

SAN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

PROJECT LABEL:

APN:	3038-431-05	USGS Quad:	BALDY MESA
Applicant:	Steven J. Wiedefeld	T, R, Section:	T4N R6W Sec. 25
Community:	Phelan	Planning Area:	Phelan Community Plan Area
Project No:	P201400143/TPM19477	LUZD:	PH/RL
Staff:	TYLER MANN		
Rep:	Cubit Engineering, Inc.	Overlays:	Floodplain 3 Fire Safety 2
Proposal:	TENTATIVE PARCEL MAP 19477 to create four (4) 2.5-acre parcels and a ten (10) acre remainder parcel on twenty (20) gross acres		

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department – Planning Division
15900 Smoke Tree Street
Hesperia, CA 92345

Contact person: Tyler Mann, Planner
Phone No: (760) 995-8172
E-mail: Tyler.Mann@lus.sbcounty.gov

Fax No: (760) 995-8167

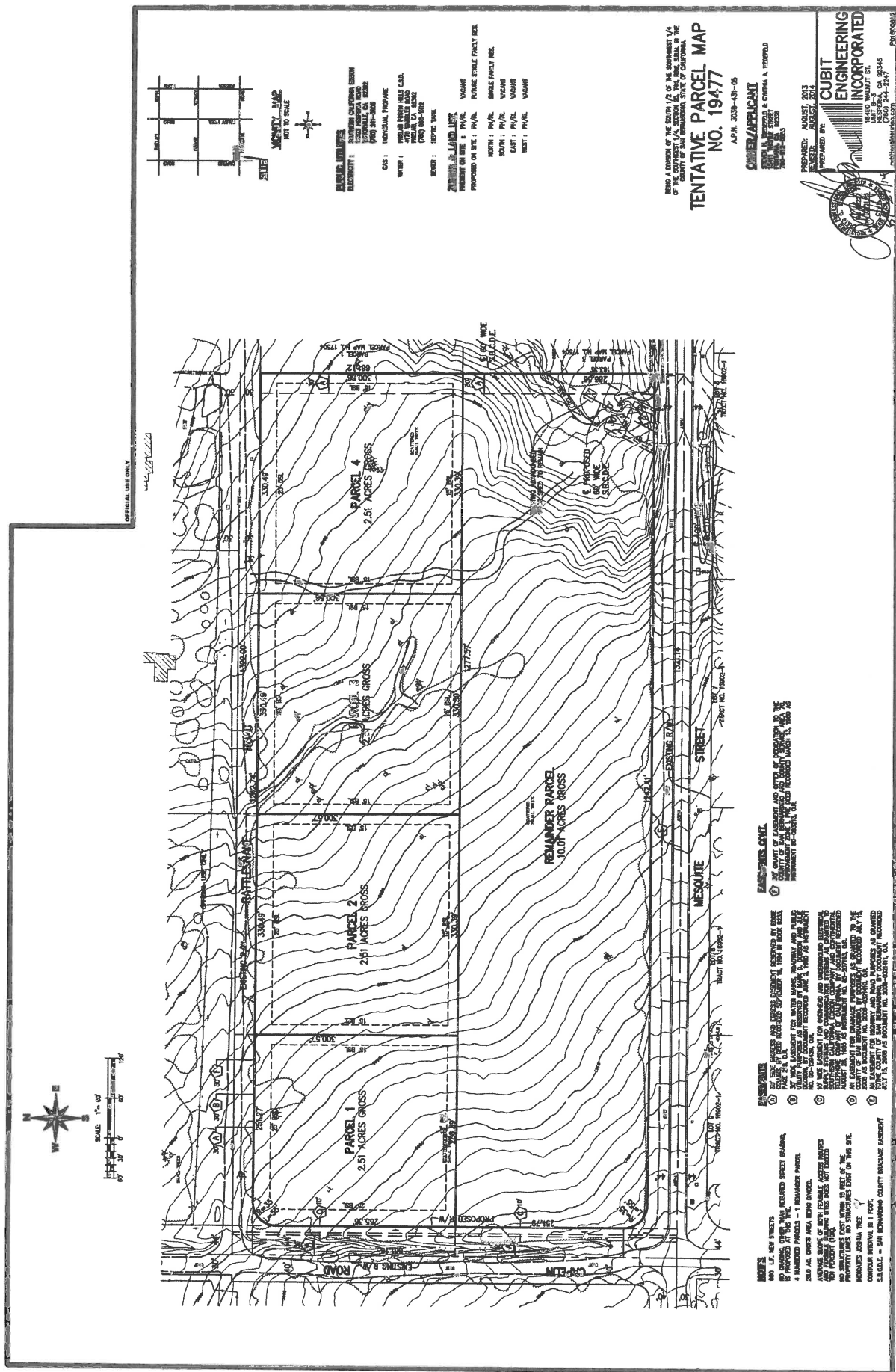
Project Sponsor: Cubit Engineering
16490 Walnut Unit B-3
Hesperia, CA 92345

