CITY OF SAN BERNARDINO
INITIAL STUDY

ALLIANCE CALIFORNIA GATEWAY SOUTH BUILDING 4

Project Description and Location:

The proposed Project involves the construction and operation of one high cube logistics warehouse building comprised of 1,063,852 square feet (s.f.) of building area and 188 trailer dock doors on an approximately 62.02-acre property located south of Dumas Street and east of S. Waterman Avenue in the south-central portion of the City of San Bernardino, California. The site also is proposed to contain 1,171 auto and trailer parking stalls, truck courts and drive isles, landscaping, a detention basin, lighting, and signage. The future building user(s) is not yet known. Under existing conditions, the majority of the Project site is developed with the San Bernardino Public Golf Course with the physical address of 1494 S. Waterman Avenue, San Bernardino, CA. The Project site includes San Bernardino County Assessor Parcel Numbers (APNs): 0141-421-14, 0141-421-18, 0141-421-19, 0141-421-20, 0141-431-17, and 0141-431-18.

February 9, 2017

CEQA LEAD AGENCY:
City of San Bernardino
Community Development Department
300 North D Street
San Bernardino, CA 92418

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

PROJECT APPLICANT:
GWS #4 Development, LLC
901 Via Piemonte, Suite 175
Ontario, CA 91764

REVIEWED BY:

The City of San Bernardino Community Development Department, Planning Division, independently reviewed, analyzed, and exercised judgment in making the determinations contained herein, pursuant to Section 15040 of the California Environmental Quality Act (CEQA) Guidelines.

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 4
2. **Lead Agency Name:** City of San Bernardino

   Address: 300 North D Street, San Bernardino, CA 92418

   Contact Person: Travis Martin
   Associate Planner
   Community Development Department
   City of San Bernardino
3. **Phone Number:** (909) 384-5313
4. **Project Location (Address/Nearest cross-streets):** The majority of the Project site is located on the site of the existing San Bernardino Golf Club at the physical address of 1494 S. Waterman Avenue in the City of San Bernardino. The Project site is located **s**outh of Dumas Street, west of S. Waterman Avenue, north of the Santa Ana River, and east of the San Bernardino Flood Control Channel (hereafter, Twin Creek). The Project site comprises San Bernardino County Assessor Parcel Numbers (APNs): 0141-421-18, 0141-421-20, 0141-431-17, 0141-431-18, and 0141-421-14. In addition, interim roadway improvements are proposed between the Project site and Orange Show Road. See *Figure 1, Regional Map, Figure 2, Vicinity Map, and Figure 3, Aerial Photograph.*
5. **Project Sponsor:** GWS #4 Development, LLC (contact: Kathy Hoffer)
6. **Sponsor Address**: 901 Via Piemonte, Suite 175, Ontario, CA 91764
7. **General Plan Designation:** Open Space – Public/Commercial Recreation (PCR) and Industrial – Industrial Light (IL)
8. **Zoning Designation:** Open Space – Public/Commercial Recreation (PCR) and Industrial – Industrial Light (IL)
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 4 project (hereafter, the "Project") proposes to redevelop the approximately 62.02-acre site through the construction and operation of one high cube logistics warehouse building. The building is proposed to contain 1,063,852 s.f. of building area with 188 truck trailer dock doors. In addition to the building, the site would also contain 1,171 auto and trailer parking stalls, truck courts and drive aisles, landscaping, a detention basin, utility infrastructure, a Southern California Edison (SCE) transmission line easement (existing), lighting, signage, and other associated improvements. The Project also would include off-site interim roadway improvements between the northern Project boundary and Orange Show Road. A second Project driveway with access from Waterman Avenue is proposed near the northeast

corner of the Project site. The Project also includes the relocation of one on-site water well and the decommissioning of several on-site water wells.

The building's future user(s) is not yet known but this Initial Study assumes that the building would operate 24-hours per day and be occupied by a high cube warehouse user as permitted by the City of San Bernardino's "Industrial - Industrial Light (IL)" land use and zoning designation (City of San Bernardino, 2005a, Table LU-2). The principal discretionary actions required of the City of San Bernardino to implement the proposed Project include General Plan Amendment 16-09 (GPA 16-09), Tentative Parcel Map No. 19814 (TPM No. 19814) (Subdivision) SUB 16-08)), Development Permit DP-D16-26, Development Code Amendment DCA 16-11, and Variance (VAR 16-03) as described below.

General Plan Amendment 16-09 (GPA 16-09).

The City of San Bernardino General Plan designates the Project site as "Open Space-Public/Commercial Recreation (PCR)" and "Industrial – Industrial Light (IL)." Proposed GPA 16-09 seeks to change the portion of the Project site designated Open Space-Public/ Commercial Recreation (PCR) to "Industrial – Industrial Light (IL)" so that the entire Project site is designated "Industrial - Industrial Light (IL)." Refer to *Figure 4, General Plan Amendment (GPA 16-09).*

Development Code Amendment (DCA 16-11)

The Project site is zoned "Open Space – Public/Commercial Recreation (PCR)" and "Industrial - Industrial Light (IL)" by the City of San Bernardino. Proposed DCA 16-11 seeks to change the portion of the Project site currently zoned "Open Space – Public/Commercial Recreation (PCR)" to "Industrial - Industrial Light (IL)" so that the entire Project site is zoned "Industrial - Industrial Light (IL)" as shown on *Figure 5, Development Code Amendment (DCA 16-11).*

Tentative Parcel Map No. 19814 (TPM No. 19814) (SUB 16-08)

TPM No. 19814 (SUB 16-08) proposes to consolidate the site's existing parcels into one parcel as illustrated in *Figure 6 and Figure 7, Tentative Parcel Map No. 19814 (SUB 16-08).* TPM No. 19814 would accommodate the Project's proposed high cube logistics warehouse building and its associated site and utility infrastructure improvements. A water detention basin would be installed in the southwest corner of the Project site. In addition, one on-site water well would be relocated outside of the proposed building footprint and the remaining water wells would be decommissioned. As shown on *Figures 8, 9, and 10, Conceptual Grading Plan,* soil movement would balance on-site and no import or export of soils would be required during the construction process.

As illustrated on *Figure 6 and Figure 7,* TPM 19814 also provides for a proposed off-site private street access easement extending from the Project site's northern boundary. The easement would extend to Dumas Street, then north and east to existing Washington Avenue, then north to intersect with Orange Show Road. Interim roadway improvements would occur within this easement to provide ingress and egress between the Project site and Orange Show Road. TPM 19814 provides for a second vehicular access driveway near the northeast corner of the Project site with access to/from S. Waterman Avenue. As shown on *Figure 5,* there is an existing Southern California Edison (SCE) transmission line easement on the north side of the future building that would remain. As identified on *Figure 7,* TPM No. 19814 proposes the following easements:

- Thirty-foot wide dedication of Dumas Street to the City of San Bernardino for street and utility purposes.

- Ten-foot wide dedication on the east side of Washington Avenue to the City of San Bernardino for street and utility purposes.
- Ten-foot wide dedication on the west side of Washington Avenue to the City of San Bernardino for street and utility purposes.
- Varying width easement for private driveway access purposes granted by City of San Bernardino to the City of Riverside.

Development Permit (DP-D16-26)

According to City of San Bernardino Development Code Chapter 19.44 *Administrative and Development Permits*, a Development Permit, which is acted upon by the City's Development/Environmental Review Committee (D/ERC) is required because the proposed Project is a new non-residential use with more than 5,000 sq. ft. of building space.

Development Permit DP-D16-26 proposes the construction of one high cube logistics warehouse building containing 1,063,852 s.f. of building area with 188 trailer dock doors (94 on the north side of the building and 94 on the south side of the building) and four (4) grade level doors (drive thru doors) as depicted on *Figure 11, Development Permit Site Plan (DP-D16-026).* The total building area of 1,063,852 s.f. is comprised of 5,000 s.f. of office space and 1,058,852 s.f. of warehouse space resulting in a maximum Floor-to-Area Ratio (FAR) of 0.75 as allowed by the "Industrial Light (IL)" land use and zoning designation. Other improvements on the site would include 1,171 parking stalls for auto and truck trailer parking, landscaping, a detention basin, lighting, and signage.

As shown on *Figure 12, Architectural Elevations*, the proposed high cube logistics warehouse building would be constructed to a maximum height of approximately 44 feet above finished grade. The building would be constructed with painted concrete tilt-up panels and aluminum storefront framing with tempered glass at all doors. Articulated building elements are proposed to include clear-anodized mullions and metal canopies.

As illustrated on *Figure 13, Conceptual Landscaping Plan*, the conceptual landscape plan prepared for the proposed Project indicates that trees, shrubs, and accents (groundcover) would be provided along the Project site's street frontage along Waterman Avenue and along the Project's driveway access north to Dumas Street. Landscaping also would be provided along the east and west sides of the building, within the parking area on the east side of the building, and along the Project site's southern boundary. A detention basin is proposed in the southwest corner of the Project site. The City of San Bernardino requires that at least 15% of the surface parking area of a development site be comprised of landscaping (72,162 s.f. in the case of the proposed Project). As identified on *Figure 11, Development Permit Site Plan*, (DP-D16-026) 373,568 s.f. of landscaping would be provided on the Project site. Prior to the issuance of a building permit, 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 with City of San Bernardino Development Code Chapter 19.28, *Landscaping Standards*, which establishes screening requirements and standards for parking areas, setback and parkway treatment standards, corner treatment standards, installation and maintenance of landscaping, removal or destruction of trees, erosion control landscaping, and water efficient landscaping.

Variance (VAR 16-03)

As shown on *Figures 14, 15, and 16, Architectural Projections,* the proposed building would be constructed up to a height of 44 feet above finished grade. The Project Applicant applied for a Variance (VAR 16-03) to

account for a possible increase in the height of the building, including architectural projections, to a maximum height of 50 to 55 feet. The height of the building will be determined and approved by the City of San Bernardino upon final Project design.

10. **Other agencies whose approval is required (e.g., permits, finance approval, or participation agreement):** U.S. Army Corps of Engineers (Issuance of Section 404 Permit); California Department of Fish and Wildlife (CDFW); Santa Ana Regional Water Quality Control Board (Issuance of a 401 Permit, Issuance of a Construction Activity General Construction Permit, Issuance of a National Pollutant Discharge Elimination System (NPDES) Permit); San Bernardino Flood Control District (Approvals for on- and off-site drainage infrastructure); and City of Riverside (Approvals for water well associated facilities decommission and relocation).

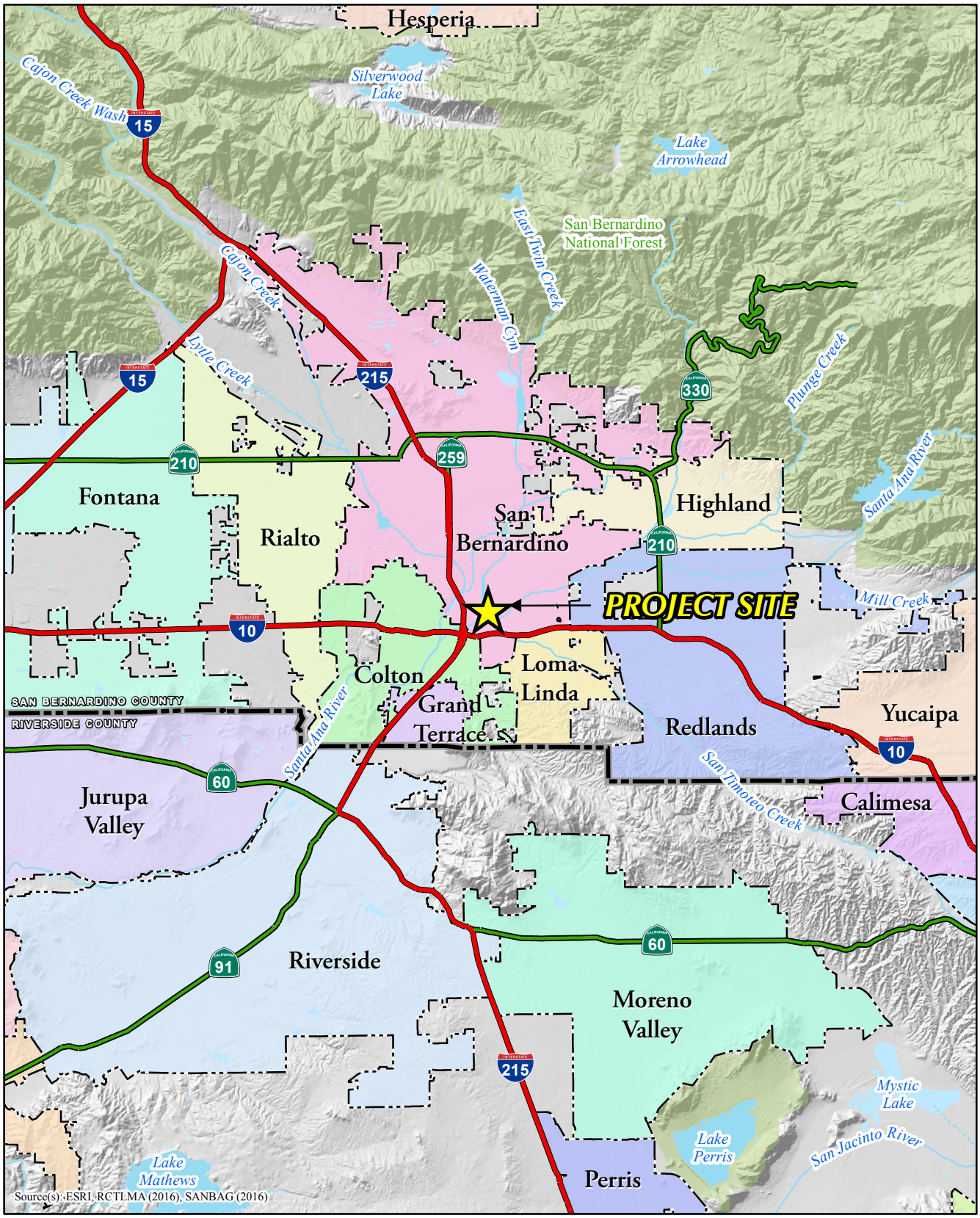


Figure 1

REGIONAL MAP

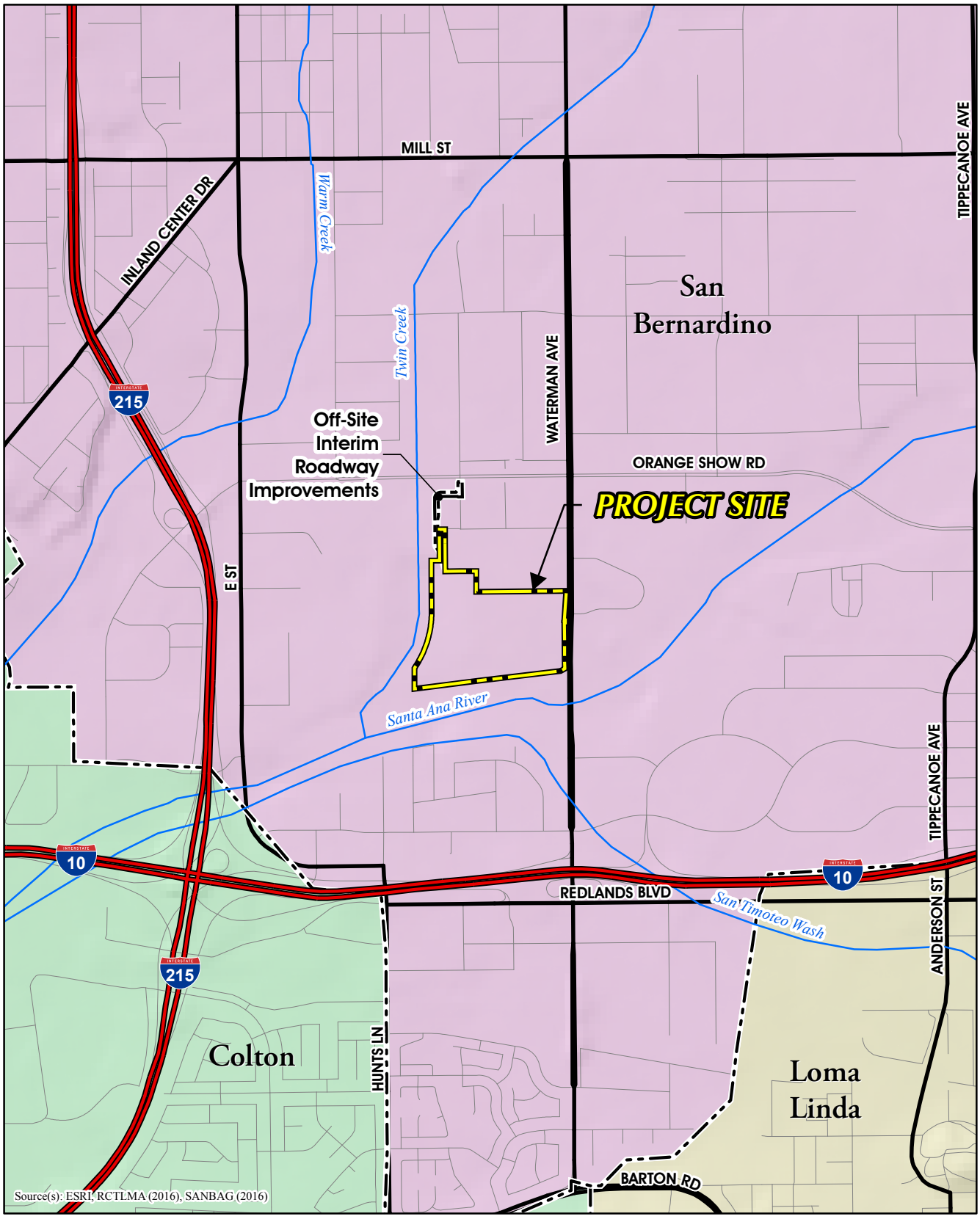
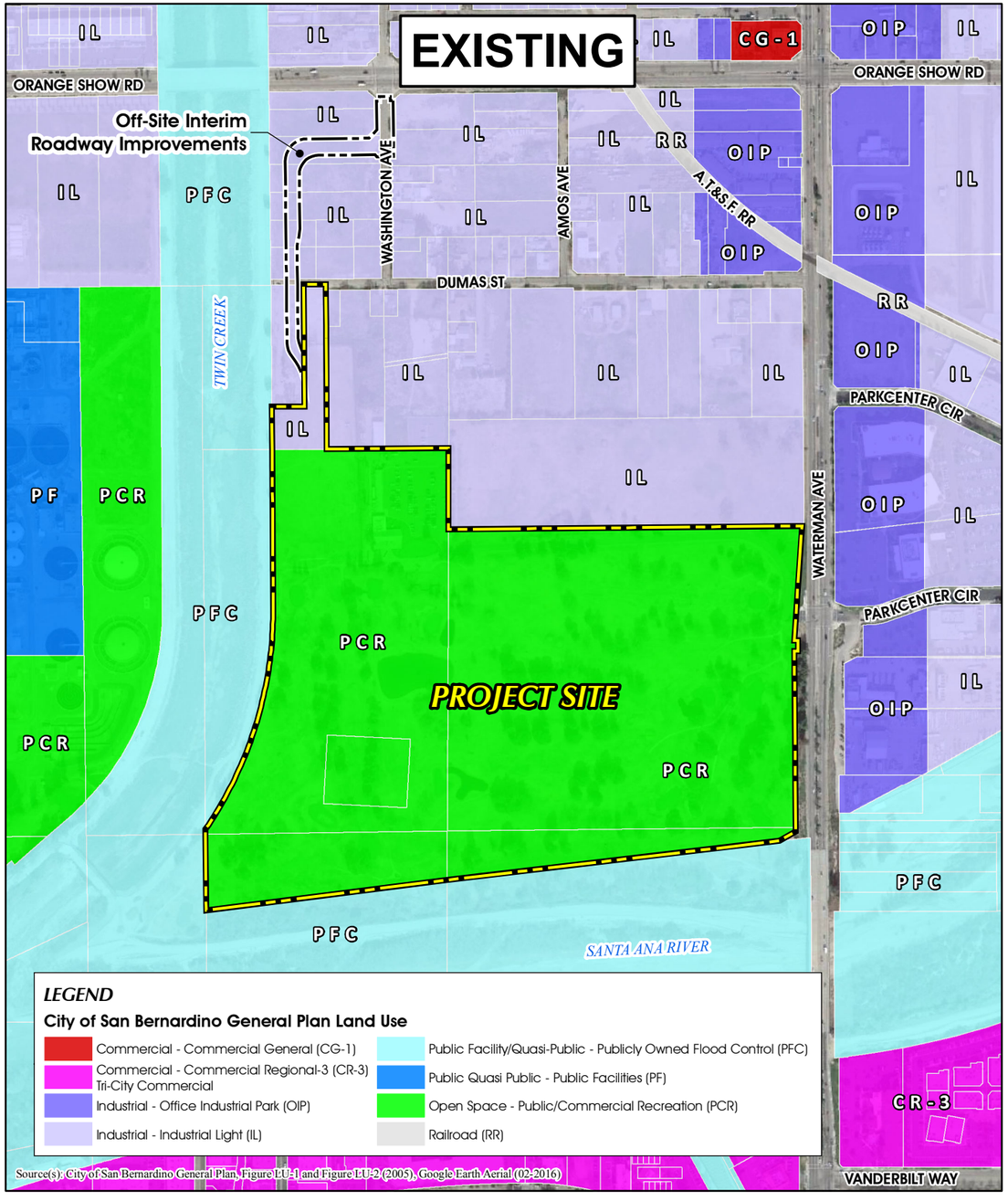


