

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: 3070-521-04
Applicant: Vandenburg Construction, Inc.
Community: VICTORVILLE
Project No: P200700357/TPM 18211
Staff: TYLER MANN
Rep: CUBIT ENGINEERING, INC.
Proposal: TENTATIVE PARCEL MAP 18211 SUBDIVISION OF 5.1-ACRES INTO FOUR (4) PARCELS.

USGS Quad: BALDY MESA
T, R, Section: T4N R6W Sec. 11
Planning Area: N/A
LUZD: SINGLE RESIDENTIAL – ONE ACRE (RS-1)
Overlays: FIRE SAFETY 2 (FS2)
LOCAL FLOOD HAZARD (FP-3)
BIOLOGICAL RESOURCES (BR)

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department – Planning Division
15900 Smoke Tree Street Suite 131
Hesperia, CA 92345

Contact person: Tyler Mann, Planner
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Fax No: (760) 995-8167

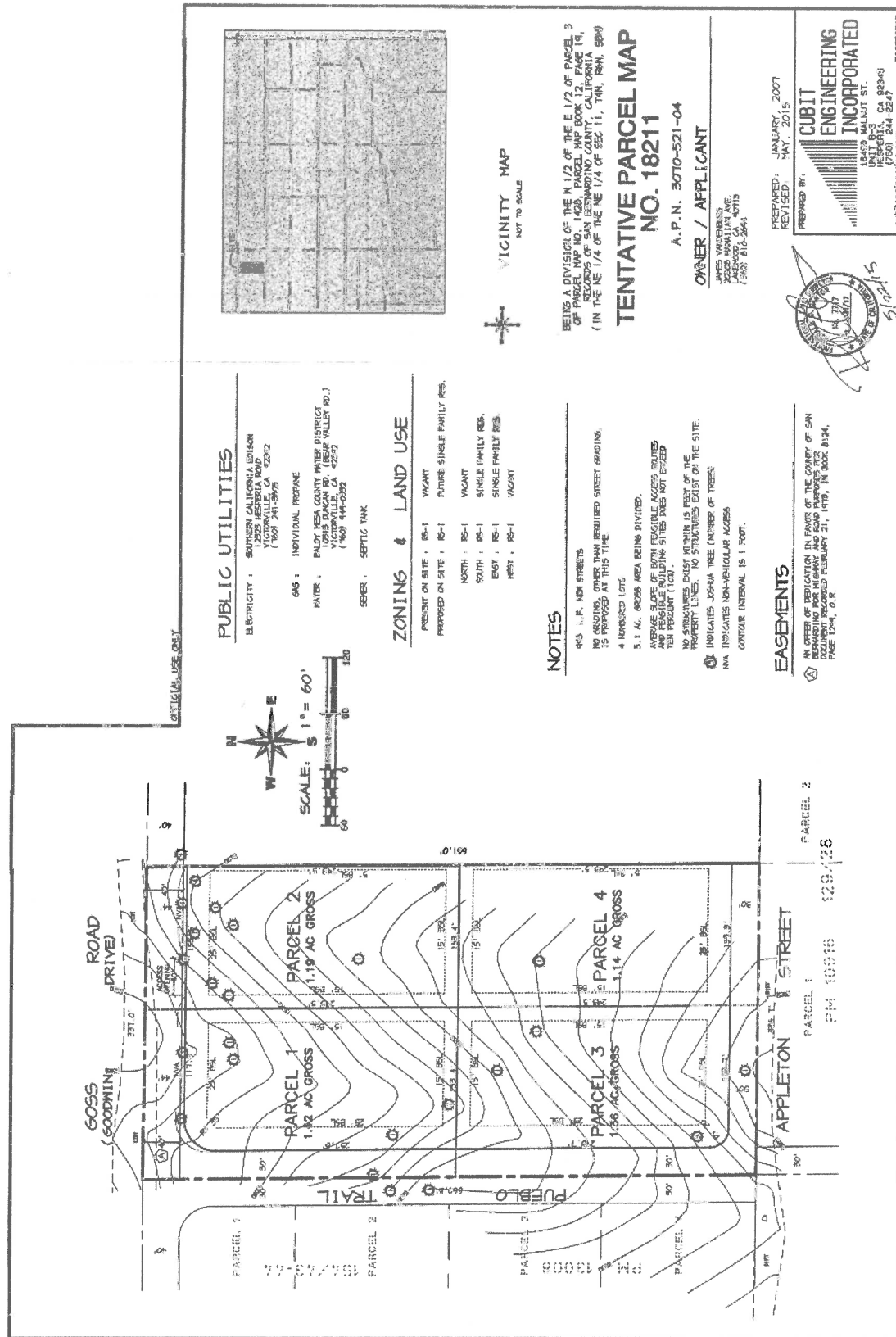
Project Sponsor: Cubit Engineering
16490 Walnut Unit B-3
Hesperia, CA 92345

PROJECT DESCRIPTION:

The proposed project is Tentative Parcel Map 18211 to create four (4) parcels on 5.1-acres. The project site lies in the unincorporated portion of the County of San Bernardino in the sphere of influence of the City of Victorville. The project site is located on the east side of Pueblo Drive, extending between Goss Road and Appleton Street. The County's General Plan designates the project area as Single Residential one-acre minimum parcel size (RS-1). The site is regulated by the Fire Safety 2 (FS2) Overlay, the Floodplain 3 (FP-3) Local Flood Hazard Overlay and the Biological Resources (BR) Overlay.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is undeveloped, as are the adjacent properties to the north and west. The properties to the south and east of the project site are each developed with a single-family residence. The property to east has a conditionally approved four-parcel subdivision (Tentative Parcel Map 18686). The existing native desert vegetation includes approximately 31 locally protected Joshua Trees and supports undisturbed creosote brush community. According to the preliminary drainage study the site slopes to the north at 2.5%, the study indicates there is a flow path entering the project site at the southwest corner and flowing through the exiting the northerly property line. No other significant topographic conditions exist.



AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT	OVERLAYS
Site	Vacant	RS-1	FS2, FP-3, BR
North	Vacant	RS-1	FS2, FP-3, BR
South	SFR	RS-1	FS2, BR
East	SFR/Vacant	RS-1	FS2, BR
West	Vacant	RS-1	FS2, FP-3, BR

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, Mojave Desert Air Quality Management District

County of San Bernardino: Land Use Services Department – Building and Safety Division, Land Development Division; Department of Public Health – Environmental Health Services Division; Department of Public Works – Surveyor, Traffic; and County Fire

Local: City of Victorville, Victorville Water District

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"/> Tribal Cultural Resources |
| <input type="checkbox"/> Paleontological 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):

12/30/15
Date


Signature: Heidi Duron, Supervising Planner

12/30/2015
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 type="checkbox"/>	<input checked="" 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):

- I a) **No Impact.** The proposed project is not located within a designated Scenic Corridor and will not have a substantial adverse effect on a scenic vista, as there are none identified within the vicinity of the project site that would be affected by the proposed subdivision. The County's General Plan identifies areas to be considered for designation of a scenic resource as a "roadway, vista point, or area that provides a vista of undisturbed natural areas, or includes a unique or unusual feature that comprises an important or dominate portion of the viewshed, or offers a distant vista that provides relief from less attractive views of nearby features". The project site is not within the Scenic Overlay area and does not meet any of the criteria required for consideration as a candidate for the County's Scenic Overlay. The Scenic Overlay Area includes unique views within the County's desert, mountain and valley areas as well as other aesthetic natural land formations. It covers an area extending 200 feet on both sides of the ultimate road right-of-way of State and County designated Scenic Highways as identified within the General Plan. The nearest County designated Scenic Route is Palmdale Road/Highway 18 approximately 3.5-miles to the north of the project site.
- I b) **No Impact.** The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no rock outcroppings or historic buildings on the project site. The nearest state scenic highway is Highway 38, approximately 45-miles to the southeast of the project site.
- I c) **Less Than Significant.** The existing native desert vegetation includes approximately 31 locally protected Joshua Trees. The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings because all the newly created parcels will meet the minimum parcel size of 1-acre, per the Single-Family Residential one-acre (RS-1) Land Use District Development Standards, allowing ample buildable area without significantly impacting the Joshua Trees. All building permits require a pre-construction inspection to verify the location of Joshua Trees and any such removal must comply with the County's ordinance regarding tree protection (County Development Code Section 88.01.060).
- 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 at this time this project is only proposing the subdivision of 5 acres into 4 parcels. Any future development and installation of outdoor lighting on the newly created parcels must comply with the Chapter 83.07 Glare and Outdoor Lighting standards of the Development

Code. These standards are meant to ensure that any impact caused by outdoor lighting and glare is reduced to a level below significance.

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 project site will not conflict with existing zoning or cause

rezoning of forest land because the project site is not zoned for forest land and is not identified as timberland as defined by Public Resources Code section 4562, or timberland zoned Timberland Production. The site will not result in the loss of forest land or the conversion of forest land to non-forest use because the subject property is not forest land, the nearest forest is the San Bernardino National Forest located five (5) miles to the south.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

- III a) **Less Than Significant.** The project will not conflict with or obstruct implementation of the Mojave Desert Air Quality Management Plan (MDAQMP). The MDAQMP for the Mojave Desert Basin, the identified air basin for the project site, sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable MDAQMD rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly induced in the applicable plan). The MDAQMP control measures and related emission reduction estimates are based on emission projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. The *MDAQMD CEQA Guidelines* state, "conformity with growth forecasts can be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast". The project is located in the County's Single Residential 1-acre parcel size (RS-1) land use zoning district with a residential density of one (1) dwelling unit per acre and is consistent with the density existing at the time the growth forecast was completed. Since the project involves the subdivision of five (5) gross acres into four (4) residential parcels, the residential density conforms to the County's General Plan, and therefore conforms to the MDAQMP projections for development and population and is not anticipated to conflict with the applicable MDAQMP.
- III b) **No Impact.** The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. No development is proposed as part of the subdivision. Future residential development of four (4) new parcels will not exceed the thresholds for air quality standards or add

substantially to any existing air quality violation because construction of necessary improvements and future development of new residential units will generate minimal air pollutants, well below the thresholds of significance set by MDAQMD. The MDAQMD identifies projects that exceed emissions thresholds as having a significant impact and will require mitigation to bring the emission levels below a level of significance. In consultation with the MDAQMD, the district determined that the project would not exceed any of the significance thresholds listed below because of the small nature of the residential subdivision and the emissions released as a result of construction activity and operational life. According to CalEEMod, residential subdivisions of approximately 1,000 or more single-family detached units are anticipated to exceed the annual and/or daily threshold amount for criteria pollutants listed below.

Criteria Pollutant	Annual Threshold (tons)	Daily Threshold (pounds)
Carbon Monoxide (CO)	100	548
Oxides of Nitrogen	25	137
Volatile Organic Compounds (VOC)	25	137
Oxides of Sulfur (SO _x)	25	137
Particulate Matter (PM ₁₀)	15	82
Particulate Matter (PM _{2.5})	15	82
Hydrogen Sulfide (H ₂ S)	10	54
Lead (Pb)	0.6	3

III c) **Less Than Significant.** 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). The MDAQMD is in non-attainment for ozone and particulate matter (PM₁₀ and PM_{2.5}). In evaluating the cumulative effects of the project, Section 21100(e) of CEQA states, “previously approved land use documents including, but not limited to, general plans, specific plans and local coastal plans, may be used in cumulative impacts analysis”. In addressing cumulative effects for air quality, the MDAQMP utilizes approved general plans and therefore, is the most appropriate document to use to evaluate cumulative impacts of the subject project. The MDAQMP evaluated air quality emissions for the entire Mojave Air Basin using a future development scenario based on population projections and set forth a comprehensive attainment program that would lead the basin into compliance with all federal and state air quality standards. In the *MDAQMD CEQA Guidelines*, any project that remains consistent with the land use plan that was used to generate the growth forecast conforms to the air districts attainment plan and will not result in cumulatively considerable impacts to the basin’s air quality. The proposed project conforms to the County’s General Plan that was used in creating growth forecasts to establish the MDAQMP.

