requirements specified by the City’s General Plan and Development Code does not have the potential to obstruct views of these scenic resources from public viewing areas. The southeastern boundary of the Project site is formed by the Santa Ana River, which is identified in the City of San Bernardino General Plan as having scenic qualities; however, the River channel ranges between approximately seven (7) and 15 feet below the existing grade of the Project site and is not visible from public viewing areas along the Project site’s frontage with Orange Show Road under existing conditions. Accordingly, implementation of the Project would not adversely affect any existing view of the Santa Ana River. The General Plan does not identify any scenic vistas or scenic corridors within the vicinity of the Project site. Therefore, the proposed Project would not have a significant effect on a scenic vista.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

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

Finding: No Impact

(Source: California Scenic Highway Program (Caltrans); City of San Bernardino General Plan, Chapter 12, Natural Resources and Conservation; City of San Bernardino General Plan EIR Chapter 5.1, Aesthetics; Google Earth; On-site Inspection (2013))

The proposed Project site is not located within or adjacent to a scenic highway corridor and does not contain scenic resources, such as trees of scenic value, rock outcroppings, or historic buildings. Furthermore, there are no State-designated scenic highways within the City of San Bernardino, or in the vicinity of the Project site, under existing conditions. The nearest State-eligible scenic highway is State Route (SR) 38, which is located approximately 5.0 miles southeast of the Project site. The Project's proposed physical features (one industrial warehouse building with loading bays, screen walls, parking lots, truck yards, landscaping, etc.) would not be visible from Highway 38 due to intervening development and distance. Because the Project site is not visible from a state scenic highway and contains no scenic resources under existing conditions, the proposed Project would not adversely impact the viewshed within a scenic highway corridor and would not damage important scenic resources within a scenic highway corridor, including trees, rock outcroppings, and historic buildings. No impact would occur, and no further analysis is required on this subject.

c) Substantially degrade the existing visual character of the site and its surroundings?

Finding: Potentially Significant Impact

(Source: Project Application Materials; On-site Inspection (2013))

Implementation of the proposed Project would result in the visual conversion of the portion of the subject property proposed for development from vacant land (albeit property that was heavily disturbed as part of historical use of the site as a lumber mill and still contains abandoned structures associated with this previous use) to that of a fully developed site containing one (1) light industrial warehouse building. The Project site is located in a portion of the City of San Bernardino that is planned for, and currently developing as, a hub for light industrial land uses (including warehouse distribution warehouses), but does also include vacant land and non-conforming residential land uses under existing conditions.

Project implementation would change the site's existing visual character by replacing the existing undeveloped land and abandoned industrial buildings with a new 1,199,360 s.f. industrial warehouse building. Although the Project proposes to incorporate screen walls, landscaping, and architectural features that would help ensure that the proposed building is not visually offensive, and despite the fact that the proposed industrial warehouse building would be generally consistent with the size, scale, height, and aesthetic qualities of other industrial warehouse buildings constructed in the area, a detailed evaluation of the proposed Project's potential to degrade the existing visual character or quality of the property or its surroundings is warranted. The Project's potential for resulting in impacts to visual character of the site and its surroundings shall be evaluated in the required EIR.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

d) Create a new source of substantial light or glare, which would adversely affect daytime or nighttime view of the area?

Finding: Potentially Significant Impact

(Source: Project Application Materials)

The development of an industrial warehouse on the Project site would include the installation of exterior lighting fixtures that would increase the amount of artificial nighttime light emitted in the area, incrementally contributing to a reduction of natural nighttime views. Although lighting would be subject to compliance with City Development Code Chapter 19.20.030.14, which states that exterior lighting shall be energy-efficient, shielded or recessed, and directed downward and away from adjoining properties, an analysis of potential lighting effects is warranted. Furthermore, the proposed warehouse building would incorporate reflective glazing on windows, which has the potential to introduce new sources of glare and adversely affect daytime views in the area. The required EIR shall analyze the potential of the Project to adversely affect day or nighttime views in the area through the creation of new sources of substantial nighttime light and/or glare.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

II. AGRICULTURE AND FORESTRY RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

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

Finding: No Impact

(Source: California Department of Conservation “Farmland Mapping and Monitoring Program: San Bernardino County Important Farmland 2010”)

According to mapping information available from the California Department of Conservation, the Project site contains lands classified as “Urban and Built-Up Land” and “Other Land,” and does not contain any soils mapped by the Department of Conservation as “Prime Farmland,” “Unique Farmland,” or “Farmland of Statewide Importance.” As such, no impact to important farmland types would occur with implementation of the Project.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

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

Finding: No Impact

(Source: City of San Bernardino Zoning; City of San Bernardino General Plan EIR (Volume 2), Appendix A)

Under existing conditions, the portion of the subject property proposed to be developed as part of the Project is zoned by the City of San Bernardino for “Industrial Light” land uses. Additionally, lands to the north (“Office Industrial Park,” “Industrial Light,” “Public-Flood Control”), south (“Public-Flood Control,” “Industrial Heavy,” “Industrial Light”), east (“Public-Flood Control,” “Industrial Heavy”), and west (“Office Industrial Park,” “Industrial Light”) of the Project site are zoned by the City of San Bernardino for non-agricultural land uses under existing conditions. Therefore, implementation of the Project has no potential to conflict with existing zoning for agricultural use. No impact would occur.

As disclosed in the City of Bernardino General Plan EIR, no land within the City is under a Williamson Act Contract. As such, the Project has no potential to conflict a Williamson Act contract because none exist on the Project site or in the vicinity of the site. No impact would occur and no further analysis is required on this subject.

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

Finding: No Impact

(Source: City of San Bernardino Zoning; Orange Show Road Property Habitat Assessment (RBF Consulting, 2013))

No portion of the proposed Project site or surrounding area is zoned for forest land or timberland, nor are any forest lands or timberlands located on or near the Project site. Because no parcels zoned for forest land or timberland are present, the Project has no potential to impact such zoning. No impact would occur.

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

Finding: No Impact

(Source: Orange Show Road Property Habitat Assessment (RBF Consulting, 2013))

Based on a biological survey conducted on the proposed Project site by RBF Consulting, four (4) distinct vegetation/land use types are present on the portion of the subject property that would be developed as part of the Project, including ruderal, ornamental, disturbed, and developed – none of which are forest land. Furthermore, the biological survey did not identify any forest land on the remaining portions of the Project site or adjacent to the Project site. Because forest land is not present on the property or in the Project site’s immediate vicinity, the Project has no potential to result in the loss of forest land or convert forest land or a non-forest use. No impact would occur.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

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

Finding: No Impact

(Source: Project Application Materials; City of San Bernardino Zoning; California Department of Conservation “Farmland Mapping and Monitoring Program: San Bernardino County Important Farmland 2010;” Orange Show Road Property Habitat Assessment (RBF Consulting, 2013))

“Farmland” is defined in Section II (a) of Appendix G of the State CEQA Guidelines to mean “Prime Farmland,” “Unique Farmland” or “Farmland of Statewide Importance.” As described above in the response to Item II(a), implementation of the Project would not result in the conversion of Farmland to non-agricultural use. Additionally, as for the reasons noted above under the responses for to Items II(c) and II(d), the Project has no potential to result in the conversion of forest land to non-forest use. No impact would occur, and further discussion of this topic is not warranted.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

III. AIR QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

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

Finding: Potentially Significant Impact

(Source: South Coast Air Quality Management District Air Quality Management Plan; City of San Bernardino General Plan EIR, Chapter 5.2 “Air Quality;” Alliance California Gateway South Building 3 Air Quality Impact Analysis (Urban Crossroads, 2013a))

The Project site is located in the South Coast Air Basin (SCAB), which is bound by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. Air quality within the SCAB is regulated by the South Coast Air Quality Management District (SCAQMD) and standards for air quality are documented in the District’s Air Quality Management Plan (AQMP), adopted in December 2012. According to the Air Quality Impact Analysis prepared for the proposed Project by Urban Crossroads, the Project would emit pollutants into the SCAB during short-term construction and long-term operational activities. Before mitigation, emissions of volatile organic compounds (VOC) and nitrogen oxides (NOx) would be above SCAQMD threshold levels during short-term construction activities and long-term operational activities (Urban Crossroads, 2013a, Tables 3-4 and 3-6). Thus, the pollutant levels emitted by the Project could potentially conflict with or obstruct implementation of the SCAQMD 2012 Air Quality Management Plan. The required EIR shall evaluate the proposed Project’s potential to conflict with the adopted SCAQMD’s Air Quality Management Plan.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

b) Violate any air quality standard or contribute substantially to an existing projected air quality violation?