PROJECT DESCRIPTION:

The proposed project is **Tentative Parcel Map Number 19477** to create four 2.5-acre parcels and a 10-acre remainder on 20 gross acres. The project site lies within the unincorporated portion of the County of San Bernardino in the Phelan Community Plan Area. The County's General Plan designates the site PH/RL, Phelan Community Plan/Rural Living. The project is located at the northeast corner of Mesquite Street and Capelin Road. The site is regulated by the Floodplain 3 and Fire Safety 2 overlay..

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is currently vacant and undeveloped. A portion of the southeast corner of the property is traversed by a seasonal drainage course and is occupied by the floodplain 3 overlay. The site is occupied with desert native plants and a series of scattered Joshua Trees.



AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT	OVERLAYS
Site	Vacant	PH/RL	FP3/FS-2
North	Single-family Residence	PH/RL	BIO/FS-2
South	Vacant	PH/RL	FS-2
East	Vacant	PH/RL	FP3/FS-2
West	Vacant	PH/RL-5	FS-2

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement.):

Federal: Fish & Wildlife

State of California: Lahontan Regional Water Quality Control Board; Fish & Wildlife, MDAQMD

County of San Bernardino: Land Use Services – Building and Safety, Traffic, Land Development Engineering – Roads/Drainage; Public Health – Environmental Health Services; Public Works, Surveyor; and County Fire

Local: Phelan – Pinon Hills CSD

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on 18 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are:
(List mitigation measures)
4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing the impacts requiring analysis within the EIR).

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

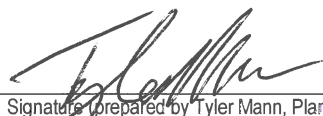
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

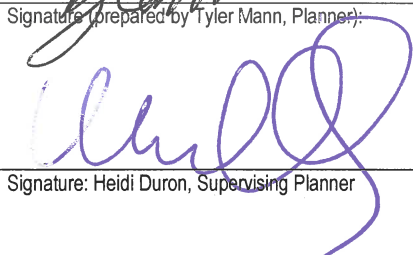
DETERMINATION: (To be completed by the Lead Agency)

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

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


Signature (prepared by Tyler Mann, Planner)

3-18-15
Date


Signature: Heidi Duron, Supervising Planner

3/18/2015
Date

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

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

The property is not within the view-shed of any Scenic Route listed in the General Plan.

- I a) **Less Than Significant.** The proposed project is not located within any view-shed or any Scenic Route. The subdivision would not have an impact on any views because the Rural Living development standards restrict building heights to thirty-five (35) feet and front yard setbacks of twenty-five (25) feet will ensure sufficient distance from the public view of any structure.
- I b) **No Impact.** This site is not located within the area of a state scenic highway.
- I c) **Less Than Significant.** The project site will have a remainder 10-acre parcel along Mesquite Road which will preserve the visual character of the site from the street and public right-of-way. The development standards of the Rural Living district have a maximum lot coverage of twenty-five (25) percent of structure foot-print and impervious area, this will ensure that sufficient area exists on each lot as open space.
- I d) **Less Than Significant.** The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area because there is no development proposed with the subdivision. Any future on-site residential lighting must comply with section 83.07.040, Glare and Outdoor Lighting – Mountain and Desert Region, these standards exist to prevent light-pollution and light glare.