Future construction activity may result in a less than significant temporary increase in particulate matter for the surrounding area. The MDAQMD Rule 403.2, requires measures be in place during grading and land disturbing activity to reduce the amount of fugitive dust, a major contributor to the region’s non-attainment for particulate matter (PM₁₀). These methods include, using periodic watering for short-term stabilization of Disturbed Surface Area to minimize visible fugitive dust emissions, covering loaded haul vehicles, stabilizing graded sites, preventing project-related Trackout onto paved surfaces, cleanup project-related Trackout or spills within twenty-four (24) hours and reduce non-essential Earth-Moving Activity under High Wind conditions. In addition, the County’s General Plan prohibits the clearing of natural vegetation in the Desert Region beyond the areas of a building pad, driveway, landscaping, agriculture or other reasonable uses associated with the primary use of the land, including fire clearance for parcels one (1) acre or greater in size. The County requires a Dust Control

Plan (DCP) to accompany any grading permit, the requirement for a DCP ensure the MDAQMD Rule 403.2 is enforced.

Non-attainment Designations and Classification Status

Ambient Air Quality Standard	MDAQMD
Eight-hour Ozone (Federal 84 ppb)	Non-attainment; classified Severe-17 (portion of MDAQMD outside of Western Mojave Desert Ozone Non-attainment Area is unclassified/attainment)
Eight-hour Ozone (Federal 75 ppb)	Non-attainment (expected)
Ozone (State)	Non-attainment; classified Moderate
PM ₁₀ (Federal)	Non-attainment; classified Moderate (portion of MDAQMD in Riverside County is unclassified, and the portion in the Searles Valley is in attainment)
PM _{2.5} (State)	Non-attainment (portion of MDAQMD outside of Western Mojave Desert Ozone Non-attainment Area is unclassified/attainment)
PM ₁₀ (State)	Non-attainment
Hydrogen Sulfide (State)	Unclassified (Searles Valley Planning Area is non-attainment)

- III d) **No Impact.** The project will not expose any sensitive receptors to substantial pollutant concentrations, because there are no known or potential sources of concentrations of substantial pollutants within ¼ mile of the project site. The Mojave Desert Air Quality Management District defines sensitive receptors as residences, schools, daycare centers, playgrounds and medical facilities. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor must not expose sensitive receptors to substantial pollutant concentrations. Any industrial project within 1000 feet, a distribution center (40 or more trucks per day) within 1000 feet, a major transportation project (50,000 or more vehicles per day) within 1000 feet, a dry cleaner using perchloroethylene within 500 feet or a gasoline dispensing facility within 300 feet.

The project does not propose any of the above-described uses and none of the described uses are either existing or planned within the specified distance of the subdivision.

- III e) **Less Than Significant.** 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. In accordance with the CEQA Air Quality Handbook developed by the South Coast Air Quality Management District, land uses associated with odor complaints include agriculture operations, wastewater treatment plants, landfills, and certain industrial operations. Future development will be limited to primary and accessory uses identified in the RS-1 district, which do not allow wastewater treatment plants, landfills or industrial operations. Accessory agriculture and animal keeping must have proper manure management and shall be carried out in compliance with Title 3 (Health and Sanitation and Animal Regulations) of the County Code. In addition, properties cannot exceed the number and type of animals listed in the County's Development Code for accessory animal keeping and all animal keeping must comply with public health laws.

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
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife 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 ☒): Desert Tortoise, Mohave Ground Squirrel, Burrowing Owl, Blainville's Coast Horned Lizard

The information contained in this section is based in part on the *Focused Desert Tortoise Survey* and *General Biological Resources Assessment* prepared by RCA and Associates, LLC dated June 3, 2015 and June 1, 2015 respectively.

- IV a) **Less Than Significant with Mitigation Incorporated.** The project will not have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service because mitigation measures have been agreed upon by the project proponent as a condition of approval to reduce any impact to a level below significant. The project site is located in the known distribution of the desert tortoise, and desert tortoises have been discovered four (4) miles southeast of the project site according to the California Natural Diversity Database (CNDDB). The desert tortoise is a Federally Endangered species and a threatened species by the State of California. As a result, a

Focused Desert Tortoise Survey conducted by RCA Associates, LLC was completed June 3, 2015. The Focused Desert Tortoise Survey determined that although the property is located within the known distribution of the desert tortoise no desert tortoise, tortoise sign or any other special status animal species were observed. The focused survey is good for twelve (12) months, if any development or ground disturbance occurs after this period; a pre-construction clearance survey is required to confirm the continued absence of desert tortoise. A note will be placed on the Composite Development Plan (CDP) stating the project proponent will be required to provide the County with an incidental take permit from California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) for Desert Tortoise or provide a letter stating that a permit is not required if any Desert Tortoise is discovered on site, either during construction or from a result of a future survey. All mitigation measures, as required by the County Planning Division in consultation with CDFW and USFWS, must be fully implemented prior to any ground disturbance, or the issuance of a grading or building permit, whichever occurs first. See **Mitigation Measure IV a-1**.

The project site is within the known distribution for the borrowing owl, listed as species of special concern by the State of California. Although no burrowing owls, owl sign (i.e., whitewash, castings, etc.) and no suitable burrows (i.e. "occupiable") were observed on the site during the General Biological Assessment, the project proponent must verify prior to ground disturbance, the issuance of grading or building permits, whichever occurs first, that burrowing owls have not migrated on site. Prior to and within thirty (30) days of any ground disturbance, pre-construction surveys for burrowing owls and their active burrows shall be completed in accordance with the latest adopted CDFW protocol. The report shall be submitted to the County Planning Division for review and approval prior to any ground disturbance, or the issuance of a grading or building permit, whichever occurs first. If the project site is determined to be within occupied habitat, the applicant is required to implement mitigation measures as required in the latest adopted protocol survey and agreed upon by the County Planning Division in consultation with CDFW. A note to this effect will be placed on the CDP. See **Mitigation Measure IV a-2**