Finding: Potentially Significant Impact

(Source: South Coast Air Quality Management District Air Quality Management Plan; Alliance California Gateway South Building 3 Air Quality Impact Analysis (Urban Crossroads, 2013a))

Air quality within the SCAB is regulated by the SCAQMD and standards for air quality are documented in the 2012 SCAQMD Air Quality Management Plan. In 2010, the most recent year that data was available, the federal and state air quality standards were exceeded in the SCAB on one or more days for ozone (O₃), inhalable particulates (PM₁₀), and fine particulates (PM_{2.5}), and nitrogen dioxide (NO₂) (Urban Crossroads, 2013a, Table 2-2). No areas of the SCAB exceeded federal or state standards for sulfur oxides (SO₂) or carbon monoxide (CO), and the San Bernardino County portion of the SCAB was in attainment of federal and state standards for lead. According to the Air Quality Impact Analysis prepared for the Project, construction and operation of the proposed industrial warehouse building on the Project site would result in emissions of VOCs, NO_x, CO, sulfates (SO_x), PM₁₀ and PM_{2.5}. Before mitigation, emissions of VOC and NO_x are calculated to be above SCAQMD threshold levels during short-term construction activities and long-term operational activities (Urban Crossroads, 2013a, Tables 3-4 and 3-6). Thus, these emissions would have the potential to violate an air quality standard or contribute substantially to an existing air quality violation. The required EIR shall evaluate the proposed Project's potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

Finding: Potentially Significant Impact

(Source: South Coast Air Quality Management District Air Quality Management Plan, Alliance California Gateway South Building 3 Air Quality Impact Analysis (Urban Crossroads, 2013a))

As described above under the response to Item III(b), the SCAB is a non-attainment area for various state and federal air quality standards, including O₃, PM₁₀, PM_{2.5}, and NO₂. No areas of the SCAB exceeded federal or state standards for SO₂ or CO, and the San Bernardino County portion of the SCAB was in attainment of federal and state standards for lead. Emissions generated by the proposed Project, including anticipated emissions of VOCs, NO_x, CO, SO_x, PM₁₀ and PM_{2.5}, would cumulatively contribute to a net increase of criteria pollutants in the region. Therefore, the required EIR shall address the Project's potential to result in a cumulatively considerable increase of pollutants for which the SCAB is in non-attainment.

d) Expose sensitive receptors to substantial pollutant concentrations?

Finding: Less-than-Significant Impact

(Source: South Coast Air Quality Management District Air Quality Management Plan; Alliance California Gateway South Building 3 Air Quality Impact Analysis (Urban Crossroads, 2013a); Alliance California Gateway South Building 3 Mobile Source Health Risk Assessment (Urban Crossroads, 2013b))

There are several non-conforming single-family homes located north, east and west of the site that are located within one (1) mile of the Project site and considered the nearest sensitive receptors. The Project does not propose any land uses that may be considered point source emitters; however, the Project has the potential to

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

expose sensitive receptors to diesel particulate matter emissions from mobile sources associated with the Project (i.e., construction equipment, diesel trucks). According to a Health Risk Assessment prepared for the Project, the maximum lifetime cancer risk that would be attributable to the proposed Project for the maximum exposed sensitive receptor would be 5.88 per one million, which is below the SCAQMD threshold of 10 per one million for direct and cumulative impacts (Urban Crossroads, 2013b, Table 1-1). Regardless, the required EIR shall provide a detailed analysis of potential impacts related to the potential exposure of sensitive receptors to diesel particulate emissions.

e) Create objectionable odors affecting a substantial number of people?

Finding: Less-than-Significant Impact

(Source: City of San Bernardino Municipal Code; South Coast Air Quality Management District Air Quality Management Plan; Alliance California Gateway South Building 3 Air Quality Impact Analysis (Urban Crossroads, 2013a); South Coast Air Quality Management District Rule 402)

Proposed construction activities at the Project site could produce odors from equipment exhaust, application of asphalt, and/or the application of architectural coatings. However, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon completion of construction activities. Furthermore, standard construction practices would minimize odor emissions and their associated impacts and construction activities would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance. Accordingly, the Project is not anticipated to create objectionable odors during construction activities, and short-term impacts would be less than significant.

During long-term operation, the proposed Project would include an industrial warehouse building, which is not typically associated with objectionable odors. The temporary storage of refuse associated with the proposed Project's long-term operational use could be a source of odor; however, Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations, thereby precluding any potential impact. In addition, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation. As such, long-term operation of the Project would not create objectionable odors and impacts would be less than significant.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

IV. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

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

Finding: Potentially Significant Impact

(Source: Orange Show Road Property Habitat Assessment (RBF Consulting, 2013))

Under existing conditions, the portion of the subject property proposed for redevelopment by the Project consists largely of undeveloped land that was subject to various degrees of human disturbances including

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

routine discing, illegal dumping, and operation of a lumber mill. Structures, concrete/asphalt improvements, and staging areas associated with the former lumber mill are still located on the property. Implementation of the proposed Project would physically disturb 49.65 acres of the Project site and an off-site segment of Orange Show Road between Project's frontage and Waterman Avenue for the installation of a storm drain line.

Based on a biological survey conducted by RBF Consulting, the portion of the Project site that would be developed by the Project contains four (4) distinct habitat types: 1) disturbed land and 2) developed land throughout the majority of the development area; 3) one isolated stand of ruderal habitat along the development area's southwestern border; and 4) and two isolated stands of ornamental vegetation adjacent to remnant lumber mill structures in the south-central portion of the development area. Native vegetation and/or native plant communities were not observed in any of the habitat types within the proposed development area (RBF, 2013).

RBF Consulting reviewed the California Natural Diversity Database (CNDDDB) to determine the potential for the Project area (i.e., San Bernardino South USGS 7.5-minute quadrangle) to support sensitive biological resources, including sensitive plants, wildlife and habitats. The literature search identified 24 sensitive plant species, 33 sensitive wildlife species, and five (5) sensitive habitats known to occur within the vicinity of the Project site. No sensitive plant or wildlife species were observed within the Project's proposed development area during biological surveys, and based on the past use of the site as a lumber mill, high level of disturbance and lack of natural plant communities on-site, RBF Consulting concluded that the proposed Project development area does not have potential to support sensitive plant and/or wildlife species known to occur in the area. No sensitive habitats were observed within the portion of the subject property that would be redeveloped by the Project.

Although no sensitive biological resources were observed within the proposed disturbance areas, the southeastern Project boundary abuts a segment of the Santa Ana River. The Santa Ana River supports native vegetation and native plant communities that provide critical habitat for three sensitive wildlife species: San Bernardino Merriam's kangaroo rat, Southwestern willow flycatcher, and the Santa Ana sucker. Implementation of the Project would not directly impact the Santa Ana River; however, indirect impacts associated with near-term construction and long-term operation (e.g., invasive exotic species, noise, artificial nighttime lighting) would have the potential to adversely affect sensitive biological resources within the Santa Ana River. The Project's potential to result in such indirect impacts shall be evaluated in the required EIR.

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

Finding: No Impact

(Source: Orange Show Road Property Habitat Assessment (RBF Consulting, 2013))

As documented in the site-specific biological habitat assessment prepared by RBF Consulting, the portion of the Project site that would be developed by the Project contains four (4) distinct habitat types: 1) disturbed land and 2) developed land throughout the majority of the development area; 3) one isolated stand of ruderal habitat along the development area's southwestern border; and 4) and two isolated stands of ornamental vegetation adjacent to remnant lumber mill structures in the south-central portion of the development area. The off-site impact area comprises disturbed land associated with existing Orange Show Road. None of the existing habitat types within the Project impact area are considered riparian habitats, nor are these habitats identified as sensitive natural communities in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish & Wildlife Service. Accordingly, the proposed Project has no potential to result in

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish & Wildlife Service, and no further analysis is required on this subject.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling hydrological interruption, or other means?

Finding: No Impact

(Source: Orange Show Road Property Habitat Assessment (RBF Consulting, 2013))

The proposed Project site and off-site impact areas do not contain any special aquatic resources and none would be impacted by the Project (RBF Consulting, 2013). Accordingly, the proposed Project has no potential to result in a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, through direct removal, filling, hydrological interruption, or other means. No further analysis is required on this subject.

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

Finding: Potentially Significant Impact

(Source: Orange Show Road Property Habitat Assessment (RBF Consulting, 2013))

The portion of the Project site that is proposed to be redeveloped is highly disturbed and does not support a diversity of native wildlife. Developed areas surrounding the Project site block any terrestrial wildlife movement from the north, south, east or west. Accordingly, the Project site's redevelopment area is not considered to be a wildlife movement corridor. The Santa Ana River, located off-site and adjacent to the southeastern Project boundary, provides biological functions as a movement corridor and linkage to natural habitat areas; however, the Project would not result in direct, physical impacts to the Santa Ana River corridor and, therefore, would not disrupt wildlife movement within the Santa Ana River corridor. The Project site contains shrubs and trees that have the potential to support avian species that are protected by the Migratory Bird Treaty Act. Additionally, the redevelopment impact area contains cavities that could provide suitable habitat for the western burrowing owl, which is a species also protected by the Migratory Bird Treaty Act. Although no evidence of the western burrowing owl was discovered during biological surveys conducted on the Project site by RBF Consulting in 2013, the species is migratory and may located onto the Project site prior to grading. If the species is present, impacts would be potentially significant. The Project's potential to impact migratory birds during construction and long-term operation shall be evaluated in the required EIR.