Figure 2

VICINITY MAP

Figure 3

AERIAL PHOTOGRAPH



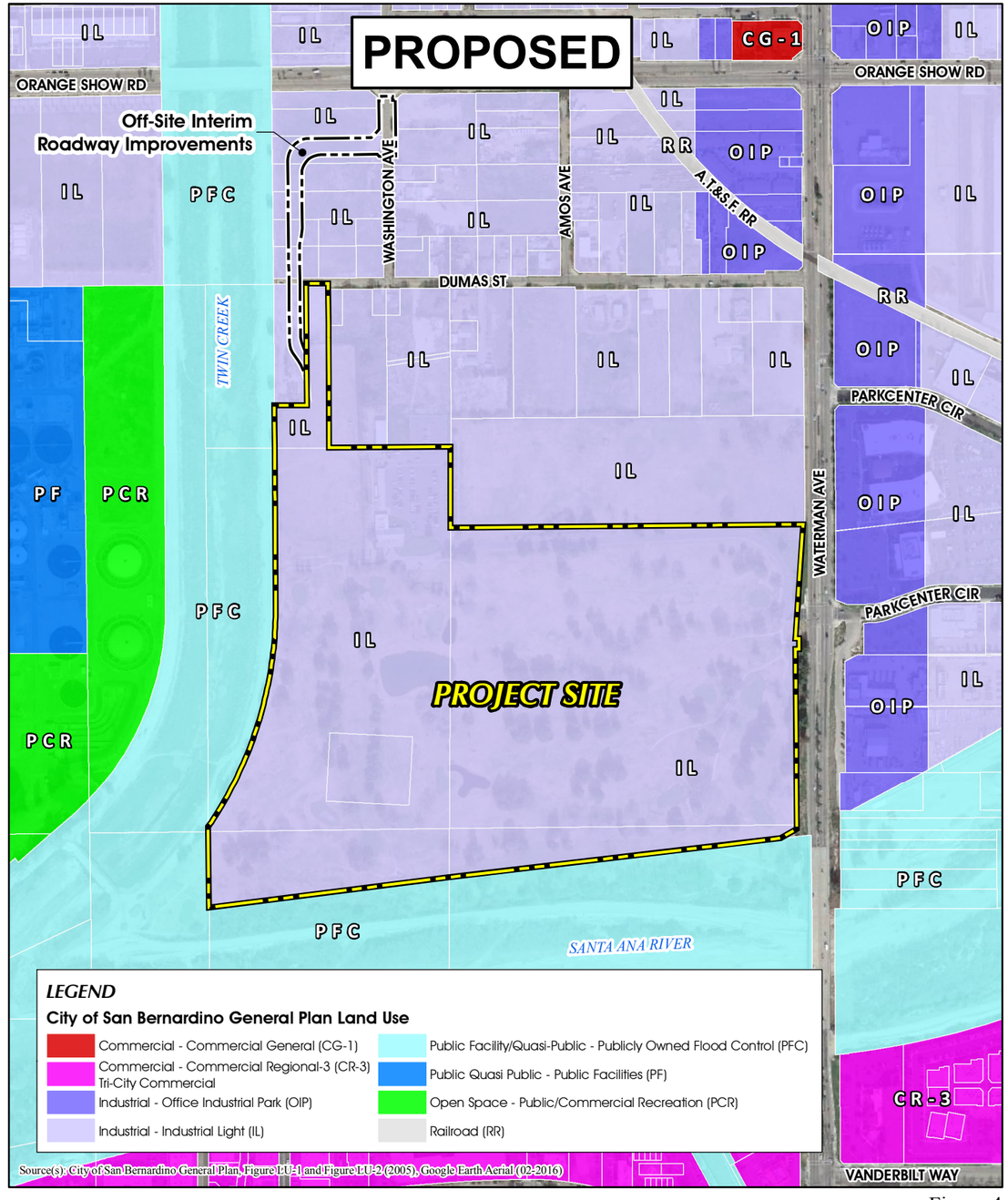
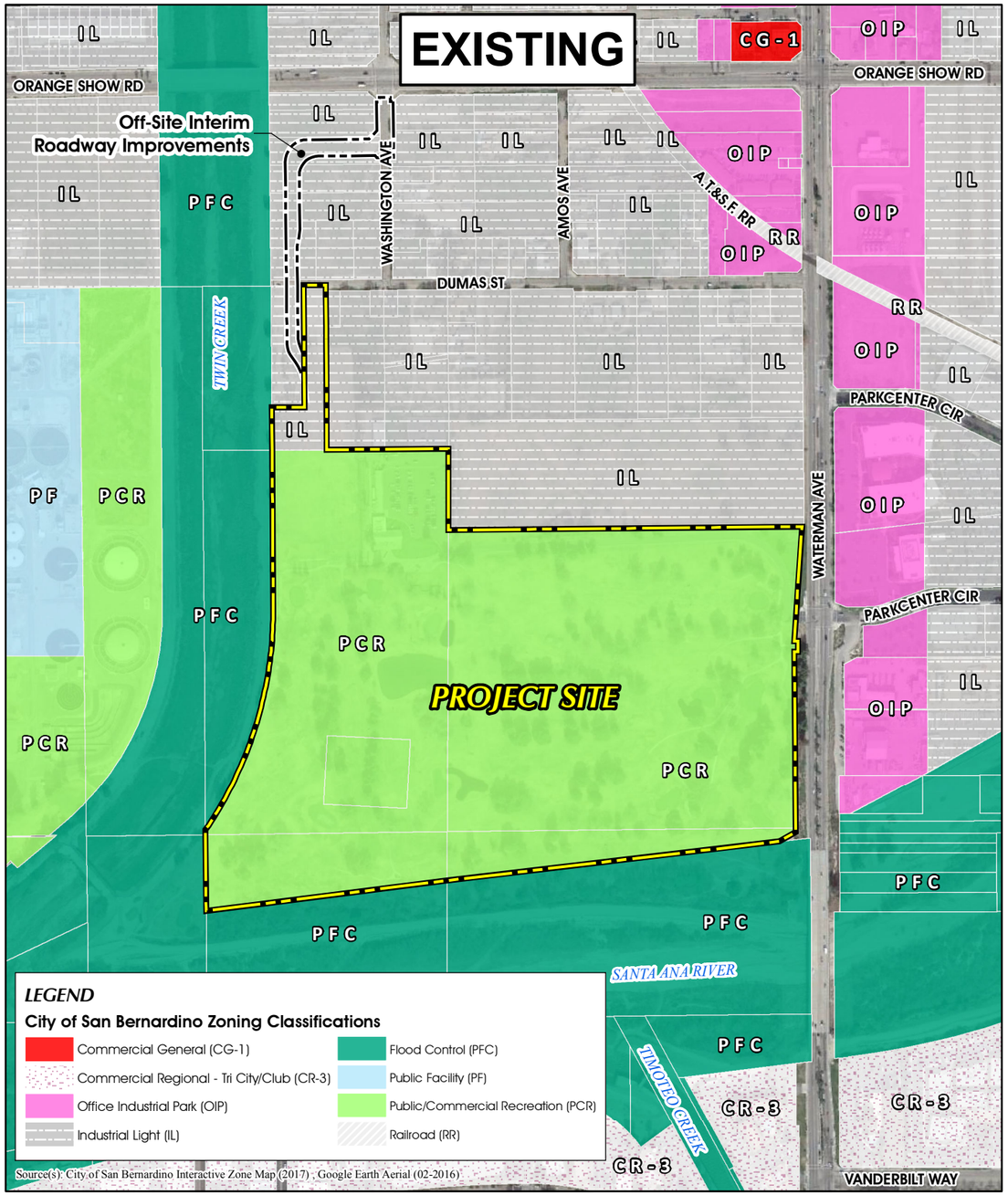
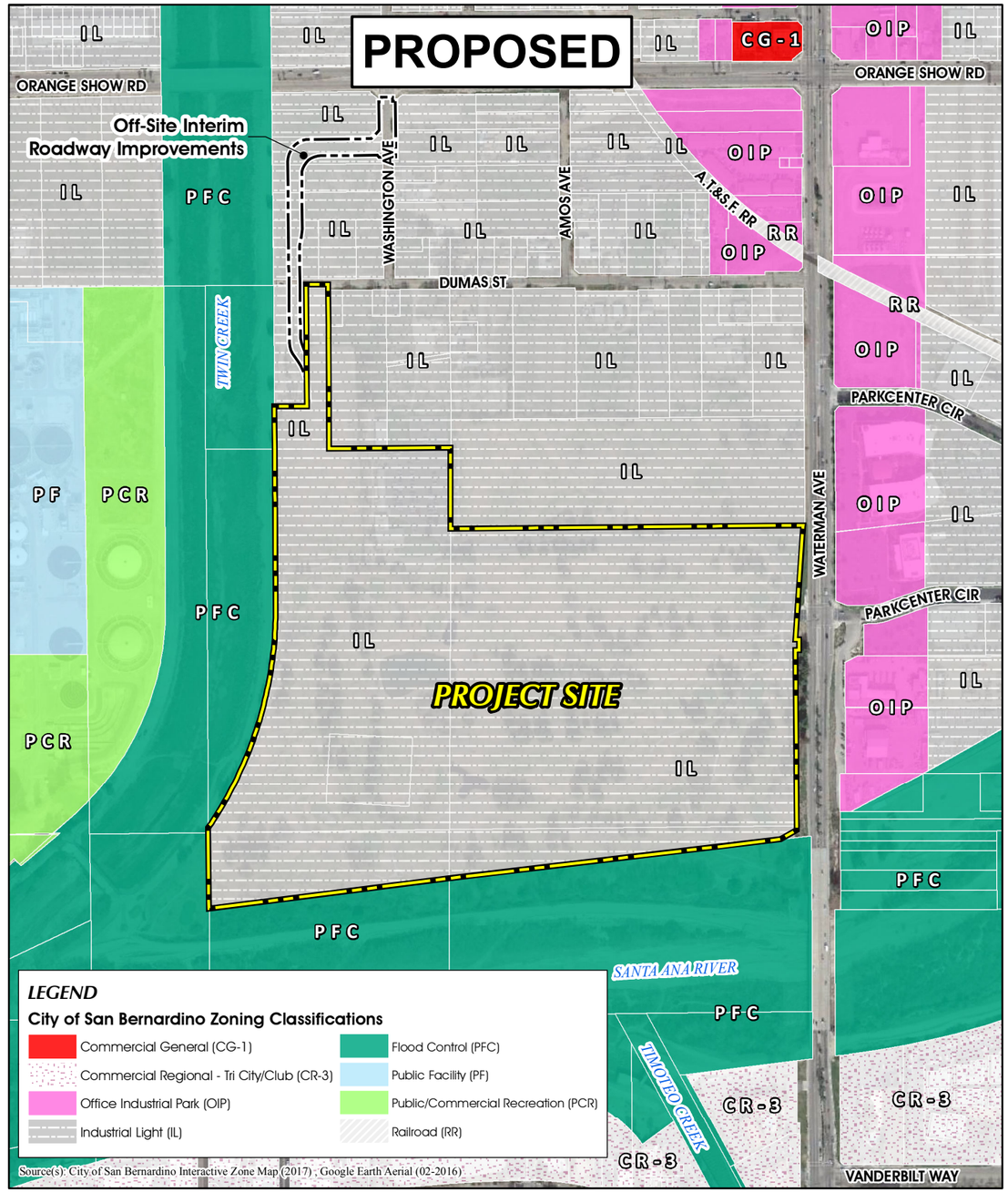


Figure 4

0 150 300 600 Feet


EXISTING
ORANGE SHOW RD
Off-Site Interim
Roadway Improvements
WASHINGTON AVE
AMOS AVE
A.T.&S.F. RR
DUMAS ST
TWIN CREEK
PARKCENTER CIR
WATERMAN AVE
VANDERBILT WAY
SANTA ANA RIVER
TIMOTEO CREEK
PROJECT SITE
IL
CG-1
OIP
RR
PFC
PCR
PF
CR-3
LEGEND
City of San Bernardino Zoning Classifications
Commercial General (CG-1)
Commercial Regional - Tri City/Club (CR-3)
Office Industrial Park (OIP)
Industrial Light (IL)
Flood Control (PFC)
Public Facility (PF)
Public/Commercial Recreation (PCR)
Railroad (RR)
Source(s): City of San Bernardino Interactive Zone Map (2017) ; Google Earth Aerial (02-2016)
0 150 300 600
Feet


PROPOSED
ORANGE SHOW RD
Off-Site Interim
Roadway Improvements
WASHINGTON AVE
AMOS AVE
A.T.&S.F. RR
DUMAS ST
TWIN CREEK
PARKCENTER CIR
WATERMAN AVE
VANDERBILT WAY
SANTA ANA RIVER
TIMOTEO CREEK
PROJECT SITE
IL
CG-1
OIP
RR
PFC
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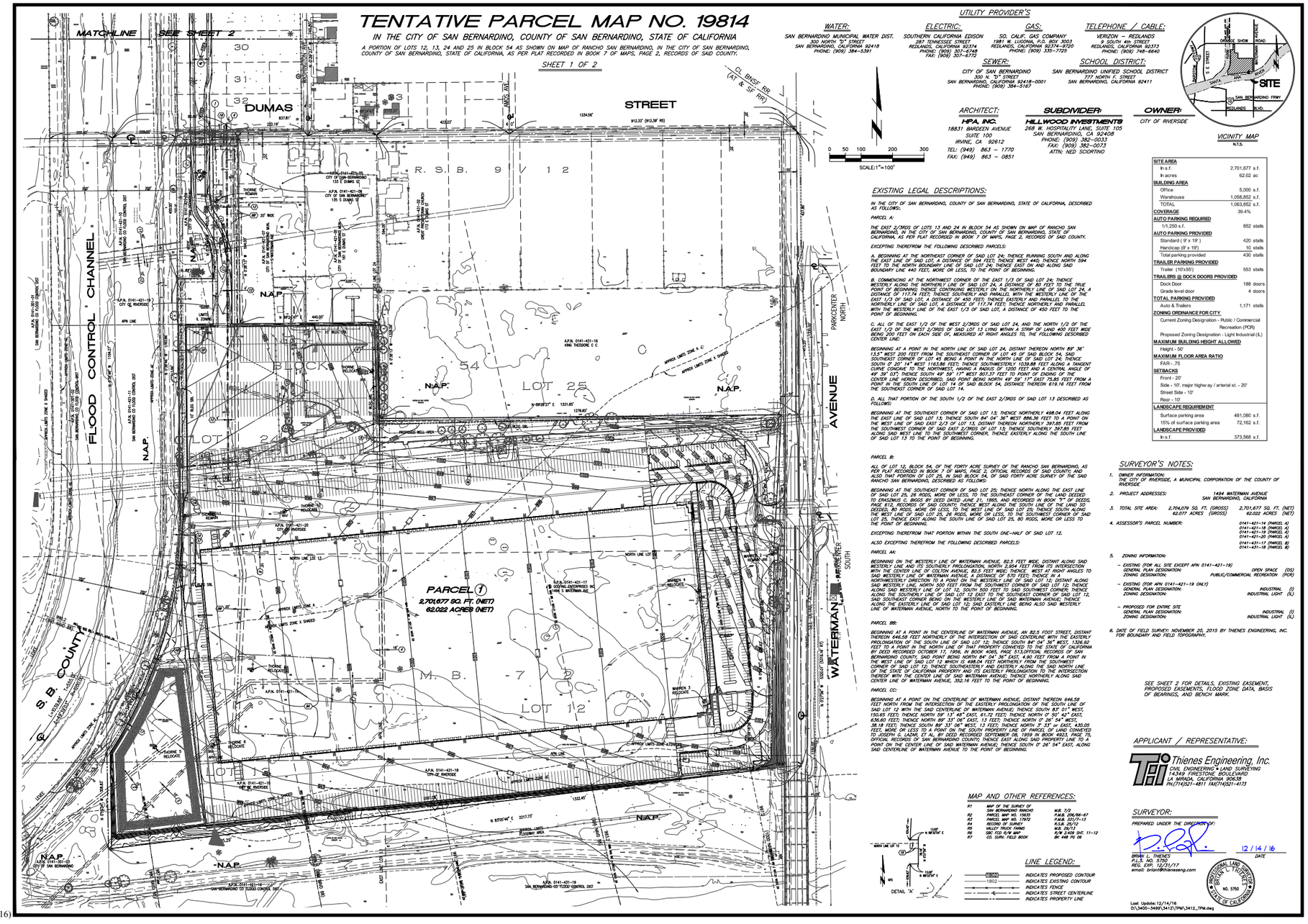
Public Facility (PF)
Public/Commercial Recreation (PCR)
Railroad (RR)
Source(s): City of San Bernardino Interactive Zone Map (2017) ; Google Earth Aerial (02-2016)

Figure 5



Source(s): Thienes Engineering, Inc. (12-15-2016)

Figure 6

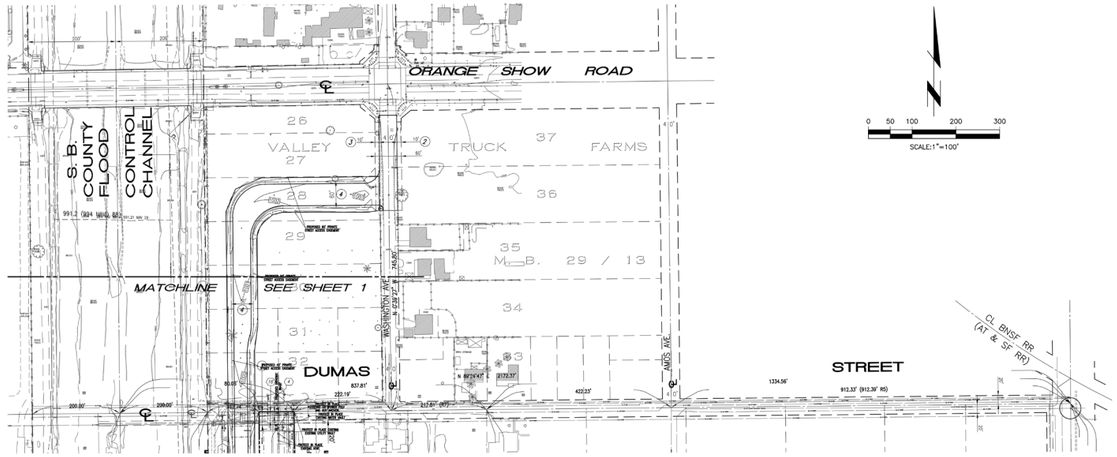
NOT TO SCALE

TENTATIVE PARCEL MAP NO. 19814

IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

A PORTION OF LOTS 12, 13, 24 AND 25 IN BLOCK 54 AS SHOWN ON MAP OF RANCHO SAN BERNARDINO, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY.

SHEET 2 OF 2



ARCHITECT:
HPA, INC.
18831 BARDEEN AVENUE
SUITE 100
IRVINE, CA 92612
TEL: (949) 863 – 1770
FAX: (949) 863 – 0851

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

OWNER:
CITY OF RIVERSIDE

VICINITY MAP
N.T.S.