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

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

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

- II a-e) **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are currently no agricultural uses on the site. The site is not

under a Williamson Act land conservation contract. The nearest boundary of the San Bernardino National Forest is approximately 11.5 miles south of the property.

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

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

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

- III a) **No Impact.** The project will not conflict with or obstruct implementation of the Mojave Desert Air Quality Plan. There is no development proposed with this division of land and the residential density is below the one dwelling per 2.5-acre maximum of the Rural Living zoning district. The Air Quality Plan used the County's General Plan Land Use density for residential zones to formulate the attainment and maintenance plan. This project is consistent with the current zoning and density of the RL zone, therefore, no impact.
- III b) **No Impact.** The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The MDAQMD is in non-attainment for ozone and particulate matter (PM₁₀ and PM_{2.5}). No development is proposed as part of the subdivision, and in formulating the MDAQMD attainment plan the underlying zoning density of the County's General Plan was used to formulate an attainment plan and strategy. Any project that conforms to the existing zoning in density will meet the districts air quality attainment plan. This project conforms with the zoning and density of the RL zone, therefore, no impact.
- III c) **No Impact.** The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the density of future development of 5 units on 20 acres will generate emissions below the threshold set by the MDAQMD. Therefore, no impact.
- III d) **No Impact.** The project will not expose any future or existing sensitive receptors to substantial pollutant concentrations, because there are no known or potential sources of concentrations of substantial pollutants within vicinity of the project site and no nearby sensitive receptors. Therefore, no impact.

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- iii e) **No Impact.** The project will not create odors affecting a substantial number of people because there are no identified potential uses that will result in the production of objectionable odors. Future development will be limited primary and accessory uses identified in the RL district, which will not create objectionable odors.

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

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

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

IV a) **Less Than Significant Impact.** The project site is not located in an area known to have supportive habitat for any endangered, critical or threatened species. The area is mapped as having a low probability of any species listed in the California Natural Diversity Database. A condition of approval will require a general biological survey to be conducted to determine if habitat is present that is known to support any critical, threatened or endangered species.

IV b) **Less Than Significant Impact.** This project will not 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 US Fish and Wildlife Service because no such habitat has been identified or is known to exist on the project site. Although not a riparian habitat or sensitive community, the natural

drainage course will have a 60 foot wide SBCDE to prevent any alteration, disturbance or development in this area.

- IV c) **No Impact.** This project will not 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, because the project is not within an identified protected wetland and a condition of approval will require that all natural streams are left undisturbed and an easement will be recorded across the portion of the parcel with a natural drainage course. If any disturbance to the
- IV d) **Less Than Significant Impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no established wildlife corridors on site and the surrounding areas to the north and west have been developed and disturbed. Additionally, a general biological survey will be required prior to final approval and map recordation.
- IV e) **Less Than Significant Impact.** The existing native desert vegetation includes between 40 and 50 locally protected Joshua Trees. All of the newly created parcels meet or exceed the minimum lot size of 2.5 acres, the ample lot size, lot coverage restrictions of twenty-five (25) percent and setbacks allow sufficient buildable area to avoid removing mature Joshua Trees. In addition, this project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because all building permits require a pre-construction inspection to verify the location of Joshua Trees. The County's Tree ordinance promotes the relocation, whenever feasible, of Joshua Trees on-site and any Joshua Tree removal must comply with the County's ordinance regarding tree protection (County Development Code Section 88.01.060).
- IV f) **No Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