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

Finding: Less-than-Significant Impact

(Source: City of San Bernardino Municipal Code; Orange Show Road Property Habitat Assessment (RBF Consulting, 2013); Google Earth)

City of San Bernardino Ordinance MC-1027 and MC-682 (Municipal Code, Title 15, Chapter 15.34) prohibits the removal and/or destruction of more than five (5) trees from a development site within a 36 month period without first being issued a tree removal permit by the City. Per the Municipal Code, a written application must

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

be filed with the City prior to the destruction or removal of the trees and the City will issue a permit to allow the removal of the trees if they can make findings that the trees can be removed without detriment to the environment and welfare of the community. Although the portion of the subject property proposed for redevelopment is vacant under existing conditions, ornamental landscaping associated with the former on-site lumber mill operation is present, including more than five (5) trees. Prior to removal of these trees from the site, the Project would be required to comply with the provisions of Chapter 15.34 of the City of San Bernardino Municipal Code. Mandatory compliance with the requirements of the Municipal Code would ensure the Project would not conflict with the City of San Bernardino's ordinances regarding tree removal. No impact would occur.

The City of San Bernardino Municipal Code also contains hillside development management provisions to ensure that development does not adversely affect the natural and topographic character of existing hillsides and also preserves native plant materials and natural hydrology (Municipal Code, Title 19, Chapter 19.17). The proposed Project site is relatively flat and located in a low-lying portion of the City. The Project site is not located on or near any hillside or ridgeline and is not located within the City's Hillside Management Overlay District. Accordingly, implementation of the Project would not conflict with the City of San Bernardino's ordinances and policies related to hillside development.

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

Finding: No Impact

(Source: City of San Bernardino General Plan EIR Chapter 5.3, Biological Resources; Orange Show Road Property Habitat Assessment (RBF Consulting, 2013))

The Project site is not located within the boundaries of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

V. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?

Finding: No Impact

(Source: City of San Bernardino General Plan Chapter 11, Historical and Archaeological Resources; City of San Bernardino General Plan EIR Chapter 5.4, Cultural Resources; Cultural Resources Assessment Home Lumber Property Project (BCR Consulting, 2013))

A site-specific cultural resources assessment was conducted for the Project site by BRC Consulting in August 2013, which included a records search of local, regional, and state cultural resources databases as well as a field survey of the site. Based on the results of this survey, it was concluded that the proposed Project site does not contain any historically significant resources. All of the existing structures on-site associated with the former lumber mill use were determined to be of modern construction, and do not meet the definition of historical resources as defined in §15064.5 of the CEQA Guidelines. Furthermore, the Project site was not identified within an area of high sensitivity for historical archaeological resources as part of the historic resource inventory that was conducted as part of the City of San Bernardino General Plan EIR (refer to EIR Figure 5.4-2). Therefore, implementation of the proposed Project has no potential to result in a substantial adverse change to any designated historic resource, because no such resources exist on the Project site.

b) Cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Section 15064.5?

Finding: Potentially Significant Impact

(Source: City of San Bernardino General Plan Chapter 11, Historical and Archaeological Resources; City of San Bernardino General Plan EIR Chapter 5.4, Cultural Resources; Cultural Resources Assessment Home Lumber Property Project (BCR Consulting, 2013))

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

According to the City of San Bernardino General Plan, the subject property is not located within a sensitive area for archaeological resources (EIR Figure 5.4-2). Additionally, BCR Consulting conducted a cultural resources inventory of the proposed Project site in 2013, which included a records search at the San Bernardino Archaeological Information Center and a pedestrian survey of the site. According to the archival records search, no prehistoric archaeological resources were previously recorded on the Project site and only one (1) prehistoric archaeological resource has been recorded within one (1) mile of the Project site. No prehistoric archaeological resources were observed on the Project site during the pedestrian survey of the site. As such, no known no known significant prehistoric archaeological resources are present on the property. Nonetheless, during site excavation and/or grading activities that will occur during Project construction activities, there is a potential, however unlikely, to uncover archaeological resources that may be buried beneath the surface of the site. The Project's potential for creating impacts to previously undiscovered archaeological resources shall be evaluated and disclosed in the required EIR.

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

Finding: Potentially Significant Impact

(Source: Cultural Resources Assessment Home Lumber Property Project (BCR Consulting, 2013))

The Project site is located in a portion of the City underlain by young alluvial valley deposits dating to the Holocene Epoch; Holocene-era sediments have low potential to contain fossil resources and are assigned a low paleontologic sensitivity. However, older alluvium deposits from the Pleistocene-era sediments may be present at depth on the Project site and may have high potential to contain significant non-renewable paleontologic resources, depending upon its lithology and depositional context. It cannot be determined from available geologic mapping at what depths such Pleistocene-era sediments might be encountered, if present on the site; however, Pleistocene-era sediments have been encountered in the Project vicinity at depths of 10 feet below the ground surface. In the event that Pleistocene-era alluvium soils are present below the ground surface at the Project site and in the event that excavations associated with the Project disturb Pleistocene-era soils, there is the potential for the Project to affect a unique paleontological resource. Potential effects to unique paleontological resources shall be evaluated in the required EIR.

d) Disturb any human remains, including those interred outside formal cemeteries?

Finding: Less-than-Significant Impact

(Source: Cultural Resources Assessment Home Lumber Property Project (BCR Consulting, 2013))

During archaeological field investigations of the Project site conducted by BCR Consulting, no evidence of human remains, including those interred outside of formal cemeteries, were observed. In the unlikely event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated and ensure that potential impacts are less than significant.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

VI. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a)(i) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Finding: No Impact

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

(Source: City of San Bernardino General Plan Chapter 10, Safety; City of San Bernardino General Plan EIR Chapter 5.5, Geology and Soils; Geotechnical Investigation and Liquefaction Evaluation Proposed Orange Show Warehouse (Southern California Geotechnical, 2013))

The proposed Project site is not located within any Alquist-Priolo Earthquake Fault Zone, and no known faults underlie the site (Southern California Geotechnical, 2013). Because there are no faults located on the Project site, there is no potential that the Project could not expose people or structures to adverse effects related to ground rupture.

a)(ii) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?

Finding: Less-than-Significant Impact

(Source: City of San Bernardino General Plan Chapter 10, Safety; City of San Bernardino General Plan EIR Chapter 5.5, Geology and Soils; Geotechnical Investigation and Liquefaction Evaluation Proposed Orange Show Warehouse (Southern California Geotechnical, 2013))

The Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the southern California area. As a mandatory condition of Project approval, the Project would be required to construct the proposed warehouse building in accordance with the California Building Standards Code (CBSC), also known as California Code of Regulations (CCR), Title 24 and the City of San Bernardino Municipal Code. The CBSC and City of San Bernardino Municipal Code are designed to preclude significant adverse effects associated with strong seismic ground shaking. In addition, the Project would be conditioned by the City to comply with the site-specific ground preparation and construction recommendations contained in the geotechnical report prepared for the Project (Southern California Geotechnical, 2013). With mandatory compliance with these standard and site-specific design and construction measures, potential adverse impacts associated with seismically induced ground shaking would be reduced to less than significant. As such, the Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking.

a)(iii) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?

Finding: Less-than-Significant Impact

(Source: City of San Bernardino General Plan Chapter 10, Safety; City of San Bernardino General Plan EIR Chapter 5.5, Geology and Soils; Geotechnical Investigation and Liquefaction Evaluation Proposed Orange Show Warehouse (Southern California Geotechnical, 2013))

Liquefaction and seismically induced settlement typically occur in loose granular and low-plastic silt and clay soils with groundwater near the ground surface. During an earthquake, ground shaking causes the soil to consolidate and increases the pore pressures in saturated soils. The City of San Bernardino General Plan (Figure S-5) and General Plan EIR (Figure 5.5-6) identify the Project site as being located within an area with a “high” susceptibility for liquefaction. Southern California Geotechnical conducted a site-specific liquefaction analysis of the Project site, including the drilling of borings into the Project site’s soils for study, and determined that the Project site contains potentially liquefiable soils at various depths ranging between 10 and 40.5 feet below the ground surface. Laboratory testing conducted on site soils determined that liquefaction could cause differential settlement at the site, and as much as 4.4 inches of vertical settlement could occur.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

As noted above under the response to Item VI(a)(2), the Project would be designed and constructed in accordance with the latest applicable seismic safety guidelines, including the standard requirements of the CBSC and City of San Bernardino Municipal Code. Furthermore, the Project would be required to comply with the site-specific grading and construction recommendations contained within the Project's geotechnical report, which the City would impose as conditions of Project approval to further reduce the risk of seismic-related ground failure due to liquefaction. As such, implementation of the Project would result in less-than-significant impacts associated with seismic-related ground failure and/or liquefaction hazards.

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

Finding: No Impact

(Source: City of San Bernardino General Plan Chapter 10, Safety; City of San Bernardino General Plan EIR Chapter 5.5, Geology and Soils; Geotechnical Investigation and Liquefaction Evaluation Proposed Orange Show Warehouse (Southern California Geotechnical, 2013))

The Project site is relatively flat, as is the surrounding area. Additionally, the Project would not result in the creation of any new slopes on-site, with exception of the 3:1 slopes proposed within the detention basin on-site that would not pose a threat to future site workers or the proposed building on-site. There are no hillsides or steep slopes on the Project site or in the immediate vicinity of the site. According to the City of San Bernardino General Plan (Figure S-7) and the General Plan EIR (Figure 5.5-2), the Project site is located within an area of the City no potential for landslides. Accordingly, development on the subject property would not be exposed landslide risks. No impact would occur.