FLOOD ZONE NOTE:

PROPERTY INDICATED HEREON IS SITUATED WITHIN TWO DIFFERENT FLOOD INSURANCE RATE MAPS (F.I.R.M.) AND IN THREE DIFFERENT FLOOD ZONES AS SHOWN ON SAID MAPS. THE TWO DIFFERENT MAPS ARE AS FOLLOWS: FIRST, THE FLOOD INSURANCE RATE MAP (F.I.R.M.) WITH MAP NO. 06071C9063H, EFFECTIVE DATE: AUGUST 28, 2008, COMMUNITY NUMBER: 060281 FOR CITY OF SAN BERNARDINO, PANEL NUMBER: 9063, SUFFIX: "H" AND SECOND, THE FLOOD INSURANCE RATE MAP (F.I.R.M.) WITH MAP NO. 06071C9064H, EFFECTIVE DATE: AUGUST 28, 2008, COMMUNITY NUMBER: 060281 FOR CITY OF SAN BERNARDINO, PANEL NUMBER: 9064, SUFFIX: "H". THE THREE DIFFERENT FLOOD ZONES ARE AS FOLLOWS: FIRST, A PORTION OF SAID PROPERTY IS SITUATED IN ZONE "X-SHADED" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), SECOND, A PORTION OF SAID PROPERTY IS SITUATED IN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED), AND THIRD, A PORTION OF SAID PROPERTY IS SITUATED IN ZONE "AE" (SPECIAL FOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED) (A PORTION OF ZONE "AE" IS ALSO DESIGNATED AS AS A FLOODWAY AREA). (APPROXIMATE LIMITS PLOTTED HEREON).

NOTE: A SEPARATE SUBMITTAL TO FEMA WILL BE PROCESSED CONCURRENTLY WITH THIS PROJECT.

BENCH MARK:

CITY OF SAN BERNARDINO BENCH MARK DESCRIPTION #97
BRASS DISC STAMPED "H–524 RESET 1982", ESTABLISHED BY USC & GS. WITH USC & GS DESIGNATION "H–524 RESET 1982", AT SAN BERNARDINO, 43.0 FEET NORTH, 43.0 FEET EAST OF CENTERLINE INTERSECTION OF WATERMAN AVENUE & NORMAN ROAD @ NORTH END OF NORTHEAST CURB RETURN.
ELEVATION = 1011.231' (NGVD 29 / DATE 9/15/72)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCS83), ZONE 5, NORTH AMERICAN DATUM 1983 (NAD83) BASED LOCALLY ON CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "SWPP" AND "USGI" AS BEING S 82°35'10.9410" E (BASIS OF BEARINGS) AND REPRESENTED HEREON BY THE CENTERLINE OF WATERMAN AVENUE BEING NORTH 00°27'06" WEST. (2010.0 EPOCH).

EXISTING EASEMENTS:

(1) AN AGREEMENT AND SUPPLEMENTAL AGREEMENT RELATING TO WATER AND WATER RIGHTS, PIPES, DITCHES, FLUMES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 460, PAGE 28, 30 AND 33, OF DEEDS.
REFERENCE IS MADE TO THE CONSENT TO GRANT OF EASEMENT FROM THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED MARCH 08, 1993, INSTRUMENT NO. 93–105801, OFFICIAL RECORDS.
(SAID DOCUMENT DESCRIBES SUBJECT PROPERTY AND OTHER LANDS)
(SAID FACILITIES ARE NOT PLOTTABLE FROM RECORD)

(2) AN EASEMENT FOR EITHER OR BOTH POLE LINES CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 495 OF DEEDS, PAGE 324.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
(SAID DOCUMENT DESCRIBES SUBJECT PROPERTY AND OTHER LANDS)
(SAID EASEMENT PLOTTED HEREON)
(EASEMENT TO BE QUITCLAIMED)

(3) AN EASEMENT FOR PIPES AND POLES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 539 OF DEEDS, PAGE 383.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
REFERENCE IS MADE TO THE CONSENT TO GRANT OF EASEMENT FROM THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED MARCH 08, 1993, INSTRUMENT NO. 93–105801, OFFICIAL RECORDS.
(SAID DOCUMENT DESCRIBES SUBJECT PROPERTY AND OTHER LANDS)
(SAID EASEMENT IS BLANKET IN NATURE, THEREFORE NOT PLOTTED HEREON)

(4) AN EASEMENT FOR EITHER OR BOTH POLE LINES CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 622 OF DEEDS, PAGE 166.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
(SAID EASEMENT LOCATED ON SUBJECT PROPERTY AND OTHER LANDS AND PLOTTED HEREON)
(EASEMENT TO BE QUITCLAIMED)

(5) AN EASEMENT FOR GAS PIPE LINE AND INCIDENTAL PURPOSES, RECORDED IN BOOK 741, PAGE 12 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION
(SAID EASEMENT LOCATED ON SUBJECT PROPERTY AND OTHER LANDS AND PLOTTED HEREON)
(EASEMENT TO BE QUITCLAIMED)

(6) AN EASEMENT FOR GAS PIPE LINE AND INCIDENTAL PURPOSES, RECORDED IN BOOK 1278, PAGE 475 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY
(SAID EASEMENT LOCATED ON SUBJECT PROPERTY AND PLOTTED HEREON)
(EASEMENT TO BE QUITCLAIMED)

(7) AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 1744, PAGE 213 OF OFFICIAL RECORDS.
IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA
(SAID EASEMENT IS NOT LOCATED ON SUBJECT PROPERTY AND PLOTTED HEREON)

(8) AN EASEMENT FOR EXTRACTING, TAKING AND DIVERTING WATER AND INCIDENTAL PURPOSES, RECORDED IN BOOK 3819, PAGE 253 OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
(SAID RIGHTS ARE A PORTION OF GRANTOR RIGHTS BEING OVER SAID LAND AND OTHER LAND AND ARE BLANKET IN NATURE, THEREFORE NOT PLOTTED HEREON)

(9) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 3819, PAGE 253 OF OFFICIAL RECORDS.
IN FAVOR OF: RIVERSIDE WATER COMPANY
(SAID WELL SITE PLOTTED HEREON AS "9A ...")
(SAID ACCESS EASEMENT LOCATED ON SUBJECT PROPERTY PLOTTED HEREON AS "9B ")
(EASEMENT TO BE QUITCLAIMED)

(10) AN EASEMENT FOR POLE LINES AND PIPE LINES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 4236, PAGE 588 OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
BY INSTRUMENT OF THE SAME ELECTRIC EASEMENT HAS BEEN ASSIGNED TO MOUNTAINVIEW POWER COMPANY, A DELAWARE CORPORATION BY ASSIGNMENT OF EASEMENTS RECORDED APRIL 02, 1998 AS INSTRUMENT NO. 19980123453, OF OFFICIAL RECORDS.
(SAID EASEMENT LOCATED ON SUBJECT PROPERTY AND PLOTTED HEREON)
(EASEMENT TO REMAIN)

(11) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 4515, PAGE 183 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF SAN BERNARDINO
(SAID EASEMENT LOCATED ON SUBJECT PROPERTY AND OTHER LANDS AND PLOTTED HEREON)
(EASEMENT TO REMAIN)

(12) AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 5649, PAGE 74 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
(SAID EASEMENT LOCATED ON SUBJECT PROPERTY AND PLOTTED HEREON)
(EASEMENT TO BE QUITCLAIMED)

(13) AN EASEMENT FOR PIPE LINES AND SEWERS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 6239, PAGE 671 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF SAN BERNARDINO
(SAID EASEMENT LOCATED ON SUBJECT PROPERTY AND OTHER LANDS AND PLOTTED HEREON)
(EASEMENT TO REMAIN)

(14) AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 6985, PAGE 510 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
(SAID EASEMENT LOCATED ON SUBJECT PROPERTY AND PLOTTED HEREON)
(EASEMENT TO REMAIN)

(15) AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 8065, PAGE 1280 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
(SAID EASEMENT LOCATED ON SUBJECT PROPERTY AND PLOTTED HEREON)
(EASEMENT TO BE QUITCLAIMED)

(16) AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 08, 1993 AS INSTRUMENT NO. 93–105805 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
(SAID EASEMENT LOCATED ON SUBJECT PROPERTY AND PLOTTED HEREON)
(EASEMENT TO REMAIN)

(17) AN EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF A WASTEWATER DISCHARGE PIPELINE AND INCIDENTAL PURPOSES, RECORDED JULY 15, 2004 AS INSTRUMENT NO. 2004–0504052 OF OFFICIAL RECORDS.
IN FAVOR OF: MOUNTAINVIEW POWER COMPANY LLC, A DELAWARE LIMITED COMPANY
(SAID EASEMENT LOCATED ON SUBJECT PROPERTY AND PLOTTED HEREON)
(EASEMENT TO REMAIN)

(18) AN EASEMENT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF TRANSMISSION LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 13, 1957 AS BOOK 4155, PAGE 501 OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION
(SAID EASEMENT LOCATED ON SUBJECT PROPERTY AND PLOTTED HEREON)
(EASEMENT TO REMAIN)

(19) AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED MARCH 15, 1991 AS INSTRUMENT NO. 91–085572 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
(SAID EASEMENT LOCATED ON SUBJECT PROPERTY AND PLOTTED HEREON)
(EASEMENT TO REMAIN)

(20) AN EASEMENT FOR EXTRACTING, TAKING AND DIVERTING WATER AND INCIDENTAL PURPOSES, RECORDED IN BOOK 3819, PAGE 253 OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
(SAID RIGHTS ARE A PORTION OF GRANTOR RIGHTS BEING OVER SAID LAND AND OTHER LAND AND ARE BLANKET IN NATURE, THEREFORE NOT PLOTTED HEREON)

PROPOSED EASEMENT:

(1) 30' WIDE DEDICATION OF DUMAS STREET TO THE CITY OF SAN BERNARDINO FOR STREET AND UTILITY PURPOSES.

(2) 10' WIDE DEDICATION EAST SIDE OF WASHINGTON AVE. TO THE CITY OF SAN BERNARDINO FOR STREET AND UTILITY PURPOSES.

(3) 10' WIDE DEDICATION WEST SIDE OF WASHINGTON AVE. TO THE CITY OF SAN BERNARDINO FOR STREET AND UTILITY PURPOSES..

(4) VARYING WIDTH EASEMENT FOR PRIVATE DRIVEWAY ACCESS PURPOSES GRANTED BY CITY OF SAN BERNARDINO TO CITY OF RIVERSIDE

SEE SHEET 1 FOR PLAN, UTILITY PROVIDERS, LEGAL DESCRIPTION, TABULATION, AND SURVEYOR'S NOTES.

LINE LEGEND:

- 1300 — INDICATES PROPOSED CONTOUR
- 1302 — INDICATES EXISTING CONTOUR
- INDICATES FENCE
- INDICATES STREET CENTERLINE
- INDICATES PROPERTY LINE

APPLICANT / REPRESENTATIVE:

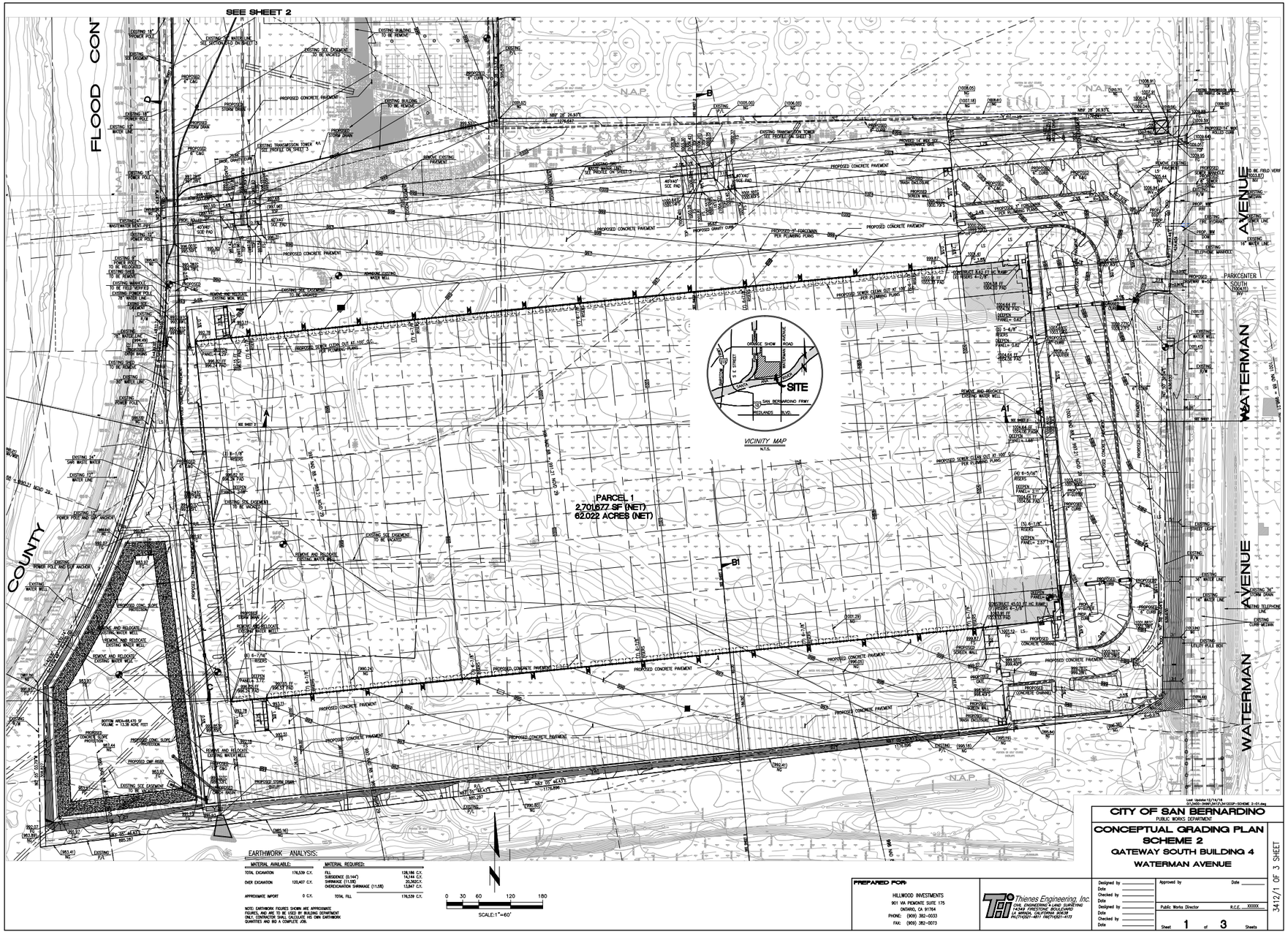
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521–4811 FAX(714)521–4173

Last Update: 12/14/16
G:_3400–3499\3412\1PM\3412_1PM.dwg

Source(s): Thienes Engineering, Inc. (12-15-2016)

Figure 7

NOT TO SCALE

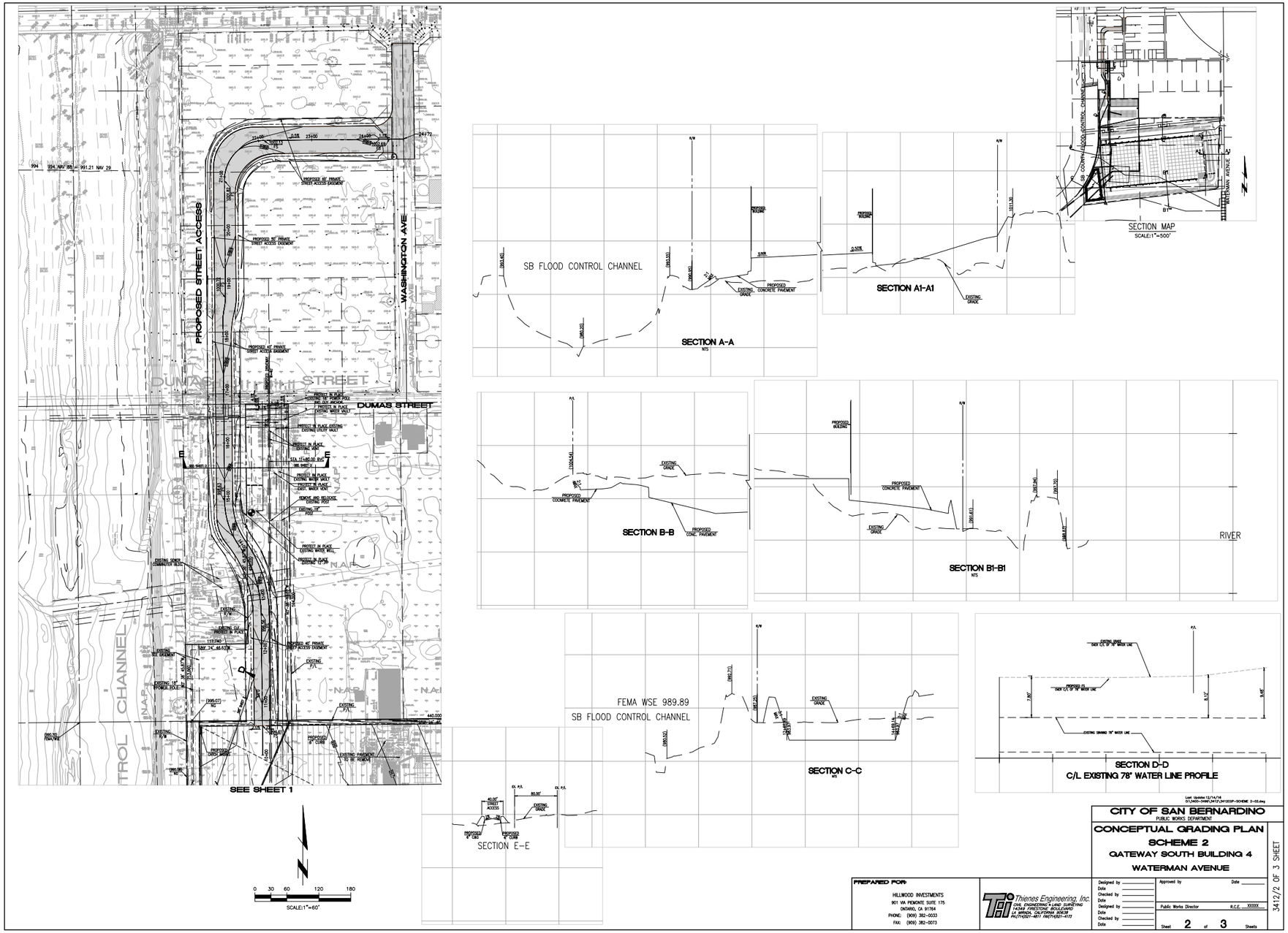


Source(s): Thienes Engineering, Inc. (12-15-2016)

Figure 8

NOT TO SCALE

CONCEPTUAL GRADING PLAN (SHEET 1 OF 3)

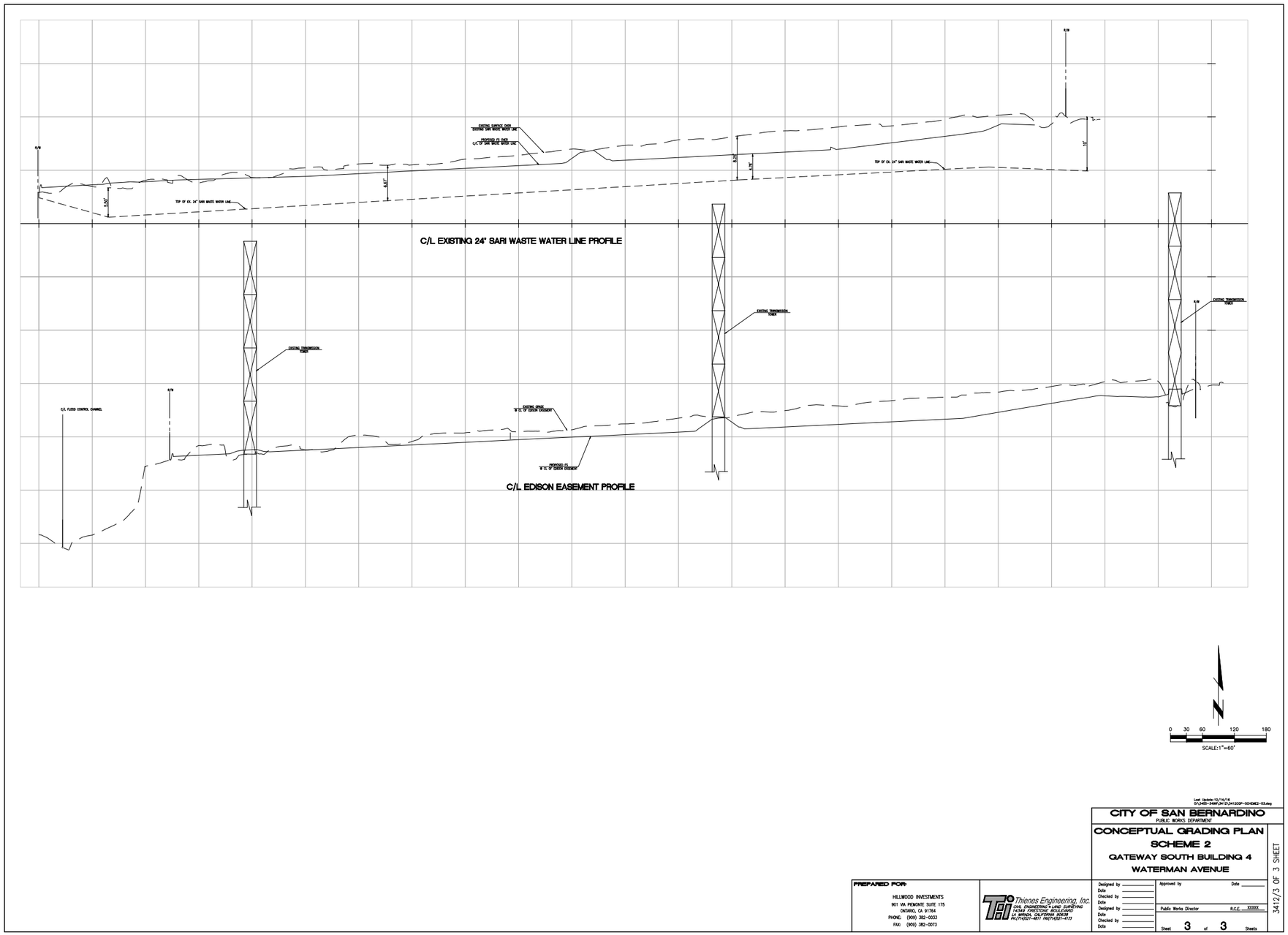


Source(s): Thienes Engineering, Inc. (12-15-2016)