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

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

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

- V a) **No Impact.** This project will not impact nor cause a substantial adverse change in the significance of an historical resource because the project site is not located on or near any known historical resource, as defined in §15064.5 and verified by the County Museum.
- V b) **No Impact** This project will not cause a substantial adverse change to any archaeological resource because no resources have been identified on the site and the project site is not in area mapped to have previously had archaeological resources or believed to have archaeological resources. The County Museum was consulted and did not identify any known archaeological resources on site or in the surrounding area.
- V c) **Less Than Significant Impact.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no resources have been identified on the site and no development is proposed. A note placed on the Composite Development Plan will require all activities to cease and a County approved archeologist to be present if paleontological resources are found during land disturbance or building construction.
- V d) **Less Than Significant Impact.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are identified on this project site. If any human remains are discovered during land disturbance or construction on this site, the developer is required to contact the County Coroner and County Museum for determination of appropriate measures. A Native American representative will be contacted, if the remains are determined to be of Native American origin. A note placed on the Composite Development Plan will be required to this effect.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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VI. GEOLOGY AND SOILS - Would the project:

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

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

☐ ☐ ☒ ☐

ii. Strong seismic ground shaking?

☐ ☐ ☒ ☐

iii. Seismic-related ground failure, including liquefaction?

☐ ☐ ☒ ☐

iv. Landslides?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property?

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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

VI a) **Less Than Significant.** The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) seismic related ground failure, including liquefaction or iv) landslides. The nearest earthquake fault zone is San Andreas fault over 7 miles away and the project site is not located in any area known to be susceptible to liquefaction or landslide.

VI b) **Less Than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil because no development is proposed at this time. At the time any development occurs, on-site erosion control measures will be in place as required by the County Development code and the Building & Safety Division.

VI c) **No Impact.** The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on or off - site landslide, lateral spreading, subsidence, liquefaction, or collapse.

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- VI d) **No Impact.** The project site is not located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property.
- VI e) **Less Than Significant Impact.** The site will require future single-family residences to have an Environmental Health Services approved wastewater treatment device or connect to sewer service. The County's Environmental Health Services Department reviewed the subject property for adequate soils for wastewater treatment and preliminarily determined the soils are adequate. A note placed on the Composite Development Plan will state "An approved percolation report, (EHS reference number) prepared by (person/firm name & credentials) on (date prepared), is on file with EHS. A plot plan showing the location of the septic system shall be submitted to EHS prior to the issuance of building permits for the individual lots."

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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VII. GREENHOUSE GAS EMISSIONS – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

- VII a,b) **Less Than Significant Impact.** As discussed in Section III of this document, the proposed project does not include any development. It is a subdivision of an a 20 acre site into four 2.5-acre parcels and a 10-acre remainder parcel. The GHG emission plan used the underlying zoning to evaluate future impacts if all zoned parcels were built to their fullest density. The subdivision creates parcels that meet the minimum lot size and maximum density. Therefore any generation of greenhouse gas emissions has already been evaluated.

On December 6, 2011, the San Bernardino County Board of Supervisors adopted the County Greenhouse Gas (GHG) Emissions Reduction Plan. As part of the GHG Plan, sample project sizes that exceed the 3000 MTCO₂e level were established. The threshold for single family residential development is 60 to 80 units. GHGs and criteria pollutants associated with future development of five dwellings will be well below the threshold. For this reason, it is unlikely that this project would impede the state's ability to meet the reduction targets of AB32.

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

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

SUBSTANTIATION

- VIII a) **No Impact.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because no use approved on the site is anticipated to be involved in such activities. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review.
- VIII b) **No Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment,

because the project is a residential subdivision. Any proposed future use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.