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

Finding: Less-than-Significant Impact

(Source: Project Application Materials; Water Quality Management Plan for Alliance California Gateway South Building 3 (Thienes Engineering, 2013a), SCAQMD Rule 403) Impact Analysis for Temporary

Construction-Related Activities

Under existing conditions, the portion of the Project site proposed for redevelopment is vacant but for a few remains of the former lumber mill that existed on the property. The vacant portions of the site area routinely disced, which regularly disturbs on-site soils and subjects them to erosion. Proposed grading activities would continue to temporarily expose underlying soils at the Project site, which would increase erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities, including proposed grading and soil stockpiling. The NPDES permit is required for all projects that include construction activities, such as clearing, stockpiling of soil, grading, and/or excavation that disturb at least one acre of total land area. The City's MS4 NPDES Permit requires the Project Applicant to prepare and submit to the City for approval a Project-specific Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would identify a combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

eliminate sediment discharge to surface water from storm water and non-storm water discharges during construction. In addition, the Project would be required to comply with SCAQMD Rule 403, which would reduce the amount of particulate matter in the air and minimize the potential for wind erosion. With mandatory compliance to the requirements noted in the Project's SWPPP, as well as applicable regulatory requirements, the potential for water and/or wind erosion impacts during Project construction would be less than significant.

Long-Term Operational Activities

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces and drainage would be controlled through a storm drain system. Implementation of the Project would result in less long-term erosion and loss of topsoil than occurs under the site's existing conditions.

The City's MS4 NPDES Permit requires the Project Applicant to prepare and submit to the City for approval a Water Quality Management Plan (WQMP). The WQMP identifies an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate sediment discharge to surface water from storm water and non-storm water discharges. The WQMP for the Project prepared by Thienes Engineering requires post-construction measures to ensure on-going erosion protection. Compliance with the WQMP would be required as a condition of Project approval and long-term maintenance of on-site water quality features is required. Therefore, implementation of the proposed Project would not significantly increase the risk of erosion on- or off-site in the long term. Impacts would be less than significant.

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

Finding: Less-than-Significant Impact

(Source: City of San Bernardino General Plan Chapter 10, Safety; City of San Bernardino General Plan EIR Chapter 5.5, Geology and Soils; Geotechnical Investigation and Liquefaction Evaluation Proposed Orange Show Warehouse (Southern California Geotechnical, 2013))

The Project site is relatively flat with a gentle slope and contains no substantial natural or man-made slopes. There is no evidence of landslides on or near the Project site, nor are there any exposed boulders that could result in rock fall hazards. The proposed Project would not result in the creation of any new slopes on-site, with exception of the 3:1 slopes proposed within the detention basin, which would not pose a threat to future site workers or the proposed building and would be constructed in accordance with the site-specific recommendations contained within the Project's geotechnical report prepared by Southern California Geotechnical. Accordingly, impacts associated with landslides and rock fall hazards would be less than significant.

Based on laboratory testing of subsurface soils from the Project site, Southern California Geotechnical determined that near surface soils at the Project site have potential for shrinkage/subsidence and settlement. However, the Project's geotechnical report indicates that the site's shrinkage/subsidence and settlement potential would be attenuated through the proposed removal of near surface soils down to competent materials and replacement with properly compacted fill, which is included as a recommendation in the Project geotechnical report. The proposed Project would be required by the City to incorporate the recommendations contained within the Project geotechnical report into the grading plan for the Project. As such, implementation of the Project would result in less-than-significant impacts associated with soil shrinkage/subsidence and settlement.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

Lateral spreading is primarily associated with liquefaction hazards. As noted above under the response to Item VI(a)(iii), the potential for liquefaction at the Project site would be low following the implementation of standard building requirements and the site-specific grading and construction recommendations contained within the Project's geotechnical report. Accordingly, with mandatory compliance with standard building requirements and the site-specific grading and construction recommendations contained within the Project's geotechnical report, impacts associated with lateral spreading would be less than significant.

d) Be located on expansive soil, , creating substantial risks to life or property?

Finding: Less-than-Significant Impact

(Source: Geotechnical Investigation and Liquefaction Evaluation Proposed Orange Show Warehouse (Southern California Geotechnical, 2013))

Southern California Geotechnical conducted laboratory testing to evaluate the expansive characteristics of on-site soils. As described in the Project's geotechnical report, Southern California Geotechnical determined that on-site soils have a "very low" expansion potential. With mandatory implementation of standard building requirements, including the requirements of the CBSC and City of San Bernardino Municipal Code, and the site-specific grading and construction recommendations contained within the Project's geotechnical reports, on-site soils would be adequately stabilized to accommodate proposed development. Accordingly, implementation of the proposed Project would not create a substantial risk to life or property and impacts associated with expansive soils would be less than significant.

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

Finding: No Impact

(Source: Project Application Materials)

The Project does not propose the use of septic tanks or alternative waste water disposal systems. The Project would install domestic sewer infrastructure and connect to the City of San Bernardino Municipal Water Department (SBMWD) existing sewer conveyance and treatment system. Accordingly, no impact associated with septic tanks or alternative waste water systems would occur with implementation of the Project.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

VII. GREENHOUSE GAS EMISSIONS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

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

Finding: Potentially Significant Impact

(Source: Project Application Materials; Alliance California Gateway South Building 3 Greenhouse Gas Analysis (Urban Crossroads, 2013))

Greenhouse gas (GHG) emissions associated with the proposed Project would be primarily associated with Project-related traffic. Project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the Project’s overall generation of GHG gasses. According to a Project-specific Greenhouse Gas Analysis prepared by Urban Crossroads, the proposed Project is expected to generate 8,132.98 million tons of carbon dioxide equivalent emissions per year, primarily associated with operational mobile source emissions, and with compliance to State of California requirements. The City of San Bernardino has not adopted any numerical thresholds of significance for GHG emissions and no applicable governing agency has adopted any numerical thresholds for mobile sources. The City is applying compliance with Assembly Bill 32 (AB 32, 2006) to determine the significance of impacts for the proposed Project. AB 32 establishes goals for the statewide reduction of GHG emissions. The required EIR shall disclose the findings of the Project’s Greenhouse Gas Analysis report in detail and also shall evaluate the Project for consistency with AB 32.

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

Finding: Potentially Significant Impact

(Source: Project Application Materials; Alliance California Gateway South Building 3 Greenhouse Gas Analysis (Urban Crossroads, 2013))

AB 32 is the primary plan, policy or regulation adopted in the State of California to reduce GHG emissions, and the proposed Project would have a significant impact if it does not comply with the regulations developed under AB 32. As noted above under the discussion of Item VII(a), a Project-specific Greenhouse Gas Analysis report has been prepared to quantify the greenhouse gas emissions that are expected to be created by the Project on an annual basis. The required EIR shall document the findings of the Project-specific Greenhouse Gas Analysis report and shall evaluate the Project for consistency with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions, including the GHG reduction goals established by AB 32.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

VIII. HAZARDS AND MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

Impact Analysis

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

Finding: Potentially Significant Impact

(Source: City of San Bernardino Municipal Code; Phase I Environmental Site Assessment (GHD, 2013); Project Application Materials)

A Phase I Environmental Site Assessment (ESA) was prepared for the Project site by GHD, Inc. in 2013. The Phase I ESA comprised a pedestrian survey of the Project site, records searches, and interviews with individuals with a historical connection to the property. The Phase I ESA revealed four (4) recognized environmental conditions (RECs) on the Project site that have the potential to expose workers on the Project site and/or the public to hazardous materials. A Phase II ESA is under preparation to determine if the on-site RECs could pose a significant hazard to public health and the findings of this report shall be documented in the required EIR.

The specific business or tenant that will occupy the Project's proposed building is not known at this time. The Project site is zoned by the City of San Bernardino for "Industrial Light" land uses. Based on the list of land uses permitted in the "Industrial Light" zone by the City of San Bernardino, it is possible that hazardous materials could be used and/or stored on-site during the course of long-term daily operations.

Accordingly, the Project has the potential to expose the public or environment to hazardous materials during construction as well as during long-term operation. The required EIR shall evaluate the Project's potential to expose the public or environment to significant hazards through the routine transport, use, or disposal of hazardous materials.

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

Finding: Potentially Significant Impact

(Source: City of San Bernardino Municipal Code; Phase I Environmental Site Assessment (GHD, 2013); Project Application Materials)

See response to Item VIII(a), above.

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

Finding: No Impact

(Source: Google Earth)

There are no existing school facilities located within one-quarter mile of the Project site. The nearest school facility is the Burbank Elementary School, located approximately 1.0-mile to the northwest of the Project site. There are no school sites planned within one-quarter mile of the Project site as part of the City of San Bernardino General Plan. Accordingly, the proposed Project has no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and no further analysis is required on this subject.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

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

Finding: No Impact

(Source: California Department of Toxic Substances Control “Envirostor” Database)

According to the California Department of Toxic Substances Control’s “EnviroStor” database, the proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Accordingly, no impact would occur.