Figure 9

NOT TO SCALE

CONCEPTUAL GRADING PLAN (SHEET 2 OF 3)

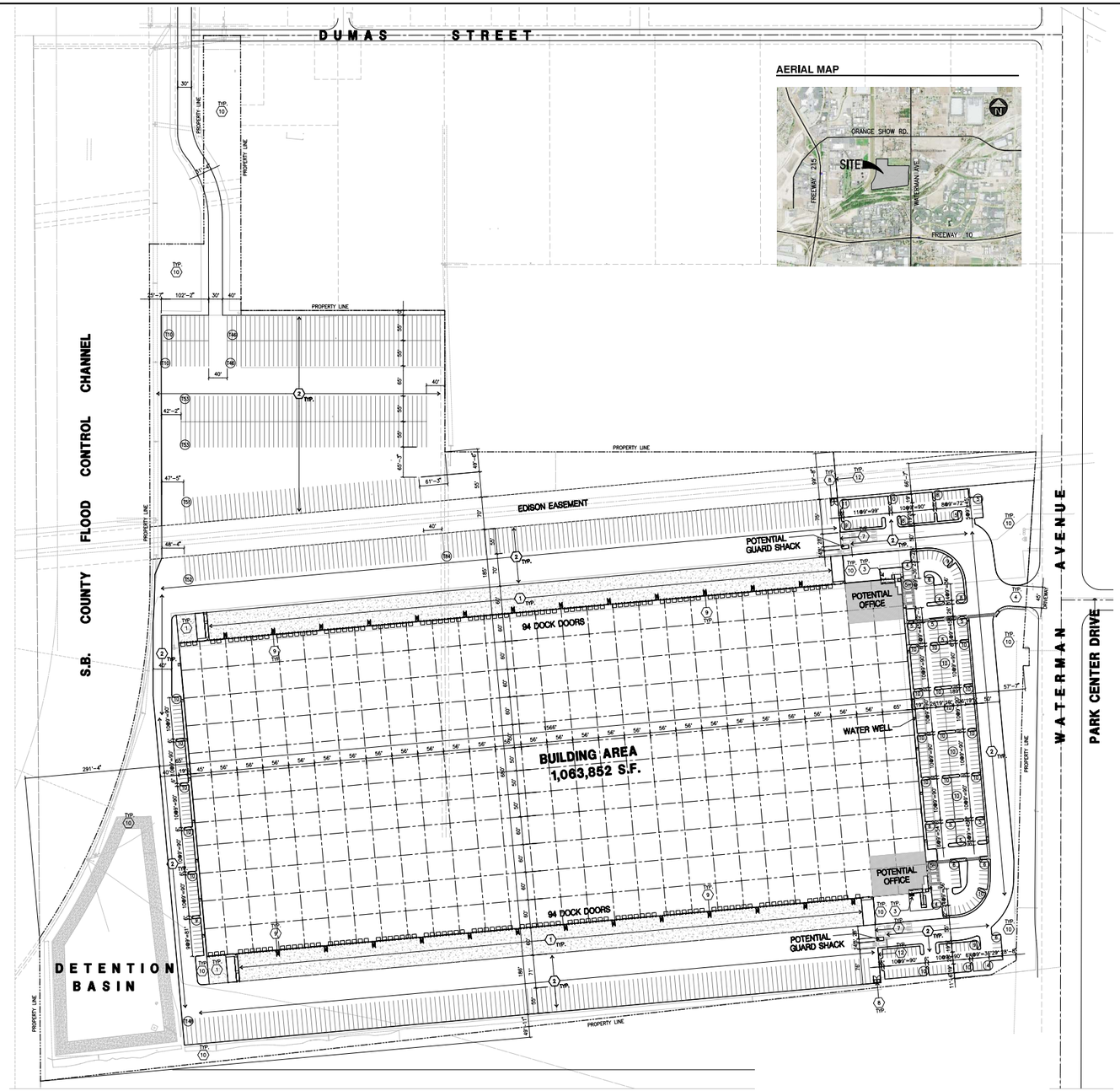


Source(s): Thienes Engineering, Inc. (12-15-2016)

Figure 10

NOT TO SCALE

CONCEPTUAL GRADING PLAN (SHEET 3 OF 3)



SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONC. PAVEMENT,
2. ASPHALT CONCRETE (AC) PAVING
3. CONCRETE WALKWAY
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" - 1/2" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
6. 8' HIGH SWING GATE.
7. 8' H PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
8. TRASH ENCLOSURE PER CITY STANDARD.
9. EXTERIOR CONC. STAIR.
10. LANDSCAPE. SEE "L" DWGS.
11. APPROXIMATE LOCATION OF TRANSFORMER.
12. CONCRETE TILT-UP SCREEN WALL
13. TUBULAR STEEL FENCE.
14. CHAIN LINK FENCE.

SITE LEGEND

- LANDSCAPED AREA
- AC. PAVING – SEE "C" DRWGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- HANDICAP PARKING STALL (9' X 19')
- PROPERTY LINE

PROJECT INFORMATION

Owner

HILLWOOD INVESTMENTS
901 VIA PIEMONTE, SUITE 175
ONTARIO, CA 91764
TEL: (909) 382-0033
FAX: (909) 382-0073
CONTACT: KATHY HOFFER

Assessors Parcel Number

0141-421-18 0141-421-14
0141-421-19 0141-431-17
0141-421-20 0141-431-18

Applicant

HPA
18831 BARDEEN AVE, STE #100
IRVINE, CA 92612
TEL: (949) 862-2122
CONTACT: INKON KIM

Project Address

1494 WATERMAN AVENUE
SAN BERNARDINO, CA

Zoning Information

EXISTING (FOR ALL SITE EXCEPT APN 0141-421-19)
GENERAL PLAN DESIGNATION: OPEN SPACE (OS)
ZONING DESIGNATION: PUBLIC/COMMERCIAL RECREATION (PCR)

EXISTING (FOR APN 0141-421-19 ONLY)
GENERAL PLAN DESIGNATION: INDUSTRIAL (I)
ZONING DESIGNATION: INDUSTRIAL LIGHT (IL)

PROPOSED FOR ENTIRE SITE
GENERAL PLAN DESIGNATION: INDUSTRIAL (I)
ZONING DESIGNATION: INDUSTRIAL LIGHT (IL)

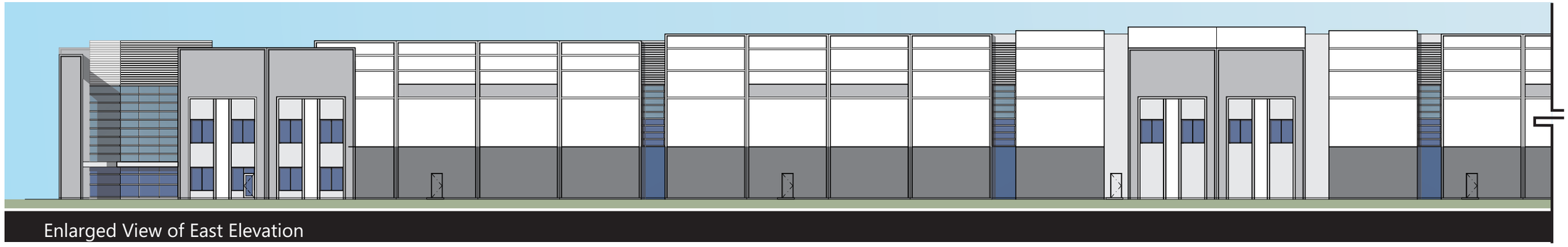
TABULATION

SITE AREA	
In s.f.	2,701,677 s.f.
In acres	62.02 ac
BUILDING AREA	
Office	5,000 s.f.
Warehouse	1,058,852 s.f.
TOTAL	1,063,852 s.f.
COVERAGE	39.4%
AUTO PARKING REQUIRED	
1/1,250 s.f.	852 stalls
AUTO PARKING PROVIDED	
Standard (9' x 19')	420 stalls
Handicap (9' x 19')	10 stalls
Total parking provided	430 stalls
TRAILER PARKING PROVIDED	
Trailer (10'x55')	553 stalls
TRAILERS @ DOCK DOORS PROVIDED	
Dock Door	188 doors
Grade level door	4 doors
TOTAL PARKING PROVIDED	
Auto & Trailers	1,171 stalls
ZONING ORDINANCE FOR CITY	
Current Zoning Designation - Public / Commercial Recreation (PCR)	
Proposed Zoning Designation - Light Industrial (IL)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
MAXIMUM FLOOR AREA RATIO	
FAR - .75	
SETBACKS	
Front - 20'	
Side - 10', major highw ay / arterial st. - 20'	
Street Side - 10'	
Rear - 10'	
LANDSCAPE REQUIREMENT	
Surface parking area	481,080 s.f.
15% of surface parking area	72,162 s.f.
LANDSCAPE PROVIDED	
In s.f.	373,568 s.f.

Source(s): HPA (12-15-16)

Figure 11

NOT TO SCALE

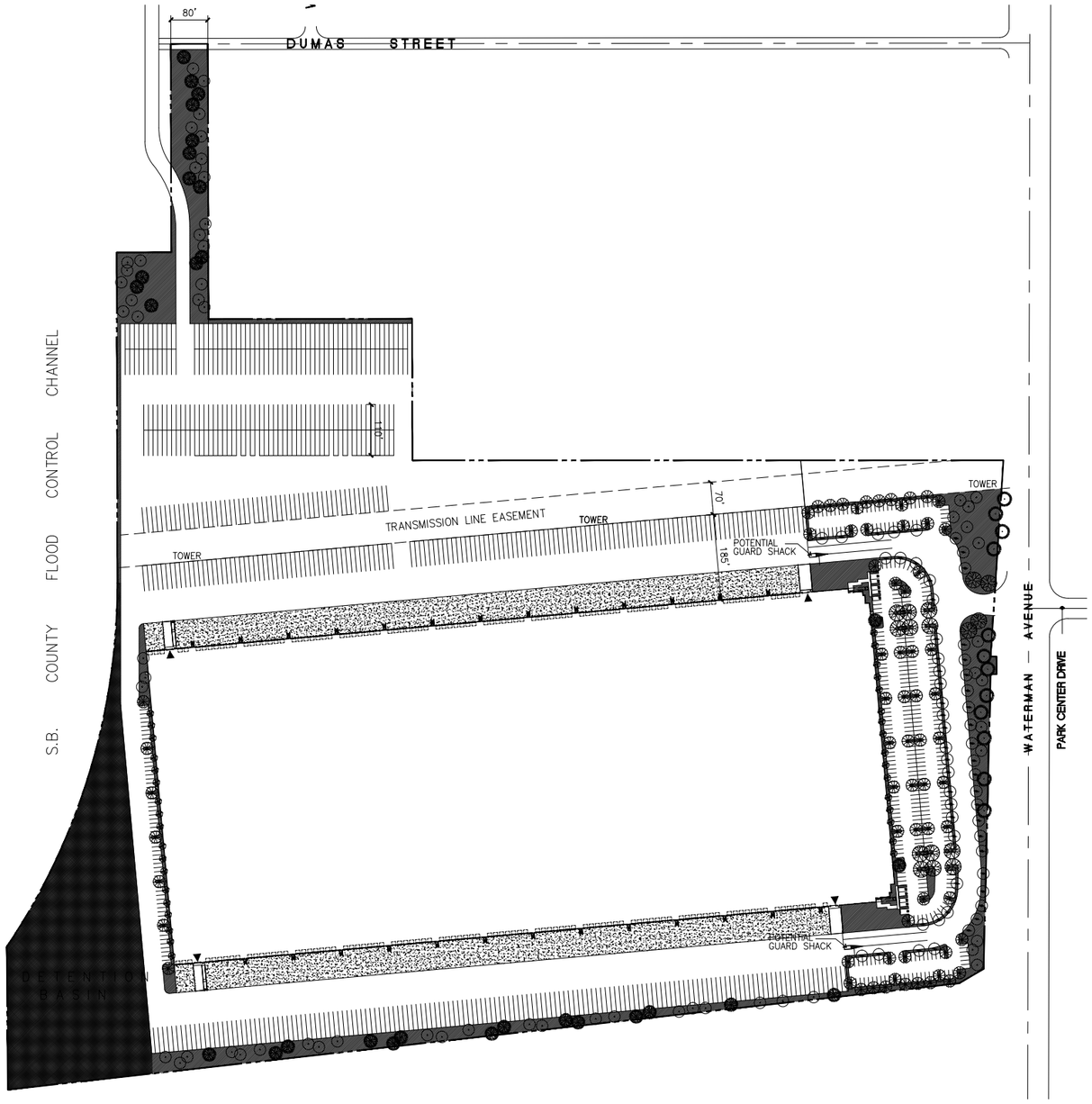


Source(s): HPA Architecture (12-14-2016)

Figure 12

NOT TO SCALE

ARCHITECTURAL ELEVATIONS



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Cercidium 'Desert Museum' Blue Palo Verde	24" Box	54	L	Multi
	Chitalpa tashkentensis Chitalpa	24" Box	68	L	Standard
	Pinus canariensis Canary Island Pine	24" Box	60	M	Standard
	Platanus acerifolia London Plane	24" Box	12	M	Standard
	Platanus racemosa California Sycamore	24" Box	29	M	Multi
	Quercus agrifolia Coast Live Oak	24" Box	16	M	Multi
	Tristania conferta Brisbane Box	15 Gal	34	M	Standard

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	REMARKS
	Acca sellowiana Pineapple Guava	5 Gal		M	
	Artemisia 'Powis Castle' Artemisia	5 Gal		L	
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal		M	
	Cistus 'Sunset Pink' Sunset Pink Rockrose	5 Gal		M	
	Dodonaea viscosa 'Purpurea' Hopseed Bush	5 Gal		M	
	Elaeagnus pungens Silverberry	5 Gal		L	
	Leucophyllum f. 'Green Cloud' Texas Ranger	5 Gal		L	
	Ligustrum j. 'Texanum Texas Privet	5 Gal		M	
	Rhamnus californica Coffeeberry	5 Gal		L	
	Rosmarinus o. 'Mound San Bruno' Dwarf Coffeeberry	5 Gal		L	
	Rosmarinus o. 'Tuscan Blue' Rosemary	5 Gal		L	
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal		L	
	Salvia greggii Autumn Sage	5 Gal		L	
	Salvia leucantha Mexican Sage	5 Gal		L	
	Senna artemisioides Feathery Cassia	5 Gal		L	
	Westringia fruticosa Coast Rosemary	5 Gal		L	

ACCENTS

SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	REMARKS
	Agave americana Century Plant	5 Gal		L	
	Agave 'Blue Flame' Blue Flame Agave	5 Gal		L	
	Agave 'Blue Glow Blue Glow Agave	5 Gal		L	
	Agave desmoniana Smooth Agave	5 Gal		L	
	Agave kissho Kan Var. Lucky Crown Agave	5 Gal		L	
	Agave victoria-reginae Agave	5 Gal		L	
	Agave vilmoriniana Agave	5 Gal		L	
	Aloe maculata Soap Aloe	5 Gal		L	
	Aloe petricola Stone Aloe	1 Gal		L	
	Aloe polyphylla Spiral Aloe	1 Gal		L	
	Aloe striata Coral Aloe	1 Gal		L	
	Dasylirion wheeleri Desert Spoon	5 Gal		L	
	Echeveria 'Ruffles' Ruffles Echeveria	5 Gal		L	
	Hesperaloe parviflora Red Yucca	5 Gal		L	
	Lantana 'Gold Mound' Yellow Lantana	5 Gal		L	

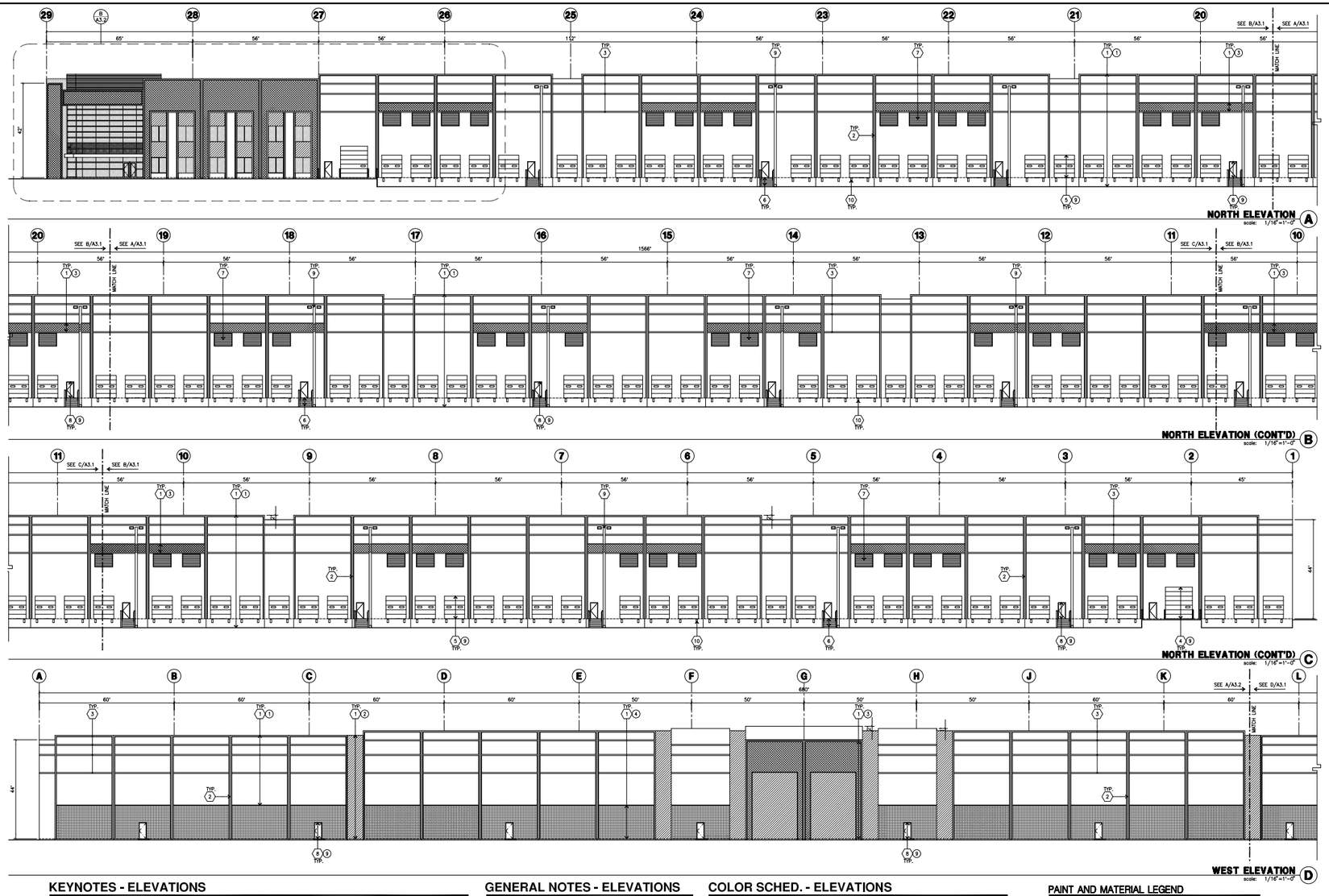
GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Acacia redolens 'Low Boy' Dwarf Acacia	1 Gal	8' O.C.	L	
	Baccharis p. 'Pigeon Point' Dwarf Coyote Bush	1 Gal	6' O.C.	L	
	Baccharis p. 'Centennial' Coyote Bush	1 Gal	48" O.C.	L	
	Carex pansa California Meadow Sedge	4" Pots	12" O.C.	M	Grass
	Carex tumulicola Foothill Sedge	1 Gal	18" O.C.	M	Grass
	Festuca mairei Atlas Fescue	1 Gal	24" O.C.	M	Grass
	Festuca o. 'Glauca' Blue Fescue	1 Gal	12" O.C.	M	Grass
	Hemerocallis hybridus-Yellow Yellow Day Lily	1 Gal	24" O.C.	M	
	Juncus patens California Rush	1 Gal	36" O.C.	M	Grass
	Lantana 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	L	
	Liriope gigantea Big Blue Lily Turf	1 Gal	24" O.C.	L	
	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.	L	
	Muhlenbergia capillaris Pink Muhly	1 Gal	36" O.C.	L	Grass
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	
	Nassella tenuissima Mexican Feather Grass	1 Gal	24" O.C.	VL	Grass
	Pennisetum messiacum Red Bunny Tails Fountain Grass	1 Gal	30" O.C.	L	Grass
	Pennisetum p. 'Little Bunny Little Bunny Fountain Grass	1 Gal	12" O.C.	L	Grass
	Pennisetum orientale Oriental Fountain Grass	1 Gal	30" O.C.	L	Grass
	Pennisetum rubrum Purple Fountain Grass	1 Gal	36" O.C.	L	Grass
	Rosa 'Flower Carpet' -Red Red Flower Carpet Rose	1 Gal	30" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Salvia 'Bee's Bliss' Bee's Bliss Sage	1 Gal	48" O.C.	L	
	Senecio mandraliscae Blue Fingers	4" Pots	12" O.C.	M	
	Sesleria autumnalis Moor Grass	1 Gal	18" O.C.	M	Grass
	Trachelospermum jasminoides Star Jasmine	1 Gal	24" O.C.	M	
	Tulbaghia violacea Society Garlic	1 Gal	24" O.C.	M	

Source(s): Hunter Landscape (12-14-2016)

Figure 13

NOT TO SCALE

CONCEPTUAL LANDSCAPE PLAN

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
9. EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
10. DOCK BUMPER
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. METAL CANOPY.