- VIII c) **No Impact.** The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school, because the project does not propose the use of hazardous materials and all existing and proposed schools are more than 1/4 mile away from the project site.
- VIII d) **No Impact.** The project site is not included on the San Bernardino County list of hazardous materials sites compiled pursuant to Government Code 65962.5 and therefore, will not create a significant hazard to the public or environment.
- VIII e) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a public airport. The nearest public airport is the Southern California Logistics Airport, which is located approximately 13 miles northeast of the project site.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. The nearest private airstrip is the Hesperia Airport, which is located approximately 8.5 miles southeast of the project site.
- VIII g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from two or more directions.
- VIII h) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with lands because future development will have to meet the Fire Department development standards for construction in the Fire Safety 2 overlay zone. The Fire Safety 2 overlay development standards are meant to reduce the risk of injury, death, loss of persons and structures. Prior to any construction occurring on any parcel, the applicant shall contact the County Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department and the County's Fire Safety 2 Development Standards.

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

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

SUBSTANTIATION

- IX a) **No Impact.** The project will not violate any water quality standards or waste discharge requirements because there is no development proposed at this time. Any future on-site wastewater treatment systems associated with residential development must be approved by the County Environmental Health Services based on requirements by the Lahontan Regional Water Quality Control Board. A condition of approval and note placed on the Composite Development Plan will also require a Water Quality Management Plan to be submitted and reviewed by County Land Development Division and an EHS approved wastewater treatment facility.
- IX b) **No Impact.** The project will not 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. The project is served by Phelan Pinon Hills Community Service District, which will supply water and has indicated there is sufficient water to supply the subdivision in the future.
- IX c) **Less Than Significant.** The project will not 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 erosion or siltation on or off-site. The natural drainage course that traverses the southeastern portion of the property will be protected with a drainage easement and a note will be placed on the CDP stating, "Natural Drainage Course(s) and/or Easement(s) shall not be occupied or obstructed, unless specific approval is given by County Land Use Services Department – Land Development Division/Drainage Section for each lot/parcel." Future development, grading and land disturbance will be required to adhere to County ordinances for erosion control and Best Management Practices shall be implemented. A Water Quality Management Plan (WQMP) is required to be submitted by a Registered Civil Engineer and approved by County Land Development Division prior to any ground disturbance activity.
- IX d) **Less Than Significant.** The project will not substantially alter any 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. A condition of approval shall state, "a Registered Civil Engineer is required to investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties". A similar note shall be placed on the Composite Development Plan and will be required for each lot/parcel prior to development.
- IX e) **Less Than Significant.** The project will not create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff because any future development will be required to submit a complete Water Quality Management Plan and the report shall adhere to the latest requirements established by the Mojave River Watershed Region. Prior to any development the applicant is required to provide drainage improvements and a drainage study to the Land Development Division.
- IX f) **Less Than Significant.** The project will not otherwise substantially degrade water quality, because no development is proposed at this time. When future development is proposed for this site the applicant is required to provide a Water Quality Management Plan (WQMP) that meets the latest requirements established by the Mojave River Watershed Region to ensure all runoff is treated prior to entering any natural drainage course.

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- IX g, h) **Less Than Significant.** This project does lie within the Flood Zone D according to FEMA Panel Number 6475H. Flood hazards are undermined in this area but possible. A requirement that a drainage study and most current Flood Map shall be submitted to the County Land Development Division prior to the issuance of a grading permit will be placed on the Composite Development Plan and will be noted as a Condition of Approval. The result of the drainage study may cause changes to the drainage improvement requirements.
- IX i) **Less Than Significant.** The project will not 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, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure. The project site is in an area with undetermined flood hazards, a requirement for a drainage study to be submitted to is a condition of approval for future development to determine no flood hazards are present or that modifications to building design, grading or drainage improvements is required.
- IX j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow. The project is not adjacent to any body of water that has the potential of seiche or tsunami or is the project site in the path of any potential mudflow.