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

Finding: Potentially Significant Impact

(Source: Google Earth)

The Project site is located less than one (1) mile southwest of the San Bernardino International Airport (formerly Norton Air Force Base). No airport land use compatibility plan has been prepared for the San Bernardino International Airport. The required EIR shall analyze potential airport-related safety hazards for workers on the Project site.

-
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**
-

Finding: No Impact

(Source: Google Earth)

There are no private airfields or airstrips in the vicinity of the Project site. As such, implementation of the Project would not expose on-site workers to safety hazards associated with private airfields or airstrips.

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

Finding: Less-than-Significant Impact

(Source: City of San Bernardino General Plan Chapter 10, Safety; City of San Bernardino General Plan EIR Chapter 5.6, Hazards and Hazardous Materials)

The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts would be less than significant.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

-
- h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**
-

Finding: Less-than-Significant Impact

(Source: City of San Bernardino General Plan Chapter 10, Safety; City of San Bernardino General Plan EIR Chapter 5.6, Hazards and Hazardous Materials)

Pursuant to Figure S-9, *Fire Hazard Areas*, of the City of San Bernardino General Plan, the proposed Project is not located within a high wildfire hazard area. The proposed Project site is located in an area that is largely developed with residential, commercial, and industrial uses except to the southeast where the Santa Ana River corridor is located. Vegetation in the river corridor is flammable, but the proposed industrial warehouse structure would be set back from this area at an adequate distance to ensure fire safety. Accordingly, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

IX. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river, in a manner which would result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Hazard Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

IX. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people or property to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a) Violate any water quality standards or waste discharge requirements?

Finding: Less-Than-Significant Impact

(Source: Project Application Materials; Water Quality Management Plan for Alliance California Gateway South Building 3 (Thienes Engineering, 2013a))

Temporary Construction-Related Activities

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

Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board and the City of San Bernardino, the Project would be required to obtain a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one (1) acre of total land area. In addition, the Project would be required to comply with the Santa Ana RWQCB's Santa Ana River Basin Water Quality Control Program. Compliance with the NPDES permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a Storm Water Pollution Prevention Program (SWPPP) for construction-related activities, including grading. The SWPPP would specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

Long-Term Operational Activities

The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the City's NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. A

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

WQMP has been prepared for the Project by Thienes Engineering. The WQMP identifies structural controls (including an infiltration basin) and programmatic controls (including maintenance requirements, educational materials for tenants/occupants, common area litter control, etc.) to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, water quality impacts associated with post-development activities would be less than significant and no mitigation measures would be required.

-
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**
-

Finding: Less-Than-Significant Impact

(Source: Project Application Materials; City of San Bernardino General Plan EIR Chapter 5.7, Hydrology & Water Quality; Water Quality Management Plan for Alliance California Gateway South Building 3 (Thienes Engineering, 2013a); Preliminary Hydrology Calculations for Alliance California Gateway South Building 3 (Thienes Engineering, 2013b))

The Project does not propose the installation of any water wells that would directly extract groundwater; however, the change in pervious surfaces to impervious surfaces that would occur with development of the site could reduce the amount of water percolating down into the underground aquifer that underlies the Project site and a majority of the City (Bunker Hill Basin). The proposed Project's storm drain system would route stormwater runoff to underground infiltration chambers via a system of inlets and underground pipes. Dry wells would assist the percolation of collected stormwater from the infiltration basin to the underground aquifer. With implementation of the proposed stormwater drainage system, the Project is not expected to substantially deplete groundwater supplies or interfere with groundwater recharge. Furthermore, the City of San Bernardino General Plan EIR concluded that build-out of the General Plan Land Use Plan would result in minimal effects to groundwater recharge. Therefore, impacts to groundwater supplies and recharge would be less than significant, and no further analysis is required on this subject.

-
- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river, in a manner which would result in substantial erosion or siltation on- site or off-site?**
-

Finding: Less-Than-Significant Impact

(Source: Project Application Materials; Preliminary Hydrology Calculations for Alliance California Gateway South Building 3 (Thienes Engineering, 2013b))

The Project would involve mass grading of a 49.65-acre portion of the subject property (the remaining 13.20 acres would not be disturbed), which would nominally alter the existing drainage pattern. A hydrology study for the Project conducted by Thienes Engineering evaluated the difference between existing and post-development drainage conditions, and determined that with buildout of the proposed Project there would be no substantial alteration to the existing drainage pattern of the site. Furthermore, and as described above under the response to Item IX(a), the Project would implement BMPs during near-term construction and long-term operational activities to minimize the amount of stormwater pollutants discharged from the site, including silt and sediments, thereby ensuring there would not be any significant increases in erosion or siltation on- or off-site. Impacts would be less than significant.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

-
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?**
-

Finding: Potentially Significant Impact

(Source: Project Application Materials; Preliminary Hydrology Calculations for Alliance California Gateway South Building 3 (Thienes Engineering, 2013b))

As described above under Item VIII(c), proposed grading and earthwork activities on the Project site would alter the existing drainage patterns of the site. Although the Project would alter the existing drainage pattern of the site and contribute to additional surface runoff, actual flooding on- or off-site is not likely to occur due to the proposed construction of an on-site detention basin and storm drain facilities. A site-specific hydrology study was prepared for the Project by Thienes Engineering to evaluate the difference between existing and post-development drainage conditions and to identify design specifications of the Project's storm drain system for collecting, treating and conveying Project-related stormwater prior to discharge from the site. The required EIR shall incorporate the findings of the hydrology study and evaluate the proposed drainage system for the Project and its potential to result in flooding on- or off-site.

-
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**
-

Finding: Less-than-Significant Impact

(Source: Project Application Materials; Water Quality Management Plan for Alliance California Gateway South Building 3 (Thienes Engineering, 2013a); Preliminary Hydrology Calculations for Alliance California Gateway South Building 3 (Thienes Engineering, 2013b))

The City of San Bernardino's master drainage plan identifies a regional storm drain line beneath Orange Show Road; however, this storm drain has not yet been constructed under existing conditions. This master-planned drainage feature would be sized with sufficient capacity to accept regional stormwater runoff flows, including flows generated by the Project. The Project proposes to install a segment of the master-planned drainage infrastructure (a 120-inch diameter pipe) beneath Orange Show Road between the Project site's frontage and Waterman Avenue. The hydrology report for the Project evaluates design specifications of the Project's storm drain system for collecting, treating and conveying Project-related stormwater prior to discharge from the site. As such, the capacity of the storm drain system would be improved by the proposed Project, not exceeded. The required EIR shall summarize the findings of the hydrology report disclose the Project's effects to the stormwater drainage system.

As described above under the response to Item IX(a), the Project will be required to comply with the requirements of the City of San Bernardino's NPDES permit, which would reduce the amount of pollutants in stormwater runoff discharged from the site during construction and operational activities. Accordingly, the proposed Project would not create or contribute substantial additional sources of polluted runoff and impacts would be less than significant.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

f) Otherwise substantially degrade water quality

Finding: No Impact

(Source: Project Application Materials; Water Quality Management Plan for Alliance California Gateway South Building 3 (Thienes Engineering, 2013a))

There are no conditions associated with the proposed Project beyond what is described above under the responses to Items IX(a), IX(c), and IX(e) that could result in the substantial degradation of water quality. Accordingly, no additional analysis of this subject is required.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Hazard Insurance Rate Map or other flood hazard delineation map?

Finding: No Impact

(Source: Project Application Materials)

The proposed Project does not include housing. Therefore, there is no potential for the Project to place housing within a 100-year flood hazard area and no significant impact would occur as a result of implementation of the proposed Project.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Finding: Potentially Significant Impact

(Source: Project Application Materials; City of San Bernardino General Plan Chapter 10, Safety; City of San Bernardino General Plan EIR Chapter 5.7, Hydrology and Water Quality)

Portions of the Project site are located within a 100-year floodplain (Zones AE and X-Shaded). The Project is designed to elevate the building pad above the mapped floodplain. Additionally, the stormwater drainage system for the Project as shown on the Project's proposed Tentative Parcel Map has been designed to adequately convey peak stormwater flows during a 100-year storm event. Regardless, the required EIR shall evaluate whether the Project would adequately protect future on-site structures from flood flows, or otherwise impede or redirect flood flows.