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION, GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH, EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

COLOR SCHED. - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND: DUNN EDWARDS DEW 380 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND: DUNN EDWARDS DE 6352 DECEMBER SKY
3	CONCRETE TILT-UP PANEL	PAINT BRAND: DUNN EDWARDS DE 6353 SILVER LINED
4	CONCRETE TILT-UP PANEL	PAINT BRAND: DUNN EDWARDS DE 6355 TARNISHED SILVER
5	CONCRETE TILT-UP PANEL	PAINT BRAND: DUNN EDWARDS DEC 799 WHARF VIEW
6	MULLIONS	COLOR: CLEAR ANODIZED MULLIONS
7	GLAZING	COLOR: MEDIUM PERFORMANCE BLUE REFLECTIVE GLAZING
8	METAL CANOPY	PAINT BRAND: PAINTED TO MATCH DE 6352 DECEMBER SKY
9	DOORS	PAINT BRAND: MATCH TO ADJACENT BUILDING COLOR

PAINT AND MATERIAL LEGEND

1 2 3 4 5

GLAZING LEGEND

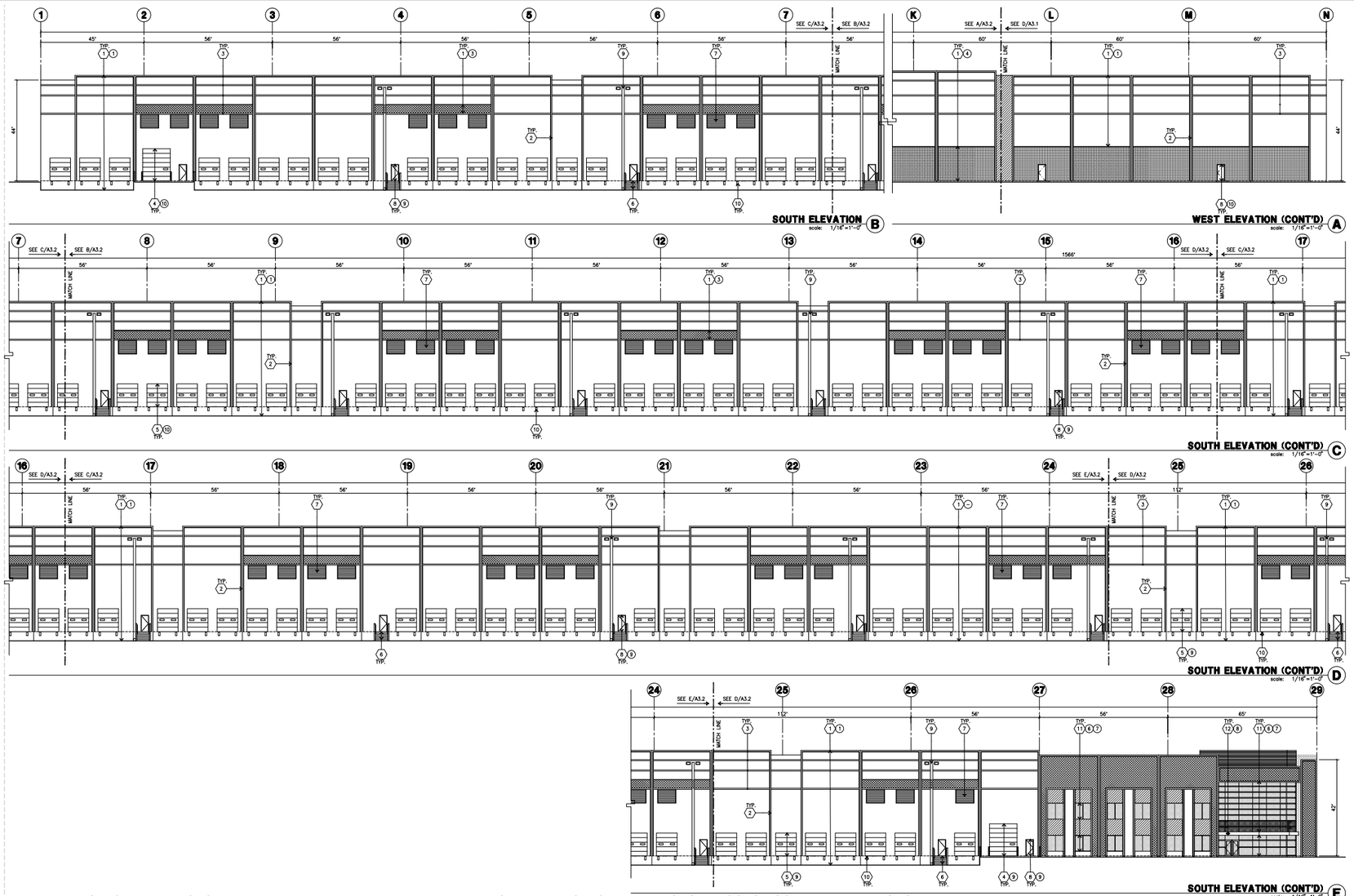
SPANDREL GLASS VISION GLASS

ALL GLAZING TO BE TEMPERED GLASS.

Source(s): HPA Architecture (12-14-16)

Figure 14

NOT TO SCALE

ARCHITECTURAL PROJECTIONS (SHEET 1 OF 3)

KEYNOTES - ELEVATIONS

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6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. METAL LOUVER, PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
9. EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
10. DOCK BUMPER
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. METAL CANOPY.

GENERAL NOTES - ELEVATIONS

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D. F.F. = FINISH FLOOR ELEVATION.
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F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
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H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

COLOR SCHED. - ELEVATIONS

1. CONCRETE TILT-UP PANEL — PAINT BRAND: DUNN EDWARDS DEW 380 WHITE
2. CONCRETE TILT-UP PANEL — PAINT BRAND: DUNN EDWARDS DE 6352 DECEMBER SKY
3. CONCRETE TILT-UP PANEL — PAINT BRAND: DUNN EDWARDS DE 6353 SILVER LINED
4. CONCRETE TILT-UP PANEL — PAINT BRAND: DUNN EDWARDS DE 6355 TARNISHED SILVER
5. CONCRETE TILT-UP PANEL — PAINT BRAND: DUNN EDWARDS DEC 799 WHARF VIEW
6. MULLIONS — COLOR: CLEAR ANODIZED MULLIONS
7. GLAZING — COLOR: MEDIUM PERFORMANCE BLUE REFLECTIVE GLAZING
8. METAL CANOPY — PAINT BRAND: PAINTED TO MATCH DE 6352 DECEMBER SKY
9. DOORS — PAINT BRAND: MATCH TO ADJACENT BUILDING COLOR

PAINT AND MATERIAL LEGEND

1 2 3 4 5

GLAZING LEGEND

SPANDREL GLASS — VISION GLASS

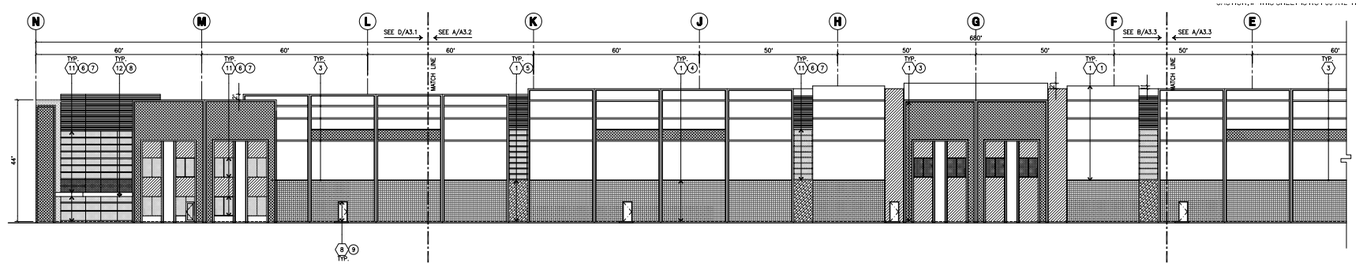
ALL GLAZING TO BE TEMPERED GLASS.

Source(s): HPA Architecture (12-14-16)

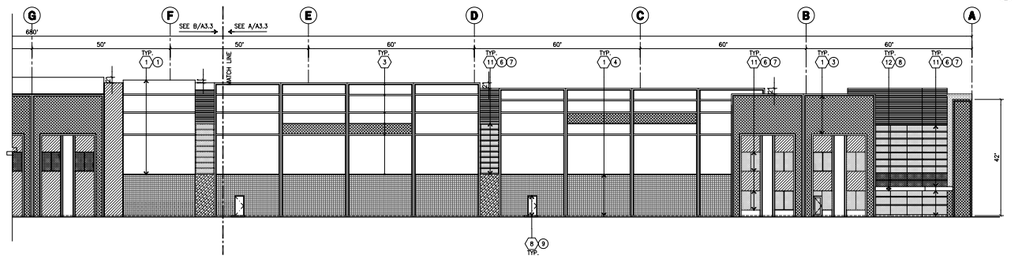
Figure 15

NOT TO SCALE

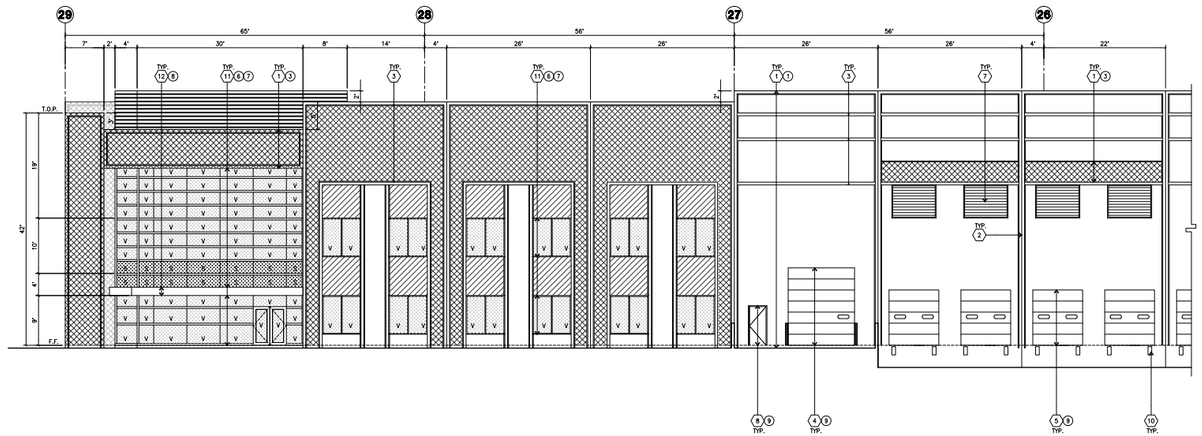
ARCHITECTURAL PROJECTIONS (SHEET 2 OF 3)



EAST ELEVATION (A)
scale: 1/16"=1'-0"



EAST ELEVATION (CONT'D) (B)
scale: 1/16"=1'-0"



ENLARGED NORTH ELEVATION (C)
scale: 1/8"=1'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. METAL LOUVER, PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
9. EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
10. DOCK BUMPER
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. METAL CANOPY.

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH, EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

COLOR SCHED. - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND: DUNN EDWARDS DEW 380 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND: DUNN EDWARDS DE 6352 DECEMBER SKY
3	CONCRETE TILT-UP PANEL	PAINT BRAND: DUNN EDWARDS DE 6353 SILVER LINED
4	CONCRETE TILT-UP PANEL	PAINT BRAND: DUNN EDWARDS DE 6355 TARNISHED SILVER
5	CONCRETE TILT-UP PANEL	PAINT BRAND: DUNN EDWARDS DEC 799 WHARF VIEW
6	MULLIONS	COLOR: CLEAR ANODIZED MULLIONS
7	GLAZING	COLOR: MEDIUM PERFORMANCE BLUE REFLECTIVE GLAZING
8	METAL CANOPY	PAINT BRAND: PAINTED TO MATCH DE 6352 DECEMBER SKY
9	DOORS	PAINT BRAND: MATCH TO ADJACENT BUILDING COLOR

PAINT AND MATERIAL LEGEND

1 2 3 4 5

GLAZING LEGEND

SPANDREL GLASS VISION GLASS

ALL GLAZING TO BE TEMPERED GLASS.

Source(s): HPA Architecture (12-14-16)

Figure 16

NOT TO SCALE

ARCHITECTURAL PROJECTIONS (SHEET 3 OF 3)

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.

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

Travis Martin
Signature

2-9-17
Date

Travis Martin
Printed Name

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?	☒	☐	☐	☐
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character of the site and its surroundings?	☒	☐	☐	☐
d) Create a new source of substantial light or glare, which would adversely affect daytime or nighttime view of the area?	☒	☐	☐	☐

Impact Analysis

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

Finding: Potentially Significant Impact

(Source: San Bernardino General Plan Update and Associated Specific Plans EIR Chapter 5.1, Aesthetics (City of San Bernardino, 2005b))

The Project site is located within the City of San Bernardino, which contains gently sloping topography and is primarily urban in character. The low-lying valley is framed by the San Bernardino Mountains on the north and east, Blue Mountain and Box Springs Mountain to the south, and the San Gabriel Mountains and the Jurupa Hills to the northwest and southwest. The background views of the City of San Bernardino are dominated by the San Bernardino Mountains. (City of San Bernardino, 2005b, p. 5.1-1). The Project site is located in the low-lying south-central portion of the City and is not in close proximity to any of these scenic resources. A majority of the Project site is currently developed with an operational golf course, and a portion of the property is designated "Open Space-Public/Commercial Recreation (PCR) by the City of San Bernardino General Plan. The Santa Ana River is located to the south of the Project site and a segment of the Santa Ana River Trail follows the river corridor. Because the character of the Project site would change from a site that is developed with a low-lying golf course to a site that would contain one high cube warehouse building, the Project has the potential to block or impede the view of a distant scenic vista. Therefore, further analysis is required in a Project-specific EIR.

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 (Cal. DOT, 2011); San Bernardino General Plan Update and Associated Specific Plans EIR Chapter 5.1, Aesthetics (City of San Bernardino, 2005b); Google Earth (Google Earth, 2016))

There are no State-designated scenic highways within the City of San Bernardino or in the vicinity of the Project site. The nearest State-eligible scenic highway is State Route (SR) 38 (from east of South Fork Campground to State Lane) in the location of the San Bernardino Mountains. SR-38 is located approximately 6.0 miles east of the Project site. Due to distance and intervening development, the proposed Project's physical features (one high cube logistics warehouse building with loading dock bays, screen walls, parking lots, landscaping, etc.) would not be visible from the portion of SR-38 that is designated as a scenic highway. Accordingly, implementation of the proposed Project would not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. Therefore, no impact would occur and no further analysis of Threshold I (b) is required.

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

Finding: Potentially Significant Impact

(Source: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR Chapter 5.1, Aesthetics (City of San Bernardino, 2005b); (Google Earth, 2016))

The Project site is located in an area that contains and is continuing to develop with urban uses. The immediately surrounding area contains the Inland Regional Center, warehouse developments, the San Bernardino Water Reclamation Facility (WRF), commercial and office uses, single-family residences (non-conforming), and other uses. The Santa Ana River is located to the south and Twin Creek is located to the west.

A majority of the Project site is the location of the existing San Bernardino Golf Club. The Project proposes to remove the golf facilities and develop the property with a high cube logistics warehouse building and other site improvements that would include surface parking areas, truck courts and drive isles, a detention basin, landscaping, lighting, and signage. The Project proposes to incorporate screen walls, landscaping, and architectural features that would help ensure that the proposed development does not degrade the visual character of the area. In addition, the proposed high cube logistics warehouse building would be generally consistent with the size, scale, height, and aesthetic qualities of other industrial warehouse buildings constructed and planned in the area. Nonetheless, replacement of the existing golf course land use with a high cube logistics warehouse development has the potential to degrade the existing visual character of the site. In addition, the City's General Plan considers the Santa Ana River that meanders through the valley in the southern portion of the City and immediately south of the Project site to provide an aesthetically pleasing quality to the southern portions of the City (City of San Bernardino, 2005b, p. 5.1-8). Because the Project site would incur a change from its existing golf course use to that of a warehouse development, and because the Project site is in close proximity to the Santa Ana River, which is considered by the City's General Plan to provide an aesthetically pleasing quality to the southern portions of the City, the proposed Project has the potential to substantially degrade the existing visual character of the site and its surroundings. Thus, further analysis is required in a Project-specific EIR.

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; (Google Earth, 2016))

Under existing conditions, the Project site contains lighting associated with the golf course currently located on the Project site. Numerous sources of lighting occur off-site in close proximity to the Project site. Light poles occur in association with S. Waterman Avenue, located along the eastern boundary of the Project site. Lighting also occurs in association with the Inland Regional Center and other development to the east of the Project site, as well as commercial development to the south of the Project site (south of the Santa Ana River), as well as the San Bernardino Water Reclamation Facility (WRF), located west of the Project site (west of Twin Creek).

The proposed Project would include exterior lighting ancillary to the proposed high cube logistics warehouse building. Although lighting occurs on the Project site under existing conditions and there are numerous sources of lighting in proximity to the Project site, because the proposed warehouse building has the potential to introduce glare-reflecting surfaces and would install exterior lighting, the proposed Project could create a new source of substantial light or glare which may adversely affect daytime views of the area. Thus, because impacts associated with light and glare have the potential to be significant, further analysis is required in a Project-specific EIR.

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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

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: Project Application Materials; State of California Department of Conservation California Important Farmland Finder (State of California Department of Conservation, 2014a); San Bernardino County Important Farmland 2014 (State of California Department of Conservation, 2014b))

According to maps pursuant to the Farmland Mapping and Monitoring Program (FMMP), the Project site contains lands classified as "Urban and Built Up Land" (State of California Department of Conservation, 2014a).