The project site is within the known range and has supportive habitat for the Mohave ground squirrel, listed as a threatened species by the State of California. Although the General Biological Assessment did not observe the presence of any Mohave ground squirrels on site, the species has been observed within four (4) miles of the project site. CDFW protocol requires live trapping surveys to determine the absence or presence of the species prior to ground disturbance or the issuance of a grading or building permit. CDFW protocol also allows the project proponent to presume the presence of the species because of the supportive habitat and proximity of sightings to the project site and provide mitigation for the removal of Mohave ground squirrel habitat. The project proponent is required to have a CDFW authorized biologist perform a Mohave Ground Squirrel (MGS) trapping survey between March 15th and July 15th prior to any ground disturbance, grading or building permit issuance, whichever occurs first or presume presence and negotiate/establish mitigation with CDFW. The project proponent is required to provide the results of the live trapping survey, or provide verification from CDFW that the presumed presence option has been selected and mitigation measures implemented, to the County Planning Division prior to any ground disturbance, or the issuance of a grading or building permit, whichever occurs first. A note to this effect will be placed on the CDP. See **Mitigation Measure IV a-3**

The project site is within the known range and has supportive habitat for Blainville's coast horned lizard, listed as a species of special concern by the State of California. Although the General Biological Assessment did not observe the presence of the species on site, the species has been observed one (1) mile to the southwest. The project proponent will be required to perform a survey to determine the presence or continued absence of the species prior to ground disturbance, the issuance of a grading or building permit, whichever occurs first. If the species is discovered on site, mitigation measures using best practices recommended by a CDFW authorized

biologist must be implemented. See **Mitigation Measure IV a-4**

- IV b) **Less Than Significant.** 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. A note will be placed on the CDP stating, "Natural drainage courses and/or easements 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". The Land Development Division will not grant such approval unless a Streambed Alteration Agreement from CDFW is provided, a note on the CDP will state, "California Department of Fish and Wildlife must be notified if the drainage course of any streambed on this property is to be altered or encroached. A streambed alteration agreement shall be provided to the Land Development Division prior to grading". These measures will ensure that any impact to any natural streambed is less than significant.
- 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 as defined by Section 404 of the Clean Water Act.
- IV d) **Less Than Significant.** 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 the General Biological Resources Assessment conducted by RCA Associates dated June 1, 2015 indicates that no such wildlife or migratory corridors exist on site and the project site is not within any open space or wildlife corridor as identified on the County's General Plan Open Space Element Map.
- IV e) **Less Than Significant.** The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because future construction or land disturbance is required to adhere to the County's Tree & Plant Protection Ordinance. The project proponent will be required to obtain a Tree & Plant Removal Permit prior to any land disturbance for the removal of any Native Desert Plant listed in Chapter 88.01.060(c) of the Development Code and any removal or relocation of any Joshua Tree. Prior to any land disturbance, issuance of a grading or building permit, whichever occurs first, a Native Desert Plant Expert or certified arborist with experience with Joshua Trees must provide certification that the removal, replacement, or revegetation activities are appropriate, supportive of a healthy environment and in compliance with Chapter 88.01 of the Development Code and/or Food and Agriculture Code Section 80001 et seq). Only if one of the findings listed in Chapter 88.01.050(f)(1) and Chapter 88.01.050(f)(3) are made can any Desert Native Plant or Joshua Tree be removed. A note to this affect will be placed on the CDP.
- 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.

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:

[Mitigation Measure IV a-1]

The following note shall be placed on the CDP:

“For all grading or other land disturbing activity proposed after 05/27/2016, a preconstruction inspection shall be completed by a County approved biologist to either confirm the continued absence of the desert tortoise on the project site or to verify the intensity and location of recently migrated desert tortoise on the project site. If desert tortoise is discovered on the site, all activities shall cease and the developer shall notify the U.S. Fish and Wildlife Service (USFWS) and shall initiate a Section 2081 consultation with the California Department of Fish and Wildlife (CDFW) for the incidental take of the desert tortoise. All mitigation measures must be agreed upon by the County Planning Division in consultation with USFWS and CDFW and all mitigation measures implemented by the applicant prior to work resuming.”

[Mitigation Measure IV a-2]

The following note shall be placed on the CDP:

“Prior to and within thirty (30) days of ground disturbance a pre-construction survey for burrowing owl and their active burrows shall be completed by a qualified biologist according to the latest adopted California Department of Fish and Wildlife protocol. The results of the survey shall be furnished to the County Planning Division for review and approval. If the result of the survey indicate burrowing owl and/or their active burrows the project proponent shall implement mitigation measures as defined in the latest adopted protocol and agreed upon by the County Planning Division in consultation with CDFW. All mitigation measures must be agreed upon and implemented prior to any ground disturbance or the issuance of any grading or building permit, whichever occurs first.”

[Mitigation Measure IV a-3]

The following note shall be placed on the CDP:

“Pursuant to the California Endangered Species Act and regulations of the California Department of Fish and Wildlife (CDFW), the following provisions are required. At least thirty (30) days prior to ground disturbance, issuance of grading permits or building permits, whichever occurs first, submit to the San Bernardino County Land Use Services Department – Planning Division for review and approval, either:

- a) A Mohave ground squirrel (MGS) trapping survey, if required.**
- OR,**
- b) A 2081 permit, applied for and obtained from CDFW.**
- OR,**
- c) Written correspondence from CDFW stating that neither an MGS trapping survey, nor a 2081 permit is required; and/or stating CDFW's recommended mitigation (if any) in lieu of such trapping survey or 2081 permit.**

NOTE: Compliance with this condition shall be in accordance with regulations, plans and policies in effect at the time of land disturbance and/or issuance of grading or building permit.”

[Mitigation Measure IV a-4]

The following note shall be placed on the CDP:

“Prior to and within thirty (30) days of ground disturbance a pre-construction survey for Blainville’s coast horned lizard shall be completed by a qualified biologist according to best practices. The results of the survey shall be furnished to the County Planning Division for review and approval. If the result of the survey indicate coast horned lizard is present the project proponent shall implement mitigation measures according to the qualified biologist and in consultation with CDFW. All mitigation measures must be agreed upon and implement prior to any ground disturbance or the issuance of any grading or building permit, whichever occurs first.”