In order to ensure that no permanent structures would be placed in the Federal Emergency Management Agency (FEMA) floodplain, the Project necessitates a floodplain map revision. The Project would be required to secure a Conditional Letter of Map Revision (CLOMR) and Permanent Letter of Map Revision (LOMR) from FEMA, without which a significant impact would occur. To obtain a CLOMR, the Project Applicant must prepare detailed construction drawings and flood hazard analyses as well as a standard application package (including project information forms, exhibits, etc.) for review by FEMA. If the proposed Project meets the minimum floodplain management criteria of the National Flood Insurance Program (NFIP), then FEMA will issue a CLOMR, which would allow full construction activities to occur on-site and upon issuance of the appropriate permits by the City of San Bernardino. Upon completion of construction activities, but prior to occupancy of the structure, the Project Applicant must provide FEMA with detailed "as-built" drawings and flood hazard analyses, as well as a standard application package, to demonstrate that the Project was constructed in accordance with preliminary plans reviewed and approved by FEMA as part of the CLOMR process. If FEMA determines that the Project is consistent with the original CLOMR approval and meets the minimum floodplain management criteria of the NFIP, then a LOMR is issued and the Flood Insurance Rate Map (FIRM) is officially revised to remove the affected areas of the subject property from the floodplain.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

Finding: Less-Than-Significant Impact

(Source: Project Application Materials; City of San Bernardino General Plan Chapter 10, Safety; City of San Bernardino General Plan EIR Chapter 5.7, Hydrology and Water Quality)

According to the City of San Bernardino General Plan, the Project site is located within the inundation area of the Seven Oaks Dam. However, the City of San Bernardino General Plan EIR concludes that the development of industrial land uses within the dam inundation area (like those proposed by the Project) would expose people or structures to a less-than-significant risk of loss, injury, or death due to flooding as a result of a failure of a levee or dam because the Seven Oaks Dam is designed to withstand a catastrophic seismic event (an earthquake measuring up to 8.0 on the Richter scale) and industrial land uses would not introduce a substantial number of people to the Project site and would limit the risk to the population in the event of a dam failure. Consistent with the conclusion drawn by the City of San Bernardino General Plan, flood hazard risks due to the failure of a levee or dam would be less than significant.

j) Expose people or property to inundation by seiche, tsunami, or mudflow?

Finding: No Impact

(Source: Project Application Materials; On-Site Inspection (2013); Google Earth)

The Pacific Ocean is located more than 50 miles from the Project site; consequently, there is no potential for tsunamis to impact the Project. In addition, no steep hillsides subject to mudflow are located on or near the Project site. The nearest large bodies of surface water to the site are Lake Gregory and Lake Arrowhead, located approximately 11.2 and 12.7 miles northeast of the Project site, respectively. Due to the distance of Lake Gregory and Lake Arrowhead from the Project site and the topographic characteristics of the area, a seiche in these bodies of water would have no impact on the Project site. Although the Santa Ana River borders the Project site, it is not an enclosed or semi-enclosed basin that would be conducive to reverberation and creation of a seiche. Therefore, the Project site would not be subject to inundation by a seiche, mudflow, and/or tsunami; no impact would occur.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

X. LAND USE AND PLANNING – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a) Physically divide an established community?

Finding: No Impact

(Source: Project Application Materials; On-Site Inspection (2013); Google Earth)

The Project site is vacant under existing conditions. Development of an industrial warehouse building on the Project site would not physically disrupt or divide the arrangement of an established community. The proposed Project site is located in a developing area of the City that is designated for industrial development and the property is proposed to be developed with light industrial land uses in accordance with its assigned General Plan and zoning designations. Properties in the immediate vicinity of the Project site have either been developed or are planned for long-term development. The Project site does not provide access to established communities and would not isolate any established communities or residences from neighboring communities. No impact would occur and no further analysis of this subject is required.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Finding: Less-than-Significant Impact

(Source: City of San Bernardino General Plan; City of San Bernardino Municipal Code; Project Application Materials)

The Project proposes to develop an industrial warehouse building on the subject property, which would be consistent with the “Industrial Light” land use designation applied to the site by the General Plan and the “Industrial Light” zoning designation applied to the site by the City of San Bernardino. As part of its review of Project applications, the City of San Bernardino will ensure consistency with applicable policies of the General

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

Plan and will ensure conformance with the City's Municipal Code requirements. As such, the Project would not conflict with applicable local land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant. No further analysis of this subject is required.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Finding: No Impact

(Source: City of San Bernardino General Plan EIR Chapter 5.3, Biological Resources; Orange Show Road Property Habitat Assessment (RBF Consulting, 2013))

The Project site is not located within the boundaries of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

XI. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

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

Finding: Less-than-Significant Impact

(Source: City of San Bernardino General Plan Chapter 12, Natural Resources and Conservation; City of San Bernardino General Plan EIR Chapter 5.9, Mineral Resources)

Although the Project site does not contain known mineral deposits, according to the City of San Bernardino General Plan (Figure NRC-3) and General Plan EIR (Figure 5.9-1), the Project site is located within an area where “Significant Mineral Deposits are Likely” as mapped by the State Department of Conservation, Division of Mines and Geology. Mineral resources with the potential to occur on the Project site include construction aggregates (sand and gravel, refer to General Plan EIR Figure 5.9-2). Implementation of the Project would construct a 1,199,330 square foot industrial warehouse building and associated improvements (e.g., asphalt, landscaping) on the subject property, which would hinder access to potential mineral resource deposits that may underlie the Project site (as delineated in the General Plan). Accordingly, implementation of the Project has the potential to result in restricted access to an important mineral resource recovery site identified in the City of San Bernardino General Plan, and the required EIR shall evaluate the significance of Project-related effects.

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

Finding: Potentially Significant Impact

(Source: City of San Bernardino General Plan Chapter 12, Natural Resources and Conservation; City of San Bernardino General Plan EIR Chapter 5.9, Mineral Resources)

Refer to the response to Item XI(a), above.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

XII. NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the City’s General Plan or Development Code, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise level in the project vicinity above existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial or periodic increase in ambient noise levels in the project vicinity above existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a) Exposure of persons to or generation of noise levels in excess of standards established in the City’s General Plan or Development Code, or applicable standards of other agencies?

Finding: Potentially Significant Impact

(Source: Project Application Materials; City of San Bernardino General Plan Chapter 14, Noise; City of San Bernardino Municipal Code)

Project-related construction activities, as well as long-term operational activities (including on-site industrial warehouse operations and the projected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the City of San Bernardino’s General Plan and Section 19.20.030.15, *Noise*, of the City of San Bernardino Municipal Code. An acoustical analysis shall be prepared and the required EIR shall analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Finding: Potentially Significant Impact

(Source: Project Application Materials)

Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during earthwork/grading and/or during the operation of heavy machinery. The acoustical study prepared for the Project shall analyze the potential of the Project to expose persons to excessive groundborne vibration, and the results of the acoustical study shall be summarized and incorporated into the required EIR. Long-term operation of the Project is not anticipated to result in perceptible levels of groundborne vibration or groundborne noise.

c) A substantial permanent increase in ambient noise level in the project vicinity above existing without the project?

Finding: Potentially Significant Impact

(Source: Project Application Materials; City of San Bernardino General Plan Chapter 14, Noise; City of San Bernardino Municipal Code)

Build-out of the Project would generate vehicular traffic that has the potential to cause an increase in ambient noise levels. On-site operational activities associated with the proposed industrial warehouse building on the Project site also have the potential to increase ambient noise levels. A site-specific acoustical study shall be prepared for the Project to identify potential increases in ambient noise and to analyze the potential for Project-related noise levels to contribute an ambient noise level that would be considered substantial and permanent compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.

d) A substantial or periodic increase in ambient noise levels in the project vicinity above existing without the project?

Finding: Potentially Significant Impact

(Source: Project Application Materials; City of San Bernardino General Plan Chapter 14, Noise; City of San Bernardino Municipal Code)

During Project construction, there could be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels without the Project associated with temporary construction traffic and the temporary and periodic operation of construction equipment. A site-specific acoustical study shall be prepared for the Project to identify the potential for temporary or periodic increases in ambient noise levels that would be considered substantial compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

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

Finding: Potentially Significant Impact

(Source: Project Application Materials; City of San Bernardino General Plan Chapter 14, Noise; City of San Bernardino Municipal Code; Google Earth)

The Project site is located within two miles of the San Bernardino International Airport and, as such, workers on the Project site may be exposed to excessive noise levels during aircraft takeoff, flyovers/over flights, and/or approach/landings. The required EIR shall include an assessment of potential aircraft noise effects on the Project site.

-
- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**
-

Finding: No Impact

(Source: Google Earth)

There are no private airfields or airstrips in the vicinity of the Project site. Accordingly, the Project would have no potential to expose future workers on the Project site to excessive noise levels associated with a private airstrip. No impact would occur.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

XIII. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

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

Finding: Less-than-Significant Impact

(Source: Project Application Materials; City of San Bernardino General Plan Chapter 2, Land Use; City of San Bernardino General Plan EIR Chapter 5.11, Population and Housing)

The proposed Project would develop the subject property with one industrial warehouse building in accordance with the “Industrial Light” land use and zoning designation applied to the site by the City of San Bernardino General Plan and Municipal Code. Accordingly, the Project would not result in growth that was not already anticipated by the City of San Bernardino General Plan and evaluated in the City of San Bernardino General Plan EIR. The Project site is served by existing public roadways and utility infrastructure is already installed beneath public rights of way that abut the property. The Project would install an off-site storm drain beneath Orange Show Road; however, the storm drain is already planned by the City of San Bernardino Master Drainage Plan to accommodate existing uses and planned growth. As such, implementation of the Project would not result in direct or indirect growth in the area, and impacts would be less than significant. No further analysis of this subject is required.

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

Finding: No Impact

(Source: Project Application Materials; On-Site Inspection (2013))

The Project site does not contain any residential structures under existing conditions. Accordingly, implementation of the Project would not displace substantial numbers of existing housing and would not necessitate the construction of replacement housing elsewhere. No impact would occur and no further analysis of this issue is required.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

Finding: No Impact

(Source: Project Application Materials; On-Site Inspection (2013))

As described above under the response to Item XIII(b), the proposed Project site does not contain any residential structures; therefore, no people live on the subject property under existing conditions. Accordingly, implementation of the proposed project would not displace substantial numbers of people and would not necessitate the construction of replacement housing elsewhere. No impact would occur and no further analysis of this issue is required.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

XIV. PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services?				
1) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Other public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a)(1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?