Accordingly, the Project site does not contain any lands mapped by the California Department of Conservation as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). As such, implementation of the proposed Project would not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the FMMP of the California Resources Agency, to a non-agricultural use. Thus, no impact would occur and no further analysis of Threshold II (a) is required.

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

Finding: No Impact

(Source: Project Application Materials; City of San Bernardino Interactive Zoning Map (City of San Bernardino, 2016); City of San Bernardino Zoning (City of San Bernardino, 2007); San Bernardino General Plan Update and Associated Specific Plans, Volume 2, Appendix A (City of San Bernardino, 2005c))

Under existing conditions, the Project site is a golf course and is zoned "Open Space - Public/Commercial Recreation (PRC)" and Industrial –Industrial Light (IL)" by the City of San Bernardino (City of San Bernardino, 2016). There are no properties zoned for agricultural use and no lands under Williamson Act Contract in the City of San Bernardino (City of San Bernardino, 2016) (City of San Bernardino, 2007) (City of San Bernardino, 2005c, p. A-30). Because the Project site, and all other lands within the City of San Bernardino, are not zoned for agricultural use nor are any lands within the City under Williamson Act Contract, the Project has no potential to conflict with an existing zoning for agricultural use or a Williamson Act Contract. Thus, no impact would occur and no further analysis of Threshold II (b) is required.

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

Finding: No Impact

(Source: Project Application Materials; City of San Bernardino Interactive Zoning Map (City of San Bernardino, 2016); City of San Bernardino Zoning (City of San Bernardino, 2007))

Neither the Project site nor any other lands within the City of San Bernardino are zoned for forest land, timberland, or timberland zoned Timberland Production. Therefore, the Project has no potential to conflict with zoning for forest land, timberland, or timberland zoned Timberland Production. Thus, no impact would occur and no further analysis of Threshold II (c) is required.

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

Finding: No Impact

(Source: Project Application Materials; City of San Bernardino Interactive Zoning Map (City of San Bernardino, 2016); City of San Bernardino Zoning (City of San Bernardino, 2007))

Neither the Project site nor any other lands within the City of San Bernardino are zoned for forest land; therefore, the proposed Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. Thus, no impact would occur and no further analysis of Threshold II (d) is required.

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; State of California Department of Conservation California Important Farmland Finder (State of California Department of Conservation, 2014a); San Bernardino County Important Farmland 2014 (State of California Department of Conservation, 2014b); City of San Bernardino Interactive Zoning Map (City of San Bernardino, 2016); City of San Bernardino Zoning (City of San Bernardino, 2007))

"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 discussed in Thresholds II (a) through (d), neither the Project site nor any other lands within the City of San Bernardino are mapped as Farmland or forest land. Because the Project has no potential to involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use, no impact would occur and no further analysis of Threshold II (e) is required.

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?	☒	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing 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)?	☒	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

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 Final 2012 Air Quality Management Plan (Final 2012 AQMP) (SCAQMD, 2013); South Coast Air Quality Management District Draft Air Quality Management Plan. 2016) (SCAQMD, 2016); San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.2, Air Quality (City of San Bernardino, 2005b))

The Project site is located in the South Coast Air Basin (SCAB). Air quality within the SCAB is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD's Air Quality Management Plan (AQMP), adopted in December 2012. A 2016 draft AQMP is currently under consideration and expected to be adopted by the SCAQMD in February 2017. The proposed Project would result in the emission of pollutants into the SCAB during short-term construction and long-term operational activities. The pollutant levels emitted by the Project's construction and operation have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD's adopted *AQMP*. Because implementation of the proposed Project could conflict with or obstruct implementation of the applicable air quality plan, a significant impact may occur. As such, an air quality impact analysis shall be prepared to quantify the Project's expected air emissions and the required EIR shall evaluate the proposed Project's potential to conflict with the SCAQMD's adopted *AQMP*. Accordingly, further analysis of Threshold III (a) is required in a Project-specific EIR.

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 Final 2012 Air Quality Management Plan (Final 2012 AQMP) (SCAQMD, 2013); South Coast Air Quality Management District Draft Air Quality Management Plan. 2016) (SCAQMD, 2016); San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.2, Air Quality (City of San Bernardino, 2005b))

Air quality within the SCAB is regulated by the SCAQMD and standards for air quality are documented in the SCAQMD's AQMP adopted in 2012. A 2016 draft AQMP is currently under consideration and expected to be adopted by the AQMD in February 2017. Development of the Project site as proposed by the Project has the potential to violate daily air pollutant emission significance thresholds established by the SCAQMD's adopted *AQMP*, particularly related to Project construction and mobile source emissions associated with the Project's long-term operation. Accordingly, an air quality impact analysis shall be prepared and Project-related air emissions shall be calculated using the SCAQMD's California Emissions Estimator Model (CalEEMod). The purpose of this Model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. Because implementation of the proposed Project could violate an air quality standard or contribute substantially to an existing or projected air quality violation, a significant impact may occur. As such, the required EIR shall quantify the Project's expected pollutant levels and evaluate the proposed Project's potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation. Accordingly, further analysis of Threshold III (b) is required in a Project-specific EIR.

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 Final 2012 Air Quality Management Plan (Final 2012 AQMP) (SCAQMD, 2013); South Coast Air Quality Management District Draft Air Quality Management Plan. 2016) (SCAQMD, 2016); San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.2, Air Quality (City of San Bernardino, 2005b))

The SCAB is a non-attainment area for various state and federal air quality standards, including state and federal ozone standards (1-hour and 8-hour) and particulate matter standards (PM_{10} and $PM_{2.5}$). Because implementation of the proposed Project could cumulatively contribute to a net increase of criteria pollutants in the region, a significant impact may occur. As such, 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. Accordingly, further analysis of Threshold III (c) is required.

d) Expose sensitive receptors to substantial pollutant concentrations?

Finding: Potentially Significant Impact

(Source: South Coast Air Quality Management District Final 2012 Air Quality Management Plan (Final 2012 AQMP) (SCAQMD, 2013); South Coast Air Quality Management District Draft Air Quality Management Plan.

2016) (SCAQMD, 2016); San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.2, Air Quality (City of San Bernardino, 2005b))

Sensitive receptors include persons that occupy residential uses, school playgrounds, child care facilities, athletic facilities, hospitals, long-term health care facilities, and other like locations. The Project does not propose any sensitive receptor land uses or land uses that may be considered point source emitters of air pollutants; however, the Project has the potential to expose nearby sensitive receptors to diesel particulate matter emissions from mobile sources associated with the Project (i.e., diesel-fueled vehicles and equipment). A mobile source health risk assessment shall be prepared to evaluate the proposed Project's potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards. Because implementation of the proposed Project could expose sensitive receptors to substantial pollutant concentrations, a significant impact may occur. Therefore, further analysis of Threshold III (d) is required in a Project-specific EIR.

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

Finding: Less-than-Significant Impact

(Source: South Coast Air Quality Management District Rule 402 (SCAQMD, 2013); San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.2, Air Quality (City of San Bernardino, 2005b))

The proposed Project could produce odors during proposed construction activities associated with construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts. Furthermore, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon the completion of the respective phase of construction. In addition, construction activities on the Project site would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance. Accordingly, the proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant.

During long-term operation, the Project site would contain one high cube logistics warehouse building, the operating characteristics of which are not typically associated with objectionable odors. The temporary storage of refuse associated with the proposed Project's long-term operational use could be a potential source of odor; however, Project-generated refuse is required to be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations, thereby precluding any significant odor impact. Furthermore, the Project's building user 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 proposed Project would not create objectionable odors affecting a substantial number of people; therefore, impacts would be less than significant, and no further analysis of Threshold III (e) is required.

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 Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on 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?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Impact Analysis

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

Finding: Potentially Significant Impact

(Source: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.3, Biological Resources (City of San Bernardino, 2005b); (Google Earth, 2016)

Under existing conditions, a golf course with water features and associated infrastructure occur on the Project site. The golf course is composed of manicured grass lawns, sand traps, artificial ponds, and ornamental, landscaped plantings with intervening developed areas. As such, no sensitive plant species are expected to be present. Sensitive wildlife species have the potential to be present, particularly avian species that could use the golf course for foraging and trees for nesting. Twin Creek is located adjacent to the western boundary of the Project site and the Santa Ana River is located south of the Project site, and indirect impacts to species in these drainage corridors could occur from Project implementation. The Project site is not identified by the City as being located within a Biological Resource Area, although the Santa Ana River, located south of the Project site, is identified as a Biological Resource Area (City of San Bernardino, 2005b, Figure 5.3-2).

Because under existing conditions the Project site is a golf course with open space areas and water features, and because the Project site is in close proximity to Twin Creek and the Santa Ana River, the proposed Project has the potential to have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); therefore, further analysis of Threshold IV (a) is required in a Project-specific 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 Wildlife or U.S. Fish and Wildlife Service?

Finding: Potentially Significant Impact

(Source: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.3, Biological Resources (City of San Bernardino, 2005b); (Google Earth, 2016))

According to the City's General Plan, riparian habitat within the City and its sphere of influence (SOI) is potentially present along the Santa Ana River, Lytle Creek/Cajon Creek, the canyons and drainages in the foothills of the San Bernardino Mountains, and to a lesser extent within open flood channels that traverse the City (City of San Bernardino, 2005b, p. 5.3-36). As mentioned above in Threshold IV (a), under existing conditions the Project site is a golf course adjacent to the Twin Creek and in close proximity to the Santa Ana River. Because under existing conditions, the Project site contains a golf course with open space areas and water features that could contain riparian habitat and because the Project site is in close proximity to the Twin Creek and the Santa Ana River, there is a potential that the proposed Project could have a substantial adverse effect on a riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CFDW or USFWS; therefore, further analysis of Threshold IV (b) is required in a Project-specific EIR.

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: Potentially Significant Impact

(Source: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.3, Biological Resources (City of San Bernardino, 2005b); (Google Earth, 2016))

Because the Project site is in close proximity to the Twin Creek and the Santa Ana River, there is a potential that the proposed Project could have a substantial adverse effect on federally protected wetlands; therefore, further analysis of Threshold IV (c) is required in a Project-specific EIR.

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: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.3, Biological Resources (City of San Bernardino, 2005b))

Wildlife movement may occur in the City of San Bernardino along Lytle Creek/Cajon Creek, City Creek, and the Santa Ana River and wash, although these areas have been previously modified by urban uses. Because the Project site is in close proximity to the Santa Ana River and wash, there is a potential for the proposed Project to affect wildlife movement; therefore, further analysis of Threshold IV (d) is required in a Project-specific EIR.

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

Finding: Potentially Significant Impact

(Source: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.3, Biological Resources (City of San Bernardino, 2005b))

Because the proposed Project has the potential to conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, further analysis of Threshold IV (e) is required in a Project-specific EIR.

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: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.3, Biological Resources (City of San Bernardino, 2005b); Upper Santa Ana River Habitat Conservation Plan (HCP Team, n.d.))

There is no habitat conservation plan (HCP) or natural community conservation plan (NCCP) that is applicable to the Project site. The Project site is located in close proximity to the Santa Ana River, and within the study area for the draft Upper Santa Ana River Habitat Conservation Plan (Upper SAR HCP); however, it is not yet an adopted HCP (HCP Team, n.d.). The Upper SAR HCP is a collaborative effort among the water resource agencies of the Santa Ana River Watershed, in partnership with the USFWS, CDFW, and several other governmental agencies and stakeholder organizations. The purpose of the Upper SAR HCP is to enable the water resource agencies to continue to provide and maintain a secure source of water for the residents and businesses in the watershed, and to conserve and maintain rivers and streams that provide habitat for diversity of unique and rare species in the watershed. Regardless, because there is no adopted HCP, NCCP, or other approved habitat conservation plan applicable to the Project site, the proposed Project has no potential to conflict with such a plan. Therefore, no impact would occur and no further analysis of Threshold IV (f) is required.

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?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?	☒	☐	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
d) Disturb any human remains, including those interred outside formal cemeteries?	☐	☐	☒	☐
e) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either: 1) a site, feature, place cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register of Historical Resources, or on a local register of historical resources as defined in Public Resources section 5020.1 (k), or 2) a resource determined by a lead agency, in its discretion and supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1 (c), and considering the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

Impact Analysis

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

Finding: Potentially Significant Impact

(Source: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.4, Cultural Resources (City of San Bernardino, 2005b); San Bernardino General Plan, Chapter 11, Historical and Archaeological Resources (City of San Bernardino, 2005a); (Google Earth, 2016))

According to the City's General Plan, no historic structures are identified as occurring on the Project site. Under existing conditions, a majority of the Project site is comprised of a golf course with associated structures and infrastructure. While it appears that the existing structures are of modern architecture and the City does not identify any historic resources on the Project site, further analysis of Threshold V (a) is required in a Project–specific EIR to determine whether any historical resource as defined in CEQA Section 15064.5 is present on the Project site under existing conditions and if so, whether the proposed Project could cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5.

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: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.4, Cultural Resources (City of San Bernardino, 2005b))

The City's General Plan does not identify the Project site as an area of high archaeological sensitivity (City of San Bernardino, 2005b, p. 5.4-8 and Figure 5.4-2). Further, because a majority of the property is developed as a golf course, the potential for the discovery of surface resources is very low. Regardless, there is a remote potential that archaeological resources are located beneath the Project site that could be uncovered during the Project's grading and earthmoving activities. Accordingly, because the proposed Project has the potential to uncover archaeological resources that may be significant, further analysis of Threshold V (b) is required in a Project-specific EIR.

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

Finding: Potentially Significant Impact

(Source: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.4, Cultural Resources (City of San Bernardino, 2005b))

During site excavation and/or grading activities that would occur on the Project site during Project construction activities, there is a potential to uncover paleontological resources that may be buried beneath the surface of the Project site. Therefore, implementation of the proposed Project has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature should such resources be uncovered during site excavation and/or grading activities. Thus, further analysis of Threshold V (c) is required in a Project-specific EIR.

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

Finding: Less-than-Significant Impact

(Source: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.4, Cultural Resources (City of San Bernardino, 2005b); (Google Earth, 2016))

The Project site does not contain a known cemetery. While not anticipated, in the unlikely event that human remains are discovered during Project grading or other ground disturbing activities, the proposed 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 would be less than significant. Accordingly, no further analysis of Threshold V (d) is required.

e) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either:

1) a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register of Historical Resources, or on a local register of historical resources as defined in Public Resources section 5020.1 (k), or

2) a resource determined by a lead agency, in its discretion and supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1 (c), and considering the significance of the resource to a California Native American tribe.

Finding: Potentially Significant Impact

(Source: Project Application Materials; Senate Bill 18 (SB 18, 2004); Assembly Bill 52 (AB 52, 2014))

Pursuant to SB 18 and AB 52, compliance with all Native American consultation requirements outlined in SB 18 and AB 52 is required. The results of this consultation may identify tribal cultural resources with affiliation to the Project site. Accordingly, the results of the SB 18 and AB 52 consultation process will be analyzed in a Project-specific EIR in order to determine whether implementation of the proposed Project could cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074; therefore, further analysis of Threshold V(e) is required in a Project-specific EIR.

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?	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☒	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv) Landslides?	☒	☐	☒	☐
b) Result in substantial erosion or the loss of topsoil?	☒	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☒	☐	☐	☐
d) Be located on expansive soil, creating substantial risks to life or property?	☒	☐	☐	☐
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?	☐	☐	☒	☐

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

(Source: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.5, Geology and Soils (City of San Bernardino, 2005b); California Department of Conservation, California Geological Survey, (CGS) Information Warehouse: Regulatory Maps (CGS, 1977))

The Uniform Building Code (UBC) Seismic Zone Map divides the United States into zones of potential earthquake damage. The City of San Bernardino is located in Seismic Zone 4 defined as major damage caused by nearby fault movements. (City of San Bernardino, 2005b, p. 5.5-13) The City of San Bernardino contains numerous strands of active faults, including the San Andreas and San Jacinto faults. The Alquist-Priolo Earthquake Fault Zones Act requires the State Geologist to establish Earthquake Fault Zones to encompass all potentially active fault traces of the San Andreas and San Jacinto Faults. The Earthquake Fault Zones boundaries extend approximately 500 feet away from major active faults and about 200 to 300 feet away from well-defined minor faults. Within the City of San Bernardino, the San Andreas Fault system and the San Jacinto Fault system, including the Glen Helen and Loma Linda Faults, are included in these Special Studies Zones. (City of San Bernardino, 2005b, p. 5.5-16) According to General Plan Figure 5.5-5, *Alquist-Priolo Earthquake Fault Zones*, the Project site is not located in an Alquist-Priolo Fault Zone (City of San Bernardino, 2005b, Figure 5.5-5). Because there are no faults present on the property and there is no potential that the Project could rupture; therefore, further analysis of Threshold VI (a) (i) is not required.

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: Potentially Significant Impact

(Source: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.5, Geology and Soils (City of San Bernardino, 2005b); California Department of Conservation, California Geological Survey, (CGS) Information Warehouse: Regulatory Maps (CGS, 1977))

The City of San Bernardino lies within the Bunker Hill-San Timoteo Basin, which is bound by the active San Andreas Fault zone on the northeast and the active San Jacinto Fault zone on the southwest (City of San Bernardino, 2005b, p. 5.5-1). The San Andreas Fault system, including the north and south branches, forms the dominant fault feature in the City of San Bernardino area (City of San Bernardino, 2005b, p. 5.5-14). According to General Plan Figure 5.5-4, *Regional Fault Map*, and Figure 5.5-5, *Alquist-Priolo Earthquake Fault Zones*, the Project site is in close proximity to the San Jacinto Fault System and an Alquist-Priolo Special Study Zone (City of San Bernardino, 2005b, Figure 5-.5-4). The San Bernardino planning area is regionally designated as a high severity zone where structural damage may occur from a maximum expectable earthquake. (City of San Bernardino, 2005b, p. 5.5-16)

Because of the Project site's susceptibility to seismically-induced ground shaking, the proposed Project has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. As a mandatory condition of Project approval, the Project Applicant 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 (Part 2), and the City of San Bernardino Building Code, which is based on the CBSC with local amendments. The CBSC and City of San Bernardino Building Code provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures, and have been specifically tailored for

California earthquake conditions. In addition, the CBSC (Chapter 18) and the City of San Bernardino Building Code (Title 15) require development projects to prepare geologic engineering reports to identify site-specific geologic and seismic conditions and provide site-specific recommendations to preclude adverse effects involving unstable soils and strong seismic ground-shaking, including, but not limited to, recommendations related to ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems. The preparation of a Project-specific geotechnical report will be required. Therefore, further analysis of Threshold VI (a) (ii) is required in a Project-specific EIR.

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: Potentially Significant Impact

(Source: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.5, Geology and Soils (City of San Bernardino, 2005b); California Department of Conservation, California Geological Survey, (CGS) Information Warehouse: Regulatory Maps (CGS, 1977))

Liquefaction is a process whereby strong earthquake shaking causes sediment layers that are saturated with groundwater to lose strength and behave as a fluid. This process can lead to near-surface or surface ground failure that can result in property damage and structural failure. If surface ground failure does occur, it is usually expressed as lateral spreading, flow failures, ground oscillation, and/or general loss of bearing strength. (City of San Bernardino, 2005b, p. 5.5-21) The City's General Plan Figure 5.5-6, *Liquefaction Susceptibility*, identifies the Project site within an "approximate location area of high susceptibility" to liquefaction (City of San Bernardino, 2005b). Therefore, the proposed Project has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. Further analysis of Threshold VI (a) (iii) is required in a Project-specific EIR.

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

Finding: Less-than-Significant Impact

(Source: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.5, Geology and Soils (City of San Bernardino, 2005b))

The Project site is located in the low-lying valley of the City of San Bernardino. In addition, the Project site is relatively flat, as is the surrounding area. There are no major hillsides or steep slopes in the Project site or immediately adjacent to the Project site. According to General Plan Figure S-7 and General Plan EIR Figure 5.5-2, the Project site is not identified within an area of the City with the potential for landslides or soil-slip susceptibility. The Project's manufactured slopes would be engineered to maximize stability so as to not pose a safety hazard to future site workers or the proposed building. In addition, the Project would be required to adhere to the recommendations set forth in a Project-specific geotechnical investigation. With required compliance to the recommendations set forth in the Project's geotechnical investigation, impacts would be less than significant and no further analysis of Threshold VI (a)(iv) is required.

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

Finding: Less-than-Significant Impact

(Source: Project Application Materials)

Development of the Project site as proposed would disturb the Project site during grading and construction and expose the underlying soils, which would temporarily increase erosion susceptibility. Pursuant to State Water Resources Control Board requirements, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities, including proposed grading. In addition, the City's Municipal Separate Storm Sewer System (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). With mandatory compliance to the NPDES permit and the requirements noted in the Project's SWPPP, the potential for water and/or wind erosion impacts during Project construction would be substantially reduced. Nonetheless, short-term impacts have the potential to occur and thus further analysis of Threshold VI (b) is required in a Project-specific EIR.