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

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

SUBSTANTIATION

- X a) **No Impact.** The project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. The proposed subdivision will create residential parcels that conform to the PH/RL land use district, which allows a single-family residence on a minimum 2.5 acre lot. The parcel sizes proposed with this subdivision are 2.5 acres with a 10-acre remainder parcel.
- X b) **No Impact.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The project is consistent with all applicable land use policies and regulations of the County Code, General Plan, and the Phelan Community Plan. The project complies with all hazard protection, resource preservation, and land use modifying Overlay District regulations.
- X c) **No Impact.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan on the project site or within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

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

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

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

- XI a) **No Impact.** The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site. And the project site does not lie within a mineral resource overlay. There are no known mineral occurrences on the site.
- XI b) **No Impact.** The project will not result in the loss of availability or a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XII. NOISE - Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- XII a) **No Impact.** The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies because no development is proposed with this subdivision. Future development is required to comply with the noise standards of the County Development Code and noise exceeding these standards is not anticipated to be generated by the allowed uses of the Rural Living land use district and future construction activities. The subject site is not located near any activity that generates noise levels in excess of the Rural Living land use zoning district standards. A condition of approval prior to final map recordation states, "the applicant shall submit an acoustical information sheet demonstrating that the County's exterior and interior residential noise standards will not be exceed and if exceed, the manner in which those levels will be mitigated to an acceptable level". This information is to be submitted to the County's Department of Public Health, Environmental Health Services Division for review and approval.
- XII b) **No Impact.** The project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. No development is proposed as a part of this subdivision and any land disturbance conducted in the future as part of a residential development will have to adhere to the County Development Code for grading and construction noise. The project location is not in the surrounding area of any industries or activities that generate excessive ground borne vibration.
- XII c) **No Impact.** The project will not generate a substantial permanent increase in ambient noise levels in the project

vicinity above levels existing or allowed without the project. Noise standards for residential zones are the same whether vacant or developed. Future residential development is required to comply with the noise standards of the County Development Code for residential land use, and future residences are required to meet the County Development Code noise standards. A conditional of approval required prior to final map recordation shall state that the applicant will "submit an acoustical information sheet demonstrating that the County's exterior and interior residential noise standards will not be exceeded and if exceeded, the manner in which those levels will be mitigated to an acceptable level. This information will be submitted to the County's Department of Public Health, Environmental Health Services Division for review and approval.

- XII d) **Less Than Significant Impact.** The project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project because no development is proposed at this time. If residential development occurs in the future, construction activity and noise levels will be required to stay within the noise standards for residential zones. Construction activity and hours of construction activity must occur during the hours established in the County's Development Code. Any noncompliance with the County's noise ordinance or construction hours will result in enforcement action through the Code Enforcement Division.
- XII e) **No Impact.** The project is not located within an airport land-use plan area or within two miles of a public/public use airport. The nearest public airport is Southern California Logistics Airport, which is located approximately 13 miles northeast of the project site.
- XII f) **No Impact.** The project is not within the vicinity of a private airstrip. The nearest private airstrip is Hesperia airport, which is located approximately 8.5 miles southeast of the project site.

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

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

SUBSTANTIATION

- XIII a) **Less Than Significant Impact.** The project will not induce substantial population growth in an area either directly or indirectly. The proposed subdivision will create four new 2.5-acre parcels that are allowed one dwelling unit each; the remainder 10-acre parcel would be allowed a maximum of two dwelling units. The maximum density allowed under the current zoning for the subject site is 8 dwelling units. The proposed minor subdivision would allow less dwelling units than the maximum allowed under the current land use. The project is consistent with the General Plan of the County and is below the maximum density presumed for the project site when the General Plan was adopted. Therefore, any increase in population growth has already been accounted for under the current zoning and General Plan. The proposed project may have a less than significant impact on indirect population growth in the area by the extension of paved roads; any future development of vacant unimproved parcels would have to adhere to the zoning density requirements.
- XIII b) **No Impact.** The proposed use will not displace any housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished as a result of this proposal and the subject site is vacant.
- XIII c) **No Impact.** The proposed use will not displace any people necessitating the construction of replacement housing elsewhere, because the project will not displace any existing housing or existing residents because the subject site is vacant.