Finding: Less-Than-Significant Impact

(Source: Project Application Materials; City of San Bernardino General Plan Chapter 7, Public Facilities and Services; City of San Bernardino General Plan EIR Chapter 5.12, Public Services; City of San Bernardino Municipal Code, Chapter 3.27, Development Impact Fees)

The San Bernardino Fire Department would provide fire protection service to the proposed Project. The proposed Project would be primarily served by Station No. 11, an existing station located at 450 East Vanderbilt Way (approximately 1.1 roadway miles south of the Project site). The Project site also could be served by Station No. 10, an existing station located at 502 South Arrowhead Avenue (approximately 1.6 roadway miles northwest of the Project site). Based on the Project’s proximity to these two existing fire stations, the Project would be adequately served by fire protection services, and no new or expanded facilities would be required.

The proposed Project also would be required to provide a minimum of fire safety and support fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system and paved access to the

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

proposed Project area. Furthermore, the proposed Project is required to comply with the provisions of the City of San Bernardino’s Development Impact Fee (refer to City Municipal Code Chapter 3.27), which requires a fee payment that the City applies to the funding of public facilities, including fire suppression facilities, vehicles and equipment. Mandatory compliance with the Development Impact Fee would be required prior to the issuance of building permits.

Based on the foregoing, the proposed Project would receive adequate fire protection service, and would not result in the need for new or physically altered fire protection facilities. Impacts to fire protection facilities would therefore be less than significant and no further analysis of this issue area is warranted.

a)(2) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police Protection?

Finding: Less-than-Significant Impact

(Source: Project Application Materials; City of San Bernardino General Plan Chapter 7, Public Facilities and Services; City of San Bernardino General Plan EIR Chapter 5.12, Public Services; City of San Bernardino Municipal Code, Chapter 3.27, Development Impact Fees)

The San Bernardino Police Department would provide police protection services to the Project via their headquarters at 710 North “D” Street. Redevelopment of the subject property with one warehouse building would introduce a new structure and employees to the Project site. This would result in an incremental increase in demand for law enforcement services, but is not anticipated to require or result in the construction of new or physically altered law enforcement facilities. Prior to the issuance of building permits, the Project Applicant is required to comply with the provisions of the City of San Bernardino’s Development Impact Fee Ordinance (refer to City Municipal Code Chapter 3.27), which requires a fee payment that the City applies to the funding of public facilities, including law enforcement facilities, vehicles, and equipment. Based on the foregoing, the proposed Project would receive adequate police protection service, and would not result in the need for new or physically altered police protection facilities. Impacts to police protection facilities are therefore less than significant and no further analysis of this issue area is warranted.

a)(3) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?

Finding: Less-than-Significant Impact

(Source: Project Application Materials; City of San Bernardino General Plan EIR Chapter 5.8, Land Use and Planning; California Senate Bill 50 (Greene))

The Project would not create a direct demand for public school services, as the land uses proposed by the Project (i.e., industrial warehouse building) would not generate any school-aged children requiring public education. The addition of employment uses on the Project site would assist in the achievement of the City’s goal to provide a better jobs/housing balance within the City and the larger San Bernardino County region. Thus, the Project is not expected to draw new residents to the region and would therefore not indirectly generate

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

additional school-aged students requiring public education. Because the Project would not directly generate students and is not expected to indirectly draw students to the area, the proposed Project would not result in the need to construct new or physically altered public school facilities. Although the Project would not create a demand for additional public school services, the Project Applicant would be required to contribute development impact fees to the San Bernardino Unified School District, in compliance with California Senate Bill 50 (Greene). Mandatory payment of school fees would be required prior to the issuance of building permits. Project-related impacts to public schools would be less than significant and no additional analysis of this issue is required.

a)(4) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?

Finding: Less-than-Significant Impact

(Source: Project Application Materials)

As discussed below under the responses to Items XV(a) and XV(b), the proposed Project would not create a demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Accordingly, implementation of the Project would not adversely affect any park facility and impacts are regarded as less than significant.

a)(5) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?

Finding: Less-than-Significant Impact

(Source: Project Application Materials; City of San Bernardino General Plan Chapter 14, Noise; City of San Bernardino Municipal Code)

The proposed Project is not expected to result in a demand for other public facilities/services, including libraries, community recreation centers, and animal shelters. As such, implementation of the Project would not adversely affect other public facilities or require the construction of new or modified facilities. No further analysis of this issue area is required.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

XV. RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Finding: No Impact

(Source: Project Application Materials)

The Project proposes to redevelop a portion of the Project site with one industrial warehouse building. The Project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. Accordingly, implementation of the Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, and no further analysis of this subject is required.

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Finding: No Impact

(Source: Project Application Materials)

The proposed Project would redevelop a portion of the site with one warehouse building. The Project does not propose to construct any new on- or off-site recreation facilities. The Project would not expand any existing off-site recreational facilities. Therefore, adverse environmental impacts related to the construction or expansion of recreational facilities would not occur with implementation of the Project. Additional analysis of this issue is not required.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

XV. TRANSPORTATION/CIRCULATION – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or roadways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including an increase in traffic levels or a change in location that results in substantial risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to design feature (e.g., sharp curves of dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks) supporting alternative transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

-
- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**
-

Finding: Potentially Significant Impact

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

(Source: Project Application Materials; Alliance California Gateway South Building 3 Traffic Impact Analysis (Urban Crossroads, 2013d); Alliance California Gateway South Building 3 – Assessment of Short-Term Construction Related Traffic Impacts (Urban Crossroads, 2013e))

The proposed use for the Project’s building a high-cube warehouse/distribution facility consisting of 1,199,360 s.f. of interior floor space. In compliance with the City of San Bernardino Traffic Impact Study Guidelines, a traffic study was completed for the Project that applies Passenger Car Equivalents (PCE) factors to the trip generation rates for heavy trucks (large 2-axles, 3-axles, 4+-axles). Consistent with standard traffic engineering practice in Southern California, PCE factors are used to account for the expected heavy truck component of the vehicle mix. According to the Traffic Impact Analysis report prepared for the Project by Urban Crossroads, the Project’s number of traffic trips was calculated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) and published in their most current edition of the Trip Generation Manual, 9th Edition, 2012. As calculated by Urban Crossroads, the Project would contribute 2,722 daily vehicle trips (PCEs) to the local roadway network, including 178 vehicle trips during the AM peak hours (between 7:00am and 9:00am) and 194 vehicle trips during the PM peak hours (between 4:00pm and 6:00pm). Traffic generated by the Project has the potential to adversely affect the performance of the local circulation network on a direct and/or cumulative level. Using a study area threshold of 50 or more peak hour trips, the City has identified the following intersections for study:

ID	Intersection Location	Jurisdiction
1	I-215 Southbound Ramps / Auto Plaza Drive	Caltrans
2	I-215 Northbound Ramps / Auto Plaza Drive/Orange Show Road	Caltrans
3	"E" Street / Orange Show Road	City of San Bernardino
4	Arrowhead Avenue / Orange Show Road	City of San Bernardino
5	Waterman Avenue / Orange Show Road	City of San Bernardino
6	Waterman Avenue / Hospitality Lane	City of San Bernardino
7	Waterman Avenue / I-215 On-Ramps	Caltrans
8	Carnegie Drive/I-10 Westbound Ramps / Hospitality Lane	Caltrans
9	Driveway 1 / Orange Show Road – Future Intersection	City of San Bernardino
10	Driveway 2 / Orange Show Road – Future Intersection	City of San Bernardino
11	Driveway 3 / Orange Show Road – Future Intersection	City of San Bernardino

Preliminary results from the traffic study identify that the Project would have less than significant direct impacts at all intersections and a potentially significant cumulative impact at the Waterman Avenue/I-215 On-Ramps, which operates at a deficient level of service under existing conditions. The required EIR shall disclose the findings of the Traffic Impact Analysis that was prepared for the Project and shall evaluate the Project’s potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or roadways?

Finding: Potentially Significant Impact

(Source: Project Application Materials; Alliance California Gateway South Building 3 Traffic Impact Analysis (Urban Crossroads, 2013d); Alliance California Gateway South Building 3 – Assessment of Short-Term

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

Construction Related Traffic Impacts (Urban Crossroads, 2013e); Congestion Management Program for San Bernardino County)

Traffic generated by the Project has the potential to impact the San Bernardino County Congestion Management Program (CMP) roadway network. Potential affects to the CMP roadway system have been quantified in the Project-specific traffic study prepared by Urban Crossroads, and the results of this study shall be used in the required EIR to determine the Project's consistency with the Riverside County CMP, including applicable level of service standards and travel demand/congestion management measures.

c) Result in a change in air traffic patterns, including an increase in traffic levels or a change in location that results in substantial risks?