	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) 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 Resources overlays or cite results of cultural resource review ☐):

Information contained in this section is based in part on the *Phase I Historical/Archaeological Resources Survey for Tentative Parcel Map Number 18211* prepared by CRM Tech, dated December 4, 2015

- 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 Phase I Historical and Archeological Resources Survey conducted by CRM Tech dated December 4, 2015. Language will be added to the approval document, as recommended in the CRM report, stating that if buried cultural materials are discovered during earth-moving operations associated with the project, all work in that area shall be halted or diverted until a qualified archeologist can evaluate the nature and significance of the find.
- 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 or within the vicinity of the project site as verified by the Phase I Historical/Archaeological Resources Survey conducted by CRM Tech dated December 4, 2015. The same recommended approval language as indicated in section V a) above will be added.
- V c) **Less Than Significant.** 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. A standard condition of approval shall state, "If human remains are encountered during any earthmoving activities, all work shall cease until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. State law requires the Native American Heritage Commission (NAHC) be notified in the event the remains are determined to be prehistoric. The NAHC shall determine and notify a Most Likely Descendant (MLD) who may inspect the site of the discovery within 48-hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials".

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

VI. TRIBAL CULTURAL RESOURCES - Would the project

- | | Potentially
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|--|-----------------------------------|---|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code §21074? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (Check if the project is located in the traditional and cultural affiliated geographic area of a California Native American Tribe ☒): San Manuel Band of Mission Indians, Morongo Band of Mission Indians

- VI a) **Less than Significant.** This project will not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code §21074 because no tribal resources have been identified on site. AB 52, passed on September 25, 2014 and implemented July 1, 2015, added new requirements regarding cultural tribal resources. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources.

The Public Resource Code establishes that "(a) project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." (Pub. Resources Code §21084.2). To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. The consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration or environmental impact report is required for a project.

Public Resource Code §21074, defines Tribal Resources as either, "Sites features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either, (A) included or determined to be eligible for inclusion in the California Register of Historical Resources or, (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1. (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe".

In accordance with Public Resource Code §21080.3.1, the San Manuel Band of Mission Indians and Morongo Band of Mission Indians have indicated that they are traditionally and culturally affiliated with the geographic area of the proposed project and have requested notification for consultation. Notification was sent on August 3, 2015 and the thirty (30) day consultation request period ended on September 2, 2015. The Morongo Band of Mission Indians indicated the project site is not within their traditional and cultural affiliated geographic area but encouraged the County to include additional conditions of approval for Tribal Cultural Resources into the approval documents. The requested Conditions have been incorporated as CDP notes into the approval document that relate to accidental discovery of buried cultural resources. The San Manuel Band of Mission Indians requested the results of a Cultural Records Search report to be furnished prior to determining if consultation was necessary. The results of the Cultural Resources Record Search are incorporated into the

Phase I study conducted by CRM Tech. The study was forwarded to San Manuel for review and comment. San Manuel stated, "We have no concerns about this project" and did not request any further consultation.

The results of the Phase I Archeological and Historical Survey determined that there were no resources determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register. All California Native American Tribes contacted indicated that the location did not have Tribal Cultural Resources present of significance and the project site itself was not a Tribal Cultural Resource.

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
VII. PALEONTOLOGICAL RESOURCES - Would the project				
a) 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"/>

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

- VII a) **Less Than Significant.** 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 paleontologist to be present if paleontological resources are found during land disturbance or building construction.

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. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (1994) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- VIII 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 the San Andreas fault approximately 10.5 miles to the southwest and the project site is not located in any area known to be susceptible to liquefaction or landslide. Most of southern California is susceptible to strong earthquakes and ground shaking; however, California Building Code standards are meant to protect buildings and individuals from loss of life and property related to earthquakes. Any new development will be required to meet the latest adopted California Building Code prior to the issuance of building permits for new construction and materials. Therefore, impacts from proximity to fault zones are considered less than significant.
- VIII b) **Less Than Significant.** 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 and sediment

control measures will be in place as required by the County Development Code and the Building and Safety Division. As discussed in Section III b) of this document, the MDAQMD requires measures be in place during grading and land disturbance activities to minimize fugitive dust in the form of a Dust Control Plan (DCP). Grading plans, an approved grading permit, Dust Control Plan (DCP) and erosion and sediment control plan is required prior to any land disturbance from the Building and Safety Division, in addition, an erosion and sediment control plan must be approved and implemented during grading activity with regular inspections by the County's Land Development Division. A condition of approval from the Building and Safety Division will require a note be placed on the Composite Development Plan (CDP) stating, "An Erosion and Sediment Control plan must be submitted and approved by the Building official prior to any land disturbance". The County's Landscape & Irrigation design element of the Development Code will require at a minimum landscaping on disturbed portions of the future developed parcels to ensure minimal soil erosion, the County prohibits the clearing of natural vegetation in the Desert Region for no purpose.

- VIII c) **No Impact.** The project is not 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. The County of San Bernardino has mapped Geologic Hazards as part of the adoption of the General Plan and Development Code. The Geologic Hazard Overlay includes any areas of adverse soil conditions, such as those underlain by hydropcollapsible, expansive, and/or corrosive soils. The project site is not mapped as being in the Geologic Hazard Overlay. Any new construction will be required to meet the latest adopted California Building Code and all measures required by the County's Geologist.
- VIII d) **No Impact.** The project is not located on expansive soil, as defined in Table 18-1-B of the California Building Code (1994) creating substantial risks to life or property. As mention in section VI c above, the project site is not within the County's mapped Geologic Hazard Overlay, including areas as having expansive soils. Any future construction on the newly created parcels must meet the requirements of the latest adopted California Building Code and any requirements set forth by the County's Geologist.
- VIII e) **Less Than Significant.** 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 project and will require, as a condition of approval, a percolation test to be completed prior to recordation. 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." If the percolation report indicates that soils exist that are incapable of adequately supporting the use of onsite waste water treatment, septic permits will not be issued and development of the subject parcels will not be allowed until an alternative form of wastewater treatment is available.