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

XIV. PUBLIC SERVICES

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- XIV a) **Less Than Significant Impact.** The proposed project will not 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, including fire and police protection, schools, parks, or other public facilities. The Fire Department, Police, School District, Public Works and Special Districts Departments were consulted in the review process and indicated that the project and future development caused by the approval of this subdivision would not warrant any new or expanded facilities wither directly or cumulatively. There is the potential for less than significant impacts caused by the cumulative effects of future residential development on the project site and surrounding vacant, unimproved and undeveloped parcels. However, development impact fees are assessed on a pro rata basis and are due prior final occupancy to pay for the necessary public services demanded by each new dwelling unit. The sum of the development impact fees assessed on each new dwelling are then used to provide the necessary public services to residents in the form of increased personnel, equipment and service locations.

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

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

SUBSTANTIATION

- XV a) **No Impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The proposed 2.5 acre parcel size provides sufficient recreational areas on each proposed lot. The project has been reviewed by Special Districts and have determined that no impact would be caused by this project.
- XV b) **No Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment, because the type of project proposed will not result in an increased demand for recreational facilities. No development of new parkland is required per the County General Plan.

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

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

SUBSTANTIATION

- XVI a) **Less Than Significant Impact.** The County Traffic Division found that there would be no adverse impacts on traffic because of the proposed subdivision. The number of daily trips associated with the future construction of single-family residences will require the payment of transportation facilities fees for future roadway improvements. Local roads are currently operating at a level of service at or above LOS C, the standard established by the County General Plan. The volume to capacity ratio on roads and the congestion level at intersections will continue to remain below the planned thresholds for those facilities. The property is located within the High Desert Local Area Transportation Facilities Fee Plan. Developers of future residences will be required to contribute to that plan before building permits are issued. Fees collected by the plan are used for road improvements and maintenance within the plan area.
- XVI b) **No Impact.** The project will not exceed, either individually or cumulatively, a LOS standard established by the county congestion management agency for designated roads or highways. County Public Works – Traffic Division has reviewed the traffic generation of the proposed project and anticipates that traffic service will remain at LOS C or better, as required by the County General Plan.

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- XVI c) **No Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There are no airports in the vicinity of the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed use. No new air traffic facilities are proposed.
- XVI d) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- XVI e) **No Impact.** The project will not result in inadequate emergency access because there are a minimum of two access points and a condition of approval by the County's Land Development Division Road Section will require a 44-foot grant of easement for right-of-way on Capelin Road.
- XVI f) **No Impact.** The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. This is a minor subdivision to create four parcels for residential purposes only and a remainder parcel. This project will have no impact on alternative methods of transportation. A condition of approval and a note on the CDP will require that each new parcel pay the High Desert Local Area Transportation Fee which will be assessed prior to building permit issuance. This fee is used to fund transportation improvements including roadway improvements, design improvements, and public infrastructure improvements for multi-modal transportation in the area. The Victor Valley Transit Authority provides services in the general area.

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

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

SUBSTANTIATION

- XVII a) **Less Than Significant Impact.** The proposed project is a subdivision to create four 2.5-acre parcels and a remainder parcel. It does not impact wastewater treatment requirements. Future residential development must comply with requirements of the Regional Water Quality Control Board, *Lahontan* Region, as determined by County Public Health – Environmental Health Services.
- XVII b) **Less Than Significant Impact.** The proposed subdivision project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. There is no wastewater treatment provider serving the project area. On-site wastewater treatment systems will serve future residences. These on-site wastewater treatment systems must be approved by the County Environmental Health Services based on requirements by the Lahontan Region Water Quality Control Board; therefore there will be no impact in this area. The Phelan/Pinon Hills CSD expressed their intent to serve the proposed parcels with water. The conditions of approval require completion of and compliance with the requirements of a feasibility study.
- XVII c) **Less Than Significant Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects. County Land Use Services Department, Land Development Engineering has determined that additional drainage improvements may be required. A condition of approval and note placed on the CDP will require that each time a

lot/parcel is developed a California Registered Civil Engineer (RCE) shall prepare/design complete drainage improvement plans and profiles. After these are submitted for review and approval additional "on-site" and/or "off-site" improvements may be required. At that time the applicant is responsible for completing the construction of the "on-site" and/or "off-site" improvements. These improvements must meet the County's Land Development Engineering Department standards and must have the necessary permits and authorizations from the applicable agencies prior to construction, these standards and permits ensure a less than significant impact to the environment exists.