Finding: No Impact

(Source: Project Application Materials)

Although the Project site is located approximately one (1) mile southwest of the San Bernardino International Airport, the warehouse building that would be constructed by the Project would have a height of less than 45 feet and would not interfere with flight operations at the San Bernardino International Airport. Furthermore, the Project does not include an air travel component (e.g., runway, helipad, etc.) that could affect air traffic patterns. Accordingly, the Project would not have the potential to affect air traffic patterns, including an increase in traffic levels or a change in flight path location that results in substantial safety risks. No impact would occur.

d) Substantially increase hazards due to design feature (e.g., sharp curves of dangerous intersections) or incompatible uses (e.g., farm equipment)?

Finding: Less-than-Significant Impact

(Source: Project Application Materials; City of San Bernardino General Plan; Google Earth)

The land uses proposed by the Project site would be compatible with the existing development in the surrounding area and the long-term planning vision for the area; therefore, implementation of the Project would not create a transportation hazard as a result of an incompatible use. The Project proposes to construct utility infrastructure beneath existing East Orange Show Road, which would result in the closure of westbound travel lanes within East Orange Show Road. All improvements within the East Orange Show Road right-of-way would be installed in conformance with City design standards to ensure that no hazardous transportation design features would be introduced by the Project and construction traffic control plan would be required to safely route traffic through the area during temporary construction activities and maintain adequate emergency access. Accordingly, the Project would not create or substantially increase safety hazards due to a design feature or incompatible use. Impacts would be less than significant.

e) Result in inadequate emergency access?

Finding: Less-than-Significant Impact

(Source: Project Application Materials)

Buildout of the Project would result in the construction of one warehouse building on the Project site, which would increase the need for emergency access to and from the site. During the course of the City of Bernardino's required review of the proposed Project, the Project's design would be reviewed to ensure that adequate access to and from the site is provided for emergency vehicles. The City of San Bernardino also would

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

require that the Project provide adequate paved access to and from the site as a condition of Project approval. Furthermore, as described above under the response to Issue XVI(d), the City of San Bernardino would require that adequate emergency access is maintained along East Orange Show Road during temporary construction activities within the roadway (i.e., the installation of utility infrastructure). With required adherence to City requirements for emergency vehicle access, impacts would be less than significant.

f) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks) supporting alternative transportation?

Finding: Potentially Significant Impact

(Source: Project Application Materials; Alliance California Gateway South Building 3 Traffic Impact Analysis (Urban Crossroads, 2013d); Alliance California Gateway South Building 3 – Assessment of Short-Term Construction Related Traffic Impacts (Urban Crossroads, 2013e); City of San Bernardino Municipal Code)

According to the General Plan, East Orange Show Road is designated as a bicycle route along its frontage with the Project site. The Project does not include any element that would preclude the use of East Orange Show Road as a bicycle route. The Project would provide on-site bicycle parking in accordance with City Municipal Code requirements for bicycle parking facilities. There are no bus stops existing or planned along the Project's frontage. Bus service in the local area is available along Waterman Avenue (Route 9) and Hospitality Lane (Route 2), located approximately 0.25 mile west and 1.0 mile south of the Project site, respectively. Accordingly, the Project could not conflict with adopted policies, plans or programs related to alternative transportation, or otherwise substantially decrease the performance or safety of such facilities. As such, a less-than-significant impact would occur and additional analysis of this issue is not required.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

XVI. UTILITIES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with Federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a) Exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board?

Finding: Less-than-Significant Impact

(Source: Project Application Materials)

Wastewater service is provided to the Project site by City of San Bernardino Municipal Water Department (SBMWD). SBMWD is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the Regional Water Quality Control Board (RWQCB).

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

The proposed Project would not install or utilize septic systems or alternative wastewater treatment systems; therefore, the Project would have no potential to exceed any applicable wastewater treatment requirements established by the RWQCB. Accordingly, impacts would be less than significant.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

Finding: Less-than-Significant Impact

(Source: Project Application Materials)

Domestic water and wastewater services are provided to the Project site by SBMWD. The proposed Project would require the installation of on-site water and wastewater conveyance lines to serve the proposed warehouse building and connect to existing, off-site facilities in the abutting public roadways. Except for small encroachments into adjacent public rights of way of developed/paved streets to connect to existing lines, and the construction of water and sewer lines on-site, no physical disturbance for the construction of water or wastewater facilities would be required to service the Project. As such, no significant impacts particular to the construction of water or wastewater facilities would occur that would not otherwise occur from grading and development on the Project site, which will be evaluated by the topics identified for analysis in the required EIR.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Finding: Less-than-Significant Impact

(Source: Project Application Materials)

The proposed Project would require the construction of a stormwater drainage conveyance system on the Project site to serve the proposed warehouse building, parking areas, and other site features. The Project's proposed drainage system consists of underground storm drain pipes, an infiltration basin/detention basin, underground infiltration chambers, and dry wells to be installed on the subject property, which are designed to collect and treat stormwater runoff and discharge treated flows into the regional drainage system. In addition, the Project would install an off-site storm drain pipe beneath existing East Orange Show Road, between the Project's northwest boundary and South Waterman Avenue. Environmental impacts associated with the construction of on- and off-site drainage improvements will be evaluated by the topics identified for analysis in the required EIR. As such, no significant impacts particular to the construction of storm water drainage facilities would occur that would not otherwise occur from grading and development on the Project site, which will be evaluated by the topics identified for analysis in the required EIR.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Finding: Potentially Significant Impact

(Source: Project Application Materials)

The operation of an industrial warehouse building on the Project site would result in an increase in demand for potable water resources from the local water purveyor, SBMWD. A Water Supply Assessment (WSA) will be prepared for the Project by SBMWD to determine if the SBMWD has sufficient, available water supplies to service the Project, or if new or expanded entitlements are needed. The EIR shall disclose the findings of the WSA. In addition, the EIR shall include an assessment of the Project's water demand as determined by SBMWD, as well as an evaluation of consistency with SBMWD's applicable Urban Water Management Plan.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

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

Finding: Potentially Significant Impact

(Source: Project Application Materials; City of San Bernardino General Plan EIR Chapter 5.15, Utilities and Service Systems)

Wastewater generated by the Project would be treated by the SBMWD, which operates the Margaret Chandler Water Reclamation Plant and the Colton/San Bernardino Rapid Infiltration and Extraction Tertiary Treatment Facility. The Margaret Chandler Water Reclamation Plant has a maximum treatment capacity of 33 million gallons per day and the Colton/San Bernardino Rapid Infiltration and Extraction Tertiary Treatment Facility has a maximum treatment capacity of 40 million gallons per day. According to the City of San Bernardino General Plan EIR, the existing treatment capacities at these facilities are insufficient to treat wastewater flows anticipated by buildout of the General Plan. As such, there is the potential that SBMWD may not have adequate capacity to treat wastewater generated by the Project in addition to its existing commitments. The required EIR shall include a calculation of the Project’s expected wastewater treatment demand and disclose the ability and capacity of SBMWD’s treatment facility to accommodate the Project’s demand.

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- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?**
-

Finding: Potentially Significant Impact

(Source: Project Application Materials)

Implementation of the proposed Project would generate solid waste requiring off-site disposal during short-term construction and long-term operational activities. The required EIR shall quantify the amount of solid waste projected to be generated by the Project and shall evaluate whether the Project’s incremental contribution of solid waste could exceed, on a direct or cumulative basis, the available capacity of landfills that serve the City of San Bernardino.

-
- g) **Comply with Federal, State, and local statutes and regulations related to solid waste?**
-

Finding: Less-than-Significant Impact

(Source: Project Application Materials)

The Project would be required to comply with the City of San Bernardino’s waste reduction programs, including recycling and other diversion programs to divert the amount of solid waste deposited in landfills. As such, the Project applicant or master developer would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these programs would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would comply with all applicable solid waste statutes and regulations; as such, impacts would be less than significant.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

XVII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

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

Finding: Potentially Significant Impact

(Source: Project Application Materials; Orange Show Road Property Habitat Assessment (RBF Consulting, 2013); Cultural Resources Assessment Home Lumber Property Project (BCR Consulting, 2013))

The proposed Project would alter the existing land uses for the portion of the site proposed for development from undeveloped lands and lands containing abandoned industrial uses to a developed property with one light industrial warehouse building. Although the Project site does not contain any known, important examples of the major periods of California history or prehistory, implementation of the proposed Project has the potential to uncover previously unknown prehistoric resources that may be present below the ground surface and also has the potential to result in significant impacts to sensitive wildlife species. Project implementation also has the potential to degrade the quality of the environment, as indicated under the issue areas presented above. The

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

required EIR shall evaluate the Project’s potential to substantially degrade the quality of the environment and/or result in substantial adverse effects to biological resources.

-
- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**
-

Finding: Potentially Significant Impact

(Source: Project Application Materials)

The proposed Project has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality, biological resources, greenhouse gas emissions, hydrology/water quality, mineral resources, noise, transportation/traffic, and utilities/service systems. The required EIR shall evaluate the Project’s potential to result in cumulatively significant impacts.

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

Finding: Potentially Significant Impact

(Source: Project Application Materials)

The potential for the proposed Project to directly or indirectly affect human beings will be evaluated in the required EIR particularly with respect to the following issue areas: air quality, greenhouse gas emissions, and noise.

**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

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**CITY OF SAN BERNARDINO
DEVELOPMENT SERVICES
INITIAL STUDY**

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