Following construction, wind and water erosion on the Project site would be minimized, because 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 likely result in less long-term erosion and loss of topsoil than occurs under the site's existing conditions as a golf course. 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), which would address erosion. Evaluation of the WQMP and the potential for long-term erosion under Threshold VI (b) is required in a Project-specific EIR. Water quality associated with erosion potential is further addressed under Threshold IX(c).

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: Potentially Significant Impact

(Source: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.5, Geology and Soils (City of San Bernardino, 2005b))

The Project site is relatively flat and contains no substantial natural or man-made slopes under existing conditions. 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 (San Bernardino, 2005a, Figure S-7). According to General Plan Figure 5.5-3, *Potential Subsidence Areas*, the Project site is located in an area identified as an area of potential ground subsidence. The degree of subsidence is dependent on groundwater levels. In the San Bernardino area, the potential for subsidence has been greatly reduced since 1972 when the San Bernardino Municipal Water District began to maintain groundwater levels from recharge to percolation basins, which in turn filter back into the alluvial deposits. (City of San Bernardino, 2005b, p. 5.5-9 and Figure 5.5-3) Regardless, because the Project site is identified in an area of potential subsidence and because the proposed Project could be susceptible to subsidence and liquefaction or collapse (as discussed in Thresholds VI (a) above), there is a potential for the Project site to become unstable. Accordingly, further analysis of Threshold VI (c) is required in a Project-specific EIR.

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

Finding: Potentially Significant Impact

(Source: Project Application Materials)

The potential for expansive soils to be located on the Project site shall be analyzed as part of a site-specific geotechnical evaluation. The required EIR shall document the findings of the geotechnical investigation and if expansive soils are present, discuss the recommendations that the geotechnical investigation states shall be adhered to during Project construction. Accordingly, further analysis of Threshold VI (d) is required in a Project-specific EIR.

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: Less-than-Significant Impact

(Source: Project Application Materials)

The proposed Project does not propose the use of septic tanks or alternative wastewater 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, impacts would be less than significant and no further analysis of Threshold VI (e) is required.

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

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; SCAQMD Air Quality Significance Thresholds (SCAQMD, 2015))

Project-related construction and operational activities would emit air pollutants, several of which are regarded as greenhouse gasses (GHGs). A Project-specific GHG emissions report will be required to quantify such emissions. Because global climate change is a global phenomenon and not limited to a specific locale such as the Project site and its immediate vicinity, emissions have the potential to be significant on a cumulatively considerable basis. The Project's GHG emissions shall be analyzed against SCAQMD's recommend industrial threshold of 10,000 cubic metric tons of carbon monoxide equivalent (MTCO2e) emissions, as the threshold of significance. The proposed Project's potential to generate GHGs, either directly or indirectly, that could have a significant impact on the environment, will be analyzed in a Project-specific GHG analysis report and further analysis of Threshold VII (a) is required in a Project-specific EIR.

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; SCAQMD Air Quality Significance Thresholds (SCAQMD, 2015))

The City of San Bernardino does not have a Climate Action Plan, and there are no other local/regional plans, policies, or regulations that address GHG reduction. Thus, Title 24 California Building Standards Code (CBSC) and Assembly Bill 32 (AB 32) are the state-wide plans, policies, and regulations most applicable to Project-related GHG emissions. The proposed Project's potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases will be analyzed in a Project-specific GHG analysis, the results of which will be discussed in a Project-specific EIR.

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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☒	☐	☐	☐
f) 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?	☐	☐	☒	☐
g) Impair implementation of or physically interfere with an emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.6, Hazards and Hazardous Materials (City of San Bernardino, 2005b))

Under existing conditions, a majority of the Project site is a golf course which may use and/or store fertilizers and/or other hazardous materials. Therefore, based on the current use of the site, it is possible that hazardous materials may be present on the Project site under existing conditions. Thus, based on the current use of the site, there is a potential to create significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during Project construction activities. Accordingly, further analysis of Threshold VIII (a) is required in a Project-specific EIR.

During construction of the proposed Project, a limited amount of hazardous materials would be transported to, stored, and used on the property (fuel, paint, etc.), that are typical in a construction operation and do not create a significant hazard to the public or environment. The specific businesses or tenants that would occupy the Project's proposed building are not known at this time, but it is possible that hazardous materials could be used during the course of daily operations at a high cube logistics warehouse. Future tenant(s) would be required to comply with all federal, state, county, and local hazardous materials regulations. Per the requirements of the California Health and Safety Code (HSC), Chapter 6.95, Sections 25500 - 25532, a Hazardous Materials Business Emergency Plan must be prepared by any business that handles specified amounts of hazardous materials or a mixture containing a hazardous material. Accordingly, based on the proposed use of the Project site as a high cube logistics warehouse, the proposed Project has the potential to create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during long-term operation of the Project. Accordingly, further analysis of Threshold VIII (a) is required in a Project-specific EIR.

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: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.6, Hazards and Hazardous Materials (City of San Bernardino, 2005b))

See response to Item VIII (a), above. Further analysis of Threshold VIII (b) is required in a Project-specific EIR.

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: Potentially Significant Impact

(Source: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.6, Hazards and Hazardous Materials (City of San Bernardino, 2005b); (Google Earth, 2016))

The nearest school to the Project site is the University of Phoenix-San Bernardino Learning Center which is located approximately 0.25 mile southeast of the Project site at 451 E. Vanderbilt Way #100 in San Bernardino. Accordingly, because the proposed Project has the 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, further analysis of Threshold VIII (c) is required in a Project-specific EIR.

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: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.6, Hazards and Hazardous Materials (City of San Bernardino, 2005b); Cortese List Data Resources (CalEPA, 2016))

The Project site is not listed on a list of hazardous materials sites pursuant to Government Code Section 65962.5 (CalEPA, 2016). Therefore, no impact would occur and no further analysis of Threshold VIII (d) is required.

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

Finding: Potentially Significant Impact

(Source: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.6, Hazards and Hazardous Materials (City of San Bernardino, 2005b); Google Earth))

The Project site is located within 2.0 miles of the San Bernardino International Airport (SBIA) (formerly the Norton Air Force Base). No airport land use compatibility plan has been prepared for the San Bernardino International Airport. As concluded in the City of San Bernardino's General Plan EIR, buildout of the General Plan would expose residents and workers to less-than-significant safety hazards associated with operation of the San Bernardino International Airport (City of San Bernardino, 2005b, p. 5.6-23). Because the warehouse building proposed by the Project would be no greater than 55 feet tall, it would likely not interfere with flight operations at the San Bernardino International Airport. However, because the City's General Plan considered long-term use of the Project site as open space recreation (golf course), the placement of a building in this location warrants review for airport safety. Further analysis of Threshold VIII (e) is required in a Project-specific EIR.

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: Less-than-Significant Impact

(Source: Project Application Materials; Google Earth)

The Project site is located approximately 0.33 miles northwest of the R.I. San Bernardino G/L Helistop-Heliport which is located at E. Carnegie Drive, San Bernardino, CA. The high cube warehouse building proposed by the Project would not exceed a height of 55 feet and would therefore not interfere with flight operations at the nearby helipad. Furthermore, the Project does not include an air travel component (e.g., runway, helipad, etc.) that could

interfere with air traffic patterns at the helipad. Accordingly, the Project would have no potential to affect operations at any nearby private airstrip or heliport and would not create a safety hazard for future workers on-site. Therefore, impacts would be less than significant and no further analysis of Threshold VIII (f) is required.

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

Finding: Less-than-Significant Impact

(Source: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.6, Hazards and Hazardous Materials (City of San Bernardino, 2005b))

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 of San Bernardino. As part of the City's discretionary review process, the City will review the Project's application materials to ensure that appropriate emergency ingress and egress would be available to-and-from the Project site and the Project's proposed building. Because the proposed Project would not interfere with an adopted emergency response or evacuation plan, impacts would be less than significant and no further analysis of Threshold VIII (g) is required.

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: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.6, Hazards and Hazardous Materials (City of San Bernardino, 2005b); San Bernardino General Plan, Chapter 10, Safety (City of San Bernardino, 2005a); (Google Earth, 2016))

According to the City's Municipal Code Chapter 19.15, the City designates a foothill fire zone overlay for three foothill fire zones in the northern portion of San Bernardino with different degrees of hazard based on slope, type of fuel present and natural barriers. The Project site is not located in the foothills of the San Bernardino Mountains which is the area of San Bernardino that is most susceptible to wildland fires. Thus, as identified in General Plan Figure S-9, *Fire Hazards Zones*, the Project site is not located in an area identified by the General Plan as a Fire Hazard Area. The Project site is located in an area that is urban in nature; however, the Santa Ana River wash is located south of the Project site and Twin Creek is located west of the Project site. Vegetation in the wash and along Twin Creek is flammable. However, the proposed high cube logistics warehouse building is required to be set back from this area at an adequate distance to ensure fire safety. As such, no further analysis of Threshold VIII (h) is required.

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?	☒	☐	☐	☐
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)?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
f) Otherwise substantially degrade water quality?	☒	☐	☐	☐
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?	☒	☐	☐	☐

IX. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☒	☐	☐	☐
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?	☒	☐	☐	☐
j) Expose people or property to inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

Impact Analysis

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

Finding: Potentially Significant Impact

(Source: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.7, Hydrology and Water Quality (City of San Bernardino, 2005b))

The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). Construction of the Project would involve grading, paving, utility installation, building construction, and landscaping installation, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals paints, and other solvents with the potential to affect water quality. Long-term operation of the Project site with one high cube logistics warehouse building is anticipated to generate storm water pollutants such as bacterial indicators, metals, nutrients, pesticides, toxic organic compounds, sediments, trash and debris, and oil and grease. Accordingly, implementation of the Project has the potential to violate water quality standards or waste discharge requirements; therefore, a significant impact may occur and further analysis of Threshold IX (a) is required in a Project-specific EIR.

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: Potentially Significant Impact

(Source: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.7, Hydrology and Water Quality (City of San Bernardino, 2005b))

The Bunker Hill Basin is the underground aquifer that underlies the Project site and a majority of the City of San Bernardino. Additionally, percolation basins are established in several locations near the northern boundary of the City to capture mountain stream run-off for recharge into the Bunker Hill Basin and control flooding. (City of San Bernardino, 2005b, p. 5.7-19) Existing water wells are located on the Project site. One existing water well would be relocated outside of the proposed building footprint and the remaining wells would be decommissioned. Because the Project involves the redevelopment of a golf course (which is mostly pervious) to a high cube logistics warehouse development (which would be mostly impervious), there is a potential that the Project could reduce the amount of water that percolates into the groundwater table and reaches the underground aquifer, a significant impact may occur; therefore, further analysis of Threshold IX (b) is required in a Project-specific EIR.

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: Potentially Significant Impact

(Source: Project Application Materials)

Development of the proposed Project would involve mass grading of the site which would change the site's existing ground contours and alter the site's existing drainage pattern. Thus, the proposed Project has the potential to 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 could result in substantial erosion or siltation on- site or off-site; therefore, further analysis of Threshold IX (c) is required in a Project-specific EIR.

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)

Development of the proposed Project would involve mass grading of the site which would change the site's existing ground contours and alter the site's existing drainage pattern. The proposed Project has the potential to 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 could result in flooding on- or off-site; therefore, further analysis of Threshold IX (d) is required in a Project-specific EIR.

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: Potentially Significant Impact

(Source: Project Application Materials)

In the absence of an adequately designed stormwater system specific to the proposed Project, the potential exists for the Project to exceed the capacities of existing or planned storm drainage systems and to degrade water quality from the discharge of urban pollutants. A hydrology study shall be prepared for the Project to determine pre- and

post-development drainage flows 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 study shall take into consideration the flow capacity of the existing and planned storm water drainage systems off-site. Accordingly, because the proposed Project has the potential to 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; further analysis of Threshold (e) is required in a Project-specific EIR.

f) Otherwise substantially degrade water quality?

Finding: No Impact

(Source: Project Application Materials)

There are no conditions associated with the proposed Project beyond what is described above that could result in the substantial degradation of water quality. Thus, no impact would occur and no further analysis of Threshold IX (f) 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 Project consists of the construction and operation of one high cube logistics warehouse building and does not propose any housing. Because the Project does not propose housing, there is no potential for the Project to place housing within a 100-year floodplain. Thus, no impact would occur and no further analysis of Threshold IX (g) is required.

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; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.7, Hydrology and Water Quality (City of San Bernardino, 2005b)*; Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 8683H (FEMA, 2008))*

According to FEMA FIRM Panel 8683H, a portion of the Project site is located within Zone X, an area of 0.2 % annual chance of flood; area of 1% annual chance of flood with average depths of less than 1-foot with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood (FEMA, 2008). Because a portion of the Project site is located within a 100-year flood hazard area, further analysis of Threshold IX (h) is required in a Project-specific EIR.

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: Potentially Significant Impact

(Source: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.7, Hydrology and Water Quality (City of San Bernardino, 2005b)*; San Bernardino County, Department of Public Works, "Seven Oaks Dam" (San Bernardino County, 2015); (Google Earth, 2016))*

The Project site is located approximately 10.5 miles southwest of the Seven Oaks Dam. According to General Plan Figure 5.7-2, *Seven Oaks Sam Inundation Area*, the Project site is located within the inundation zone for the Seven Oaks Dam. Although failure of the dam would release a substantial amount of water (145,600 acre-feet) during flood conditions) the dam is engineered to withstand an earthquake measuring 8.0 on the Richter scale, with any point able to sustain a displacement of 4-feet without causing any structural damage. The City's General Plan contains policies that prohibit land use development in the inundation prone areas intended for human occupancy which would limit risk to the population. The inundation zone is primarily limited to industrial uses. (City of San Bernardino, 2005b, p. 5.7-21)

Because the Project site is located within the dam inundation zone of the Seven Oaks Dam, there is a potential, in the event of dam failure, for the proposed Project to 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. Thus, further analysis of Threshold IX (i) is required in a Project-specific EIR.

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

Finding: Less-than-Significant Impact

(Source: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.7, Hydrology and Water Quality (City of San Bernardino, 2005b))

A seiche is a small tidal wave that occurs in a lake or other enclosed body of water. Seiches may be generated by ground motion during an earthquake and cause an overflow of a lake, reservoir, or lagoon. No features of this nature exist in San Bernardino. (City of San Bernardino, 2005b, p. 5.7-21). Therefore, there is no potential for the proposed Project to expose people or property to inundation by a seiche. A tsunami is a high ocean wave generated by a submarine earthquake or volcanic eruption. The Project site is located inland and the Pacific Ocean is located more than 50 miles west of the Project site; therefore, there is no potential for the proposed Project to expose people or property to inundation by a tsunami.

Because the Project site is located in the low-lying valley of San Bernardino and a considerable distance from the mountains, the Project site would not be susceptible to mudflow flowing from the mountains. In addition, because the proposed Project is required to adhere to a NPDES Permit, the Project's potential to expose people or property to inundation from mudflow would be less than significant and no further analysis of Threshold IX (j) is required.

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

Impact Analysis

a) Physically divide an established community?

Finding: No Impact

(Source: Project Application Materials; (Google Earth, 2016))

Under existing conditions a majority of the Project site is a golf course. The Project site is bordered on the north by vacant undeveloped land and land developed with a small church and a few scattered homes, on the south by the Santa Ana River and wash, on the east by S. Waterman Avenue, and on the west by Twin Creek. The larger, general area in the vicinity of the Project site is developed with industrial and commercial development. The nearest established residential community is located south of I-10. Therefore, the proposed Project has no potential to divide an established community. Thus, no impact would occur and no further analysis of Threshold X (a) 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: Potentially Significant Impact

(Source: Project Application Materials; City of San Bernardino Interactive Zoning Map (City of San Bernardino, 2016); City of San Bernardino Zoning (City of San Bernardino, 2007))

The proposed Project requires a GPA to amend the property's current General Plan land use designation of "Open Space - Public Commercial Recreation (PCR)" and "Industrial Light (IL)" so that the entire Project site is designated Industrial Light (IL). In addition, the Project requires a Development Code Amendment to change the zoning of the portion of the Project site currently zoned PCR to IL. Therefore, the proposed Project has the potential to conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the

project. Thus, the proposed Project's potential to conflict with the City's General Plan land use and zoning designation in ways that result in environmental effects requires further analysis in a Project-specific EIR.

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

Finding: No impact

(Source: San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.3, Biological Resources (City of San Bernardino, 2005b); Upper Santa Ana River Habitat Conservation Plan (HCP Team, n.d.))

As discussed in Threshold IV (f), the proposed Project has no potential to conflict with an applicable habitat conservation plan or natural community conservation plan because no such adopted plan is applicable to the Project site. Thus, no impact would occur and no further analysis of Threshold X (c) is required.

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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: S*an Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.9 Mineral Resources (City of San Bernardino, 2005b))*

The California Department of Conservation (CDC) has published three reports focused on mineral resource deposits in the San Bernardino region. The first report, titled "Special Report 143: Mineral Land Classification of the Greater Los Angeles Area, Part VII: Classification of Sand and Gravel Resource Areas, San Bernardino Production-Consumption Region" (hereafter "SR 143, Part VII") was first published in 1984 and re-printed in 1987. Subsequently, two additional reports were prepared to update and expand on the findings of SR 143, Part VII. In 1995, the California Department of Conservation prepared "Open File Report 94-08: Mineral Land Classification of A Part of Southwestern San Bernardino County: The San Bernardino Valley Area, California" (hereafter "OFR 94-08"), followed up by the 2008 publication of "Special Report 206: Update of Mineral Land Classification for Portland Cement Concrete-Grade Aggregate in the San Bernardino Production-Consumption Region, San Bernardino and Riverside Counties, California" (hereafter "SR 206"). These reports classify areas into Mineral Resource Zones (MRZs).

SR 143, Part VII mapped the Project site as a MRZ-2 resource area for Portland cement concrete-grade (PCC) aggregate. MRZ-2 areas are known to contain significant mineral deposits or have a high likelihood of containing significant deposits. The conclusions of SR 143, Part VII, as they pertain to the potential for the Project site to contain, or likely contain, significant PCC aggregate deposits, were re-affirmed by OFR 94-08 and SR 206.

The mineral resource zone classifications assigned by the CDC focus solely on geologic factors and the potential value and marketability of a mineral resource, without regard to existing land use and ownership or the compatibility of surrounding land uses. As part of the General Plan Update process in 2005, the City of San Bernardino determined that there were areas of the City with the potential to contain important mineral resources as mapped by the CDC where mining activities were not suitable because of incompatible surrounding land uses. The Project site is designated "Open Space-Public/Commercial Recreation" (PCR)" and "Industrial Light (IL)." The General Plan only allows mineral resource extraction activities in areas with the "Industrial Extractive" land

use designation (City of San Bernardino, 2005a). Thus, the General Plan does not allow mineral extraction activities to occur on the Project site. Furthermore, the Industrial Light zoning designation applied to the subject property also prohibits mining land uses (City of San Bernardino, 2013, p. II-19.08-4). Because mining of the Project site is already precluded by the City of San Bernardino General Plan and Development Code, the Project would not result in the loss of availability of a known mineral resource. The CDC acknowledged that mineral resource extraction activities could not occur on the Project site due to incompatibilities with surrounding land uses and local land use designations (CDC, 2008). The use of the Project site for non-mining land uses as called for by the General Plan was previously addressed by the City of San Bernardino's General Plan EIR (SCH No. 2004111132), which found that implementation of the General Plan would not result in a significant effect related to the loss of mineral resources of value to the region or state. Therefore, because there are no components of the proposed Project that would cause the loss of availability of a known mineral resource, impacts would be less than significant and no further analysis of Threshold XI (a) is required.

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?

(Source: S*an Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.9 Mineral Resources (City of San Bernardino, 2005b))*

Finding: Less-than-Significant Impact

Refer to the response to Item XI (a), above. No further analysis of Threshold XI (b) is required.