- XVII d) **Less Than Significant Impact.** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, as Phelan/Pinon Hills CSD has given assurance that it intends to serve the proposed parcels. Preparation of a water feasibility study and compliance with requirements is a condition of project approval.
- XVII e) **No Impact.** There is no wastewater treatment provider serving the project area. On-site wastewater treatment systems will serve future residences. These on-site wastewater treatment systems must be approved by the County Environmental Health Services based on requirements by the Lahontan Regional Water Quality Control Board.
- XVII f) **Less Than Significant Impact.** The proposed project is served by the Victorville Sanitary Landfill via the Phelan/Sheep Creek transfer station, which has sufficient permitted capacity to accommodate the proposed project's future solid waste disposal needs.
- XVII g) **Less Than Significant Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

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

SUBSTANTIATION

XVIII a) **Less Than Significant Impact.** The project does not appear to have the potential to significantly degrade the overall quality of the region's environment, or 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.

There are no historic or prehistoric resources identified on this site. No archaeological or paleontological resources have been identified in the project area and a standard condition of approval will be for all work to cease if archeological or paleontological resources are discovered as the result of any land disturbance and a County approved archeologist or paleontologist be present and the County Museum notified. If human remains are discovered the Native American Heritage Commission must be notified and proper mitigation measures be implemented as required by State law.

The project location is not within an area identified to be habitat occupied by any protected, endangered or critical species or species of special concern. A condition of approval prior to final map recordation is for the applicant to provide a General Biological survey and assessment to confirm the absence of any protected species. A note placed on the Composite Development Plan will require the applicant to avoid disturbing, whenever feasible, any Joshua Trees on site and adhere to the County's "Plant Protection and Management" ordinance. The ordinance encourages Joshua Trees to be relocated on site when feasible and only removed if no other alternative exists. A pre-construction inspection is also required prior to any ground disturbance or construction activity to identify Joshua Trees and an expert in Joshua Trees or Desert Native Habitat must formulate a plan, provide certification that the methods of transplantation will result in the trees survival and be present for the relocation process.

A note placed on the Composite Development Plan will also require the applicant to obtain a Tree and Plant Removal Permit in accordance with the "Desert Native Plant Act" (Food and Agriculture Code Section 80001 et seq.) prior to any removal or disturbance of any regulated desert native plant.

With the requirements for tree and plant protection and the requirements for a general biological assessment prior to final map recordation any impact as the result of this subdivision will be less than significant.

- XVIII b) **Less Than Significant Impact.** The project does not have impacts that are individually limited, but cumulatively considerable. The surrounding community the project is located in has been logically zoned for this level of development because existing and planned infrastructure will adequately support this project and future projects that adhere to the Rural Living land use zoning district density and development standards. Existing and planned infrastructure, species protection, water, wastewater and traffic/circulation were considered in the adoption of the County's General Plan land use designations and any projects that are consistent with the underlying land use zoning district have been evaluated for their cumulative effects through "build out scenarios". Because this subdivision is consistent with the Rural Living land use designation and past projects have been evaluated for their effects individually and cumulatively on the surrounding area and appropriate agencies have anticipated this level of development in their infrastructure plans, this project and future development of single-family residential units will have a less than significant impact.
- XVIII c) **No Impact.** The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of other sources or by other agencies.

At a minimum, the project is required to meet the conditions of approval for the subdivision project to be implemented. Future development must comply with the requirements on the Composite Development Plan, requirements of other local, state and federal regulations and the California Building Code. It is anticipated that all such conditions of approval and requirements prior to construction will insure that the potential for adverse impacts will not be introduced by the subdivision or future residential construction activities.

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

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