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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IX. 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

- IX a,b) **Less Than Significant.** As discussed in Section III of this document, the proposed project does not include any development at this time but approval of the Tentative Parcel Map will create four (4) parcels that can be developed with detached single-family homes in the future.

On December 6, 2011, the San Bernardino County Board of Supervisors adopted the County Greenhouse Gas (GHG) Emissions Reduction Plan. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is fifteen (15) percent below 2007 emissions. The plan is consistent with AB 32 and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG plan will not be cumulatively considerable.

CEQA Guidelines provide that the environmental analysis of specific projects may be tiered from a programmatic GHG plan that substantially lessens the cumulative effect of GHG emissions. If a public agency adopts such a programmatic GHG Plan, the environmental review of subsequent projects may be streamlined. A project's incremental contribution of GHG emissions will not be considered cumulatively significant if the project is consistent with the adopted GHG Plan.

As part of the GHG Plan, sample project sizes that exceed the 3000 MTCO₂e level were established. Projects that exceed the 3000 MTCO₂e are considered to have a potentially significant impact on the implementation of the County's and the States GHG reduction plan. The threshold for single-family residential development to exceed the 3000 MTCO₂e level is 60 to 80 units. GHGs and criteria pollutants associated with future development of four (4) new dwellings will be well below this threshold. For this reason, it is unlikely that this project would impede the state's ability to meet the reduction targets of AB32 or conflict with the County's adopted GHG reduction plan.

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. 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

- X 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 allowed uses in the RS zone will not transport, use or dispose of hazardous materials. If a use is proposed in the future that transports, uses or disposes of hazardous materials a permit and inspection by the Hazardous Materials Division of the County Fire Department is required.
- X 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.

- X 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.
- X 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.
- X 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 10 miles northeast of the project site. The project site was verified to not be within an Airport Noise Overlay.
- X 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 Lake Arrowhead Airport, which is located approximately 12 miles to the southeast of the project site. The project site was verified to not be within an Airport Noise Overlay.
- X 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 via Goss Road and Appleton Street and has been reviewed for adherence with the San Bernardino County Fire Departments regulations for emergency access.
- X h) **Less Than Significant.** 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 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. The project site is in the FS2 Fire Safety Overlay. The requirements of the overlay district are designed to reduce fire hazard risk to below a level of significance.

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
XI. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

The information contained in this section is based in part from information obtained from Cubit Engineering Incorporated, *Drainage Study for James Vandenburg, TPM 18211, APN: 3070-521-04*. Dated January 19, 2007.

XI 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 San Bernardino County Department of Public Health - Environmental Health Services Division based on requirements set by the Lahontan Regional Water Quality Control Board. The standards enforced by the Lahontan Regional Water Quality Control Board require that any wastewater treatment system be designed in a manner so as not to violate the region's water quality standard. The parcels meet the minimum size requirements of the Lahontan Regional Water Quality Control Board for wastewater treatment systems.

- XI b) **Less Than Significant.** 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 site is served by the Victorville Water District who has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of this project without interfering with or depleting ground water recharge or supplies.
- XI 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, in a manner that would result in substantial erosion or siltation on or off-site because the project does not propose any alteration to a drainage pattern, stream or river. Any disturbance to the natural drainage courses will not occur without an approved Streambed Alteration Agreement from the California Department of Fish & Wildlife. A CDP note will also state, "Natural Drainage Courses and/or Easements shall not be occupied or obstructed unless specific approval is given by County Land Use Services Department – Land Development Division/Drainage section".
- XI d) **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 flooding on or off-site because alternation to natural drainage courses is not proposed with this project. A condition of approval will require a note to be placed on the CDP stating, "The project proponent is required to have a Registered Civil Engineer 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".
- XI e) **Less Than Significant.** The future development of 4 single-family residences will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems because the drainage of the residences will be handled by the natural drainage courses on the property. County Land Development Division has reviewed the proposed project drainage and has determined that the existing and proposed systems are adequate to handle anticipated flows. There will be adequate capacity in the local and regional drainage systems, so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of stormwater flows originating from or altered by the project.
- XI f) **Less Than Significant.** The project will not otherwise substantially degrade water quality, because no development is proposed at this time. When future development occurs on the new parcels, the applicant is required to comply with the latest adopted Lahontan Regional Water Quality Control Board regulations in place at the time of grading or building permit issuance.
- XI g, h) **No Impact.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map because the project is not designated as being in a flood hazard area.
- XI i) **No Impact.** 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 according to the County's Flood Hazard overlay map.

- XI 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 according to the County's Flood Hazard Overlay map.

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
XII. 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

- XII 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 Single Residential 1-acre minimum parcel size development standards and the residential density of the General Plan. The subject property is surrounded by public rights-of-way on all sides allowing continued public access to neighboring properties.
- XII 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 plans, policies, laws and regulations of responsible agencies. The project complies with all hazard protection, resource preservation and land use modifying Overlay District regulations.
- XII 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
XIII. 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 checked="" type="checkbox"/>	<input 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): MRZ-3a/MRZ-4

XIII a) **Less Than Significant.** 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 the project site has no known metallic mineral resources and has known concrete aggregate deposits, but of undetermined mineral resource significance and value. The project site is within the MRZ-3a overlay for concrete aggregate resources, identified by the *Mineral Land Classification of Concrete Aggregate Resources in the Barstow-Victorville Area* report as being an area containing known mineral deposits of undetermined mineral resource significance. MRZ-3a areas are considered to have a moderate potential for the discovery of economic mineral resources, however, further investigation is required to determine what if any mineral resources are present and their economic value. Most of the alluvial areas of the high desert are within the MRZ-3a classification area, providing an abundant area for potential concrete aggregate resource mining operations in more suitable locations. Given the small project area and the surrounding residential uses, the site is of little importance or value for concrete aggregate mining and would be incompatible with surrounding uses for mining operations.