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?	☒	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) A substantial permanent increase in ambient noise level in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d) A substantial or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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; San *Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.10 Noise (City of San Bernardino, 2005b); City of San Bernardino Development Code (City of San Bernardino, 2013); San Bernardino Municipal Code (City of San Bernardino, May 2016))*

The City of San Bernardino Noise Ordinance (Section 19.20.30.15) specifies the maximum acceptable levels of noise for residential uses in the City. According to the Noise Ordinance, in residential areas, no exterior noise

level shall exceed 65 dBA and no interior noise level shall exceed 45 dBA. Noise from the operation of construction equipment is governed under the City's Municipal Code Section 8.54.070, *Disturbances from Construction Activity*, which states, "*no person shall be engaged or employed, or cause any other person to be engaged or employed, in any work of construction, erection, alteration, repair, addition, movement, demolition, or improvement to any building or structure except within the hours of 7:00 a.m. and 8:00 p.m.*". (Ord. MC-1246, 5-23-07).

Project-related construction activities, as well as long-term operational activities (including on-site high-cube logistics warehouse operations and the projected increases in vehicular travel along area roadways), have the potential to expose residential uses in the vicinity of the Project site to noise levels in excess of standards established by the City's General Plan and the City's Noise Ordinance and/or Municipal Code Section 8.54.070. Accordingly, implementation of the proposed Project has the potential to result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; therefore, further analysis of Threshold XII (a) is required in a Project-specific EIR.

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

Finding: Potentially Significant Impact

(Source: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.10 Noise (City of San Bernardino, 2005b); City of San Bernardino Development Code (City of San Bernardino, 2013); San Bernardino Municipal Code (City of San Bernardino, May 2016))

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 required EIR shall analyze the potential of the Project to expose persons to excessive groundborne vibration. Long-term operation of the proposed Project is not anticipated to result in perceptible levels of groundborne vibration or groundborne noise; regardless, the Project's EIR shall also evaluate the proposed Project's potential to generate groundborne vibration and noise in the long-term. Thus, further analysis of Threshold XII (b) is required in a Project-specific EIR.

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

Finding: Potentially Significant Impact

(Source: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.10 Noise (City of San Bernardino, 2005b); City of San Bernardino Development Code (City of San Bernardino, 2013); San Bernardino Municipal Code (City of San Bernardino, May 2016))

Development of the Project site would generate increased vehicular traffic that has the potential to cause an increase in ambient noise levels. On-site operational activities associated with the proposed building also have the potential to increase ambient noise levels. A site-specific acoustical study shall be prepared for the proposed Project to identify potential increases in ambient noise and to analyze the potential for Project-related noise to increase ambient noise to a 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 Project-specific EIR. Thus, further analysis of Threshold XII (c) is required in a Project-specific EIR.

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

Finding: Potentially Significant Impact

(Source: Project Application Materials; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.10 Noise (City of San Bernardino, 2005b); City of San Bernardino Development Code (City of San Bernardino, 2013); San Bernardino Municipal Code (City of San Bernardino, May 2016))

During Project-related construction activities, there could be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to 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 Project-Specific EIR. Thus, further analysis of Threshold XII (d) is required in a Project-specific EIR.

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: Less-than-Significant Impact

(Source: Project Application Materials; San *Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.10 Noise (City of San Bernardino, 2005b); (Google Earth, 2016))*

The Project site is located within 2.0 miles of the San Bernardino Airport (SBIA) (formerly the Norton Air Force Base). Because of the long-term use of the facility by aircraft, many of the existing, surrounding land uses are industrial and commercial (City of San Bernardino, 2005b, p. 5.6-23). At this time, an airport land use compatibility plan (ALUCP) for the SBIA has not been adopted (San Bernardino County, 2016) but an Airport Influence Area (AIA) was adopted by the SBIA and is incorporated into the City's General Plan Update. The City's General Plan requires notification and buyer disclosure for properties within the AIA. (City of San Bernardino, 2005b, p. 5.6-23).

Because the Project site is within 2.0 miles of the SBIA, implementation of the proposed Project has the potential to expose people working on the Project area to aircraft noise. However, such noise is within the acceptable noise range for industrial land uses. Further, notification and buyer disclosure to the building's owner(s) of an airport in the vicinity of the Project site is required. As such, impacts would be less than significant and no further analysis of Threshold XII (e) is required.

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: Less-than-Significant Impact

(Source: Project Application Materials; (Google Earth, 2016))

The Project site is located approximately 0.33 miles northwest of the R.I. San Bernardino G/L Helistop-Heliport which is located at E. Carnegie Drive, San Bernardino. The Project site is subject to helicopter-related noise, but such noise is not regarded as excessive (City of San Bernardino, 2005b, p. 21, Chapter 5.10) and, as such, any helicopter noise audible at the Project site would be within the acceptable noise range for industrial light land uses. Accordingly, workers and visitors to the Project site would not be exposed to excessive noise levels from nearby heliport operations. Impacts would be less than significant and no further analysis of Threshold XII (f) is required.

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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

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 2013-2021 Housing Element (City of San Bernardino, 2014))

The proposed Project is an employment use and not a population-generating use. Under existing conditions, the Project site is developed as a golf course that is served by existing public roadways and utility infrastructure in the area. Growth in the City of San Bernardino generally occurs per the City's General Plan. Although the Project proposes a GPA to change the land use designation for a portion of the Project site from "Open Space-Public/Commercial Recreation (PCR) to "Industrial Light (IL)," which may induce the development of nearby properties that are presently undeveloped or under-developed, the lands surrounding the Project site with development potential are already designed for Industrial Light (IL) and Office Industrial Park (OIP) uses. Workers that would be employed at the proposed Project would be housed in residential areas in the surrounding area, and new, unplanned residential growth is not anticipated. As such, implementation of the proposed Project would not induce substantial growth in the area either directly or indirectly beyond what is already envisioned by the City's General Plan and other long-range planning documents. Thus, impacts would be less than significant and no further analysis of Threshold XIII (a) is required.

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

Finding: No Impact

(Source: Project Application Materials; City of San Bernardino 2013-2021 Housing Element (City of San Bernardino, 2014))

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. Thus, no impact would occur and no further analysis of Threshold XIII (b) is required.

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

Finding: No Impact

(Source: Project Application Materials; City of San Bernardino 2013-2021 Housing Element (City of San Bernardino, 2014))

The Project site does not contain any residential structures under existing conditions. Accordingly, implementation of the Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Thus, no impact would occur and no further analysis of Threshold XIII (c) is required.

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 rations, response times, or other performance objectives for any of the public services?				
1) Fire protection?	☐	☐	☒	☐
2) Police protection?	☐	☐	☒	☐
3) Schools?	☐	☐	☒	☐
4) Parks?	☐	☐	☐	☒
5) Other public services?	☐	☐	☐	☒

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; San *Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.12 Public Services* (City of San Bernardino, 2005b)*; City of San Bernardino Municipal Code, Chapter 3.27.40, Fire Suppression Facilities Vehicles, and Equipment Impact Fees (City of San Bernardino, May 2016))*

Under existing conditions, a majority of the Project site is a golf course which is serviced by the San Bernardino City Fire Department. The nearest fire stations to the Project site are the City of San Bernardino Fire Department Station 231, located approximately 0.7 miles southeast of the Project site at 450 E. Vanderbilt Way and the City of San Bernardino Fire Department Station 230 located approximately 2.0 miles northwest of the Project site at 502 S Arrowhead Ave.

The proposed Project 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 Project site. Furthermore, the proposed Project is required to comply with the provisions of Municipal Code

Chapter 3.27.40, which acknowledges that development of residential, commercial, and industrial property in the City will create an increase in calls for fire protection services and as a result, new equipment and expansion of existing facilities to house additional fire fighters and equipment will be needed to maintain current levels of service. The fire protection fees pursuant to Municipal Code Chapter 3.27.40 shall be used only to finance the fire protection facilities described in Municipal Code Chapter 3.27.40 or identified in the Fire Protection Facilities section of the Master Facility Plan. (City of San Bernardino, May 2016, Chapter 3.27.40) Mandatory compliance with Municipal Code Chapter 3.27.40 would be required prior to the issuance of building permits. With payment of the fire protection fees pursuant to Municipal Code Chapter 3.27.40, impacts would be less than significant and no further analysis of Threshold XIV (a) (1) is required.

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; S*an Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.12 Public Services* (City of San Bernardino, 2005b)*; City of San Bernardino Municipal Code, Chapter 3.27.30, Law Enforcement Facilities, Vehicles, and Equipment Impact Fee (City of San Bernardino, May 2016))*

Pursuant to City Municipal Code Chapter 3.27.30, *Law Enforcement Facilities, Vehicles, and Equipment Impact Fee*, the development of residential, commercial, and industrial property will create a need to increased police protection services and as a result additional officers will be needed to maintain the current level of service. The new officers will require, among other things, expanded station facilities and additional patrol or unmarked, vehicles and additional police equipment. The law enforcement facilities fee is imposed on new residential, commercial, and industrial development and can be collected only to finance the law enforcement fees collected pursuant to Municipal Code Chapter 3.27.30 to be used only for law enforcement facilities described in Municipal Code Chapter 3.27.30 or identified in the Law Enforcement facilities section of the Master Facility Plan. (City of San Bernardino, May 2016, Chapter 3.27.30) Mandatory compliance with Municipal Code Chapter 3.27.30 would be required prior to the issuance of building permits. With payment of the law enforcement facilities fee pursuant to Municipal Code Chapter 3.27.30, impacts would be less than significant and no further analysis of Threshold XIV (a) (2) is required.

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; S*an Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.12 Public Services (City of San Bernardino, 2005b); Senate Bill No. 50, Chapter 407 (SB 50, 1998))*

Development of the Project site as proposed by the Project would not create a direct demand for public school services, as the Project site would contain non-residential uses that would not generate any school-aged children

requiring public education. The proposed Project is not expected to draw a substantial number of new residents to the region and would therefore not indirectly generate school-aged students requiring public education. Because the proposed Project would not directly generate students and is not expected to indirectly draw students to the area, the proposed Project would not cause or contribute to a 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 High School District in compliance with California Senate Bill 50 (Greene) (SB 50, 1998) . Mandatory payment of school fees would be required prior to the issuance of building permits. With payment of school fees pursuant to SB 50, impacts to public schools would be less than significant and no further analysis of Threshold XIV (a) (3) 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: No Impact

(Source: Project Application Materials)

As discussed under Thresholds XV (a) and XV (b) below, 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 proposed Project would not adversely affect any park facility. Thus, no impact would occur and no further analysis of Threshold XIV (a) (4) is required.

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: No Impact

(Source: Project Application Materials)

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. Therefore, no impact would occur and no further analysis of Threshold XIV (a) (5) is required.

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

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 the Project site with one high cube logistics warehouse building. The Project does not propose any type of residential use or other land use that may generate a population that would substantially increase the use of existing neighborhood and regional parks or other recreational facilities in the Project site's vicinity. However, because a majority of the Project site is a golf course under existing conditions, development of the proposed Project could result in the displacement of golfers to other golf courses in the surrounding area. Golf courses in the general area include but are not limited to Colton Golf Club, Arrowhead Country Club, Shandin Hills Golf Club, Sierra Lakes Golf Club, Redlands Country Club, Oak Quarry Golf Club, Fairmont Golf Course, Yucaipa Valley Golf Club, and more. It would be highly speculative to assume which golf courses the golfers would use that currently use the on-site San Bernardino Golf Club. Golf courses are regularly maintained and professionally managed and it is not reasonably foreseeable that other golf courses would physically deteriorate should they be used by golfers that currently use the San Bernardino Golf Club. Thus, the physical deterioration of recreational facilities is not reasonably expected to occur, and no further analysis of Threshold XV (a) 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 Project proposes to redevelop the Project site with one high cube logistics warehouse building. The Project does not propose to construct any new on- or off-site recreation facilities nor does the Project propose to expand any existing off-site recreational facilities. Therefore, implementation of the proposed Project has no potential to result in adverse environmental physical effects related to the recreational facilities or the construction or

expansion of recreational facilities. As such, no impact would occur and no further analysis of Threshold XV (b) is required.

XVI. 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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☐	☐	☐	☒
d) Substantially increase hazards due to design feature (e.g., sharp curves of dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks) supporting alternative transportation?	☒	☐	☐	☐

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

(Source: Project Application Materials)

The proposed Project would contribute an increased volume of vehicular traffic to the local roadway network and has the potential to adversely affect the performance of the local circulation system on a direct and/or cumulative level. A Project-specific traffic impact analysis shall be prepared that shall quantify the volume of vehicular traffic anticipated to travel to and from the Project site. Given the property's location, it is anticipated that a majority of the proposed Project's truck traffic would route to I-215 SB Ramps/E. Orange Show Road, I-215 NB Ramps/E. Orange Show Road, and I-10 WB Ramps/E. Hospitality Lane. The traffic study shall model the effects of Project-related traffic on the local circulation system, taking all modes of transportation into account. The traffic analysis study area for local roads will be defined as intersections of collector roads or higher that receive 50 or more Project-related peak hour trips in accordance with City of San Bernardino traffic report guidelines. The traffic analysis study area will also include freeway mainline segments. The required EIR shall disclose the findings of the site-specific traffic impact analysis and 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. Because implementation of the proposed Project has the potential to conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, a significant impact could occur; therefore, further analysis of Threshold XVI (a) is required in a Project-specific EIR.

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; Congestion Management Program for San Bernardino County (SANBAG, 2007))

Traffic generated by the proposed Project has the potential to impact the San Bernardino County Congestion Management Plan (CMP) roadway network. Therefore, potential effects to the CMP roadway system shall be evaluated in a site-specific traffic impact analysis, and the results of the study shall be utilized in the required EIR to determine the Project's consistency with the CMP for San Bernardino County, including applicable level of service standards and travel demand/congestion management measures. Accordingly, because implementation of the proposed Project has the potential to 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, a significant impact could occur; therefore, further analysis of Threshold XVI (b) is required in a Project-specific EIR.

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 2.0 miles southwest of the San Bernardino International Airport (SBIA) and approximately 0.33 miles northwest of the R.I. San Bernardino G/L Helistop-Heliport, the high cube warehouse building proposed by the Project would not exceed a height of 55 feet and therefore would not extend into flight airspace or interfere with flight operations at the SBIA or the nearby heliport. Furthermore, the Project does not include an air travel component (e.g., runway, helipad, etc.) that could affect air traffic patterns. Accordingly, the proposed Project would have no effect on air traffic patterns, including an increase in traffic levels or a change in flight path location that results in substantial safety risks. Thus, impacts would be less than significant and no further analysis of Threshold XVI (c) is required.

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

Finding: Potentially Significant Impact

(Source: Project Application Materials)

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 the proposed Project does not include sharp curves or dangerous intersections that would substantially increase hazards due to design features. Because the Project includes off-site interim roadway improvements between the northern Project boundary and Orange Show Road to allow future Project access from Orange Show Road, the Project's potential to increase hazards due to design features associated with these improvements will be analyzed in a Project-specific EIR.

e) Result in inadequate emergency access?

Finding: Less-than-Significant

(Source: Project Application Materials)

Buildout of the proposed Project would result in the construction of one high cube logistics 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 Project site is provided for emergency vehicles. The City of San Bernardino also would require that the Project provide adequate paved access to and from the site as a Condition of Project approval. With required adherence to City requirements for emergency vehicle access, impacts would be less than significant and no further analysis of Threshold XVI (e) is required.

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; San *Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.1 4, Transportation and Traffic (City of San Bernardino, 2005b); San Bernardino County Non-Motorized Transportation Plan (SANBAG, 2015); Improvement to Transit Access for Cyclists and Pedestrians, Final Report (Alta, 2012)*

The proposed Project is a logistics warehouse building, which is a land use that is not likely to attract large volumes of pedestrian, bicycle or transit traffic. Regardless, the Project's design would be required to comply with all

applicable City of San Bernardino transportation policies. Bus service in the local area is available along Waterman Avenue (Route 9), which forms the Project site's eastern boundary. Accordingly, the Project site has direct access to a local public transit service route.

The City of San Bernardino does not have its own pedestrian and bicycle master plan, rather it is included in SANBAG's *San Bernardino County Non-Motorized Transportation Plan.* The City has completed one segment of the Santa Ana River Trail, a Class I Trail that will ultimately connect the San Bernardino Mountains to the Pacific Ocean (SANBAG, 2015, p. 5-139). Under existing conditions, a portion of the Santa Ana River Trail is located south of the Project site on the southern side of the Santa Ana River. Because this trail is located on the opposite side of the Santa Ana River from the Project site, the Project has no potential to adverse impact the trail.

Because implementation of the proposed Project has the potential to conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks) supporting alternative transportation, a significant impact could occur; therefore, further analysis of Threshold XVI (f) is required in a Project-specific EIR.

XVII. 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?	☐	☐	☒	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☒	☐	☐	☐
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?	☒	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☒	☐	☐	☐
g) Comply with Federal, State, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

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; S*an Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.15 Utilities and Service Systems (City of San Bernardino, 2005b))*

Wastewater collection services would be provided to the Project site by the City of San Bernardino and wastewater treatment services would be provided to the Project site by the San Bernardino Municipal Water Department (SBMWD). Wastewater generated by the proposed Project would be treated at the Margaret Chandler WRP, which is owned and operated by SBMWD, and the RIX Tertiary Treatment Facility, which is jointly owned by SBMWD and the City of Colton and operated by SBMWD. SBMWD is required to operate Margaret Chandler WRP and the RIX Tertiary Treatment Facility in accordance with the waste treatment and discharge standards and requirements set forth by the Santa Ana Regional Water Quality Control Board (RWQCB). The Project's contribution of wastewater to the Margaret Chandler WRP will be further analyzed in the required Project-specific EIR.

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: Potentially Significant Impact

(Source: Project Application Materials; S*an Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.15 Utilities and Service Systems (City of San Bernardino, 2005b))*

The proposed Project would install connections to existing SBMWD water and wastewater conveyance lines. Off-site improvements also may be necessary to provide adequate service to the Project site. Also, one on-site water well will be relocated outside of the proposed building footprint. Therefore, the proposed Project has the potential to require or result in the construction of new and/or expanded water or wastewater facilities, the construction of which could cause significant environmental effects. Therefore, further analysis of Threshold XVII (b) is required in a Project-specific 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: Potentially Significant Impact

(Source: Project Application Materials; S*an Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.15 Utilities and Service Systems (City of San Bernardino, 2005b))*

Development of the Project site as proposed would require the construction of storm water drainage facilities. Therefore, the proposed Project has the potential to 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 effect. Thus, further analysis of Threshold XVII (c) is required in a Project-specific 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; S*an Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.15 Utilities and Service Systems (City of San Bernardino, 2005b))*

The operation of one high cube logistics warehouse building on the Project site would result in an increase in potable water demand from the local water purveyor, SBMWD. Pursuant to CEQA Guidelines Section 15155(a)(1), the proposed Project is considered a "water-demand project" because it involves industrial development that would occupy more than 40 acres of land and that would include more than 650,000 sq. ft. of building area. The Project also has the potential increase the site's demand for potable water as compared to what

is anticipated in the SBMWD's Urban Water Management Plan (UWMP). In order to evaluate whether SBMWD's current and planned water supplies are adequate to serve the proposed Project, a Water Supply Assessment (WSA) shall be prepared for the Project. The results of the WSA shall be documented in the required EIR. Thus, further analysis of Threshold XVII (d) is required in a Project-specific EIR.

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; S*an Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.15 Utilities and Service Systems (City of San Bernardino, 2005b))*

Wastewater generated by the proposed 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. 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. Thus, further analysis of Threshold XVII (e) is required in a Project-specific EIR.

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. Thus, further analysis of Threshold XVII (f) is required in a Project-specific EIR.

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

Finding: Less-than-Significant Impact

(Source: Project Application Materials)

The proposed 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 proposed 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 and no further analysis of Threshold XVII (g) is required.

XVIII. 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?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

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; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.3, Biological Resources; San Bernardino General Plan Update and Associated Specific Plans EIR, Chapter 5.4, Cultural Resources (City of San Bernardino, 2005b))

The proposed Project would alter the Project site from a golf course and associated structures and improvements to a Project site developed with one high cube logistics warehouse building, as well as associated improvements that would include, but not be limited to, driveways, auto parking and truck trailer parking areas, vehicle drive

aisles, utility infrastructure, and landscaping. Accordingly, the Project has the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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. The required EIR shall evaluate the Project's potential to degrade the quality of the environment and/or result in substantial adverse effects to biological and cultural resources. Thus, further analysis of Threshold XVIII (a) is required in a Project-specific EIR.

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)

Development of the Project site as proposed by the Project, in addition to concurrent construction and operation of other development projects in the area, has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality, greenhouse gas emissions, noise, and transportation/traffic. The required EIR shall evaluate the Project's potential to result in cumulatively considerable contributions to cumulatively significant impacts. Thus, further analysis of Threshold XVIII (b) is required in a Project-specific EIR.

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. Thus, further analysis of Threshold XVIII (c) is required in a Project-specific EIR.

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