The project site is also located in the MRZ-4 overlay for metallic mineral resources as indicated in the *Mineral Land Classification of a Part of Southwestern San Bernardino County* report. The MRZ-4 overlay is defined as an area of no known mineral occurrences where geologic information does not rule out either the presence of absence of significant mineral resources. The *Guidelines for Classification and Designation of Mineral Lands*, classifies any area within the MRZ-2a or MRZ-2b overlay as having the potential for significant mineral resources that are of economic value to the region and the residents of the state, and/or "the site must be actively mined under a valid permit or meet certain criteria of marketability and threshold value". The project site is not currently mined, is not mapped as an area for a potential future mining operation and has no known mineral resources of significance or value.

XIII b) **No Impact.** The project will not 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, because the project site is not identified as a recourse recovery site on the general plan, specific plan or other land use plan; therefore, no impact is anticipated in this 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
XIV. 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 ☐):

- XIV 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 Single Residential land use district and future construction activities. The subject site is not located near any activity that generates noise levels in excess of the Single Residential land use zoning district standards. A note will be placed on the CDP that future residence, "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.
- XIV 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.
- XIV 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 Development Code's noise standards. A condition 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.

- XIV d) **Less Than Significant.** 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, however, short term temporary noise related to construction activity may exceed the noise standards of the residential zone. Any noncompliance with the County's noise ordinance or construction hours may result in enforcement action through the Code Enforcement Division.
- XIV e) **No Impact.** As stated in section VIII e), the project is not located within an airport land-use plan area or within two miles of a public/public use airport.
- XIV f) **No Impact.** As stated in section VIII f), the project is not within the vicinity of a private airstrip.

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. 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

- XV a) **Less Than Significant.** The project will not induce substantial population growth in an area either directly or indirectly. The proposed subdivision will create four new parcels that are allowed one dwelling unit each with a projected population of 12 new residents at build out. The County's General Plan has anticipated and planned for this level of development on the project site. The proposed project may have an indirect impact on population growth because public improvements and other public infrastructure that will be constructed or extended as a result of this project and future development of the proposed parcels that could facilitate development of nearby parcels.
- XV 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.
- XV 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.

XVI. 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

- XVI a) **Less Than Significant.** 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, and City of Victorville 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 whether 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. However, development impact fees are assessed on a pro-rata basis to finance public infrastructure improvements as a result of the impacts of each new dwelling unit. The sum of the development impact fees assessed on each new dwelling is then used to provide the necessary public infrastructure improvements to maintain acceptable levels of service, response times and other performance objectives for public services. This project alone will not induce enough population growth or demand on existing facilities to warrant any new or expanded facilities. In addition, the development of the proposed parcels will increase property tax revenues to provide additional funding for public services.

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. 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 checked="" type="checkbox"/>	<input 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

- XVII a) **Less Than Significant.** 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. Any impacts from this proposed minor subdivision will be minimal because only approximately twelve (12) residents will be generated at final build-out. The County's General Plan requires new residential development to provide a local park and recreation facilities at a rate of not less than 3 acres per 1,000 residents.
- XVII 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 because of the insignificant number of additional home sites proposed.

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
XVIII. 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 checked="" type="checkbox"/>	<input 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

- XVIII a) **Less Than Significant.** The future development of four (4) parcels will not cause a substantial increase in traffic. Local roads are currently operating at a level of service at or above the standard established by the County General Plan. 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.
- XVIII b) **Less Than Significant.** The project will not 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. The Congestion Management Program (CMP) in San Bernardino County was created in June 1990 as a provision of Proposition 111. Under this proposition, urbanized areas with populations of more than 50,000 would be required to undertake a congestion management program that was adopted by a designated Congestion Management Agency (CMA). San Bernardino Association of Governments (SANBAG) was designated as the CMA by the County Board of Supervisors. The CMP's level of service (LOS) standard requires all CMP segments to operate at LOS E or better, with the exception of certain facilities identified in the plan that have been designated as

LOS F.

The procedures in the 2000 Highway Capacity Manual (HCM) were adopted as the LOS procedures to be utilized in analyzing CMP facilities. Through the use of traffic impact analysis (TIA) reports and Comprehensive Transportation Plan (CTP) model forecasts, the CMP evaluates proposed land use decisions to ensure adequate transportation network improvements are developed to accommodate future growth in population. If a CMP facility is found to fall below the level of service standard, either under existing or future conditions, a deficiency plan must be prepared, adopted and implemented by local jurisdictions that contribute to such situations. Annual monitoring activities provide a method of accountability for those local jurisdictions required to mitigate a network facility with substandard LOS.

Any project within the San Bernardino Valley and Victor Valley cities and sphere of influence are required to pay a minimum fair-share development contribution to regional facility improvements to mitigate impacts caused by the project's number of trips on the network. For projects not necessitating a traffic impact analysis or traffic study the County has implemented a transportation facilities fee plan at a rate determined by the geographic location, size and type of development, this fee is due at building permit issuance to mitigate for impacts to the County's regional facilities. The Department of Public Works - Traffic Division determined the project falls within the Regional Transportation Facilities Mitigation Plan for the Victorville Subarea and the High Desert Local Area Transportation Facilities Fee Plan. As a condition of approval to carry out and comply with the County's Congestion Management Plan, a note will be placed on the CDP requiring the payment of both fees at the time of building permit issuance, at a rate established by the latest adopted fee schedule in effect at the time. The requirement of the payment of these fees ensures the project will not conflict with the County's CMP.

- XVIII 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, because 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.
- XVIII 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.
- XVIII 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 has determined that adequate curb radii and adequate road right-of-way has been granted to the County through highway and roadway easements..
- XVIII 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 single-family residential purposes only. 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 Facilities Fee Plan, 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 public 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
XIX. 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 type="checkbox"/>	<input checked="" 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

- XIX a) **Less Than Significant.** The proposed project is a subdivision to create four parcels for lot sale and does not impact wastewater treatment requirements. Future residential development must comply with requirements of the Regional Water Quality Control Board, Lahontan Region, for on-site wastewater treatment. The regulations of the regional control board are carried out through the septic system permitting process of the County's Environmental Health Services Division.
- XIX b) **No 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 Department of Public Health - Environmental Health Services Division based on requirements of the Lahontan Region Water Quality Control Board. Therefore, there will be no impact in this area.
- XIX c) **Less Than Significant.** 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, as County Land Development Division has determined that there is sufficient capacity in the existing storm water system to absorb any additional stormwater drainage caused by the project. All future residential construction must meet

the requirements from the County Land Development Division (Roads/Drainage).

- XIX d) **Less Than Significant.** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, as Victorville Water District has given assurance that it has adequate water service capacity to serve the projected demand for the project, in addition to the provider's existing commitments.
- XIX 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 of the Lahontan Regional Water Quality Control Board. The Victorville Water District determined that the project would not necessitate the expansion of water treatment facilities is not needed for this project
- XIX f) **Less Than Significant.** 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.
- XIX g) **Less Than Significant.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste. Future single-family residences are required to have solid waste hauling serve their properties.

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

XX. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input 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

- XX a) **Less Than Significant Impact with Mitigation Incorporated.** 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 or 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 identified historic or prehistoric resources identified on this site. No archaeological or paleontological resources have been identified in the project area.

The existing native desert vegetation includes approximately 31 locally protected Joshua Trees. The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings because all the newly created parcels will meet the minimum parcel size of acres, per Single Residential one-acre (RS-1) Land Use District Development Standards, allowing ample buildable area without significantly impacting the Joshua Trees. All building permits require a pre-construction inspection to verify the location of Joshua Trees and any such removal must comply with the County's ordinance regarding tree protection (County Development Code Section 88.01.060), so there will be no impact on this project site.

A Biological Survey and Desert Tortoise Focused Survey dated 06/01/2015 and 6/3/2015 respectively has been completed for this project. Conclusions of the survey state that desert tortoise does not occupy the project site. The report notes that vegetation known to support the Mohave ground squirrel, were found on the property and Mohave ground squirrel have been discovered within the project vicinity. Because the project is also within their historical range, either a trapping survey to determine presence of the species or presumed presence and mitigation will be required by CDFW. In addition, while neither burrowing owls nor their burrows were found on

the site, this species has been observed in the general region, therefore pre-construction surveys for burrowing owls will be required. Mitigation measures as required by CDFW and agreed upon by biologist and County Planning must be implemented prior to any ground disturbance. The mitigation measures identified as Mitigation Measure IV a-1 through Measure IV a-4 and imposed by U.S. Fish and Wildlife Service and California Department of Fish and Wildlife, for any sensitive species found on site, will reduce the impacts to below a level of significance.

XX b) **Less Than Significant.** The project does not have impacts that are individually limited, but cumulatively considerable. The sites of projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts. The project site is consistent with the development standards of the County's Development Code and is consistent with the General Plan, any cumulative impacts have been addressed by the County's General Plan and certified Environmental Impact Report used in evaluating and mitigating the cumulative effects of the adoption of the General Plan.

XX 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.

Only minor increases in traffic, emissions and noise will be created by implementation of the proposed project. These potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further insure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

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.

XX. MITIGATION MEASURES

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

SELF MONITORING MITIGATION MEASURES: (Condition compliance will be verified by existing procedure):

Mitigation Measure IV a-1: Desert Tortoise

The following note shall be placed on the CDP:

"For all grading or other land disturbing activity proposed after 05/27/2016, a preconstruction inspection shall be completed by a County approved biologist to either confirm the continued absence of the desert tortoise on the project site or to verify the intensity and location of recently migrated desert tortoise on the project site. If desert tortoise is discovered on the site, all activities shall cease and the developer shall notify the U.S. Fish and Wildlife Service (USFWS) and shall initiate a Section 2081 consultation with the California Department of Fish and Wildlife (CDFW) for the incidental take of the desert tortoise. All mitigation measures must be agreed upon and implemented by the County Planning Division in consultation with USFWS and CDFW before any work can resume."

Mitigation Measure IV a-2: Burrowing Owl

The following note shall be placed on the CDP:

“Prior to and within thirty (30) days of ground disturbance a pre-construction survey for burrowing owl and their active burrows shall be completed by a qualified biologist according to the latest adopted California Department of Fish and Wildlife protocol. The results of the survey shall be furnished to the County Planning Division for review and approval. If the result of the survey indicate burrowing owl and/or their active burrows the project proponent shall implement mitigation measures as defined in the latest adopted protocol and agreed upon by the County Planning Division in consultation with California Department of Fish and Wildlife. All mitigation measures must be agreed upon and implemented prior to any ground disturbance or the issuance of any grading or building permit, whichever occurs first.”

Mitigation Measure IV a-3: Mohave Ground Squirrel

The following note shall be placed on the CDP:

“Pursuant to the California Endangered Species Act and regulations of the California Department of Fish and Wildlife (CDFW), the following provisions are required. At least thirty (30) days prior to ground disturbance, issuance of grading permits or building permits, whichever occurs first, submit to the San Bernardino County Land Use Services Department – Planning Division for review and approval, either:

- a) A Mohave ground squirrel (MGS) trapping survey, if required.
- OR,
- b) A 2081 permit, applied for and obtained from CDFW.
- OR,
- c) Written correspondence from CDFW stating that neither an MGS trapping survey, nor a 2081 permit is required; and/or stating CDFW's recommended mitigation (if any) in lieu of such trapping survey or 2081 permit.

NOTE: Compliance with this condition shall be in accordance with regulations, plans and policies in effect at the time of land disturbance and/or issuance of grading or building permit.”

Mitigation Measure IV a-4: Blainville's Coast Horned Lizard

The following note shall be placed on the CDP:

“Prior to and within thirty (30) days of ground disturbance a pre-construction survey for Blainville's coast horned lizard shall be completed by a qualified biologist according to best practices. The results of the survey shall be furnished to the County Planning Division for review and approval. If the result of the survey indicate coast horned lizard is present the project proponent shall implement mitigation measures according to the qualified biologist and in consultation with CDFW. All mitigation measures must be agreed upon and implement prior to any ground disturbance or the issuance of any grading or building permit, whichever occurs first.”

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