

**SAN BERNARDINO COUNTY
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
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:

APNs:	0453-062-14-000	USGS Quad:	White Horse Mountain
Applicant :	The River's Edge Ranch	T, R, Section:	T05N, R01W, S12
Location	33433 South Haynes Road Lucerne Valley CA 92356-9054	Thomas Bros	Not Applicable
Project No:	PROJ-2021-00153	Community Plan:	Lucerne Valley
Rep	Jerry Wayne	LUZD:	LV/AG (Lucerne Valley/Agriculture)
Proposal:	A Minor Use Permit for the expansion and operation of an existing unlicensed Residential Care Facility with forty (40) male occupants and five (5) staff members to be increased for a maximum of 115 male occupants and five (5) staff members. This would be accomplished with the expansion of the existing Administrative Building from 1,387 square feet to 8,029 square feet and construction of a new 11,114 square foot Bunk House on a 20-acre site.	Overlays:	Airport Safety Review Area (AR4 Low Altitude/High Speed Corridors Designated for Military Aircraft Use)

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

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Phone No: (909) 387-4002 **Fax** (909) 387-3223
No:

E-mail: Oliver.Mujica@lus.sbcounty.gov

Project Sponsor The Rivers Edge Ranch
P.O. Box 1482
Rancho Cucamonga, CA 91729

PROJECT DESCRIPTION:

Summary

The Project Applicant is requesting approval for an expansion and operation of an existing unlicensed Residential Care Facility for a maximum of 115 male occupants and five (5) staff members on a 20-acre site located at 33433 South Haynes Road, Lucerne Valley. The Project site is within the Resource Land Management (RLM) Land Use Category and the Agricultural (AG) Zoning District. The Project site is also within the Lucerne Valley Community Plan.

The entitlement includes the following:

- A Minor Use Permit for the expansion and operation of an existing unlicensed Residential Care Facility with forty (40) male occupants and five (5) staff members to be increased for a maximum of 115 male occupants and five (5) staff members. This would be accomplished with the expansion of the existing Administrative Building from 1,387 square feet to 8,029 square feet and construction of a new 11,114 square foot Bunk House on a 20-acre site.

Project Site Location, Zoning

The Project site is located east of Highway 247 (aka Barstow Road) as shown on **Figure 1 – Vicinity Map**. The Project is bounded by Haynes Road to the north, Verdugo Avenue to the east, Gypsy Road to the south, and a single-family residence to the west. The Project consists of one 20-acre parcel (Accessor Parcel Number 0453-062-14). The Project site is depicted in the White Horse Mountain, California Quadrangle United States Geological Survey's (USGS) 7.5-minute topographic map as shown on **Figure 2 – USGS Topographical Map**. The Project site is developed, and the natural vegetation has been significantly altered and disturbed by ongoing ranching operations. The County of San Bernardino land use category is Resource Land Management (RLM) and the land use designation is Lucerne Valley/Agriculture (LV/AG). Zoning Map shows the Project site is in an area designated with a land use of Agriculture as shown on **Figure 3 – Zoning Map**. The Agriculture land use zoning district provides sites for commercial agricultural operations, agriculture support services, rural residential uses and similar and compatible uses.

Existing Program/Operations

The River's Edge Ranch (Ranch) is an existing working ranch. The Ranch is a non-profit 501(c)(3) organization that also offers training to ranchers related to gaining basic life skills including, healthy eating, restful sleep and exercising as well as animal keeping, manual labor, and faith and mentoring support.

The Ranch's hours of operation are Monday through Sunday, opening in the mornings at 7:00am and closing in the evenings at 6:00pm. There is no amplified sound being utilized as part of the program or operations. The site currently has the capacity to accommodate approximately 40 people at a time. The typical number of people on the property at any given time currently consists of 40 men who attend the program ranging in ages from 18-65 years of age.

The program is organized in a one-year multi-phase approach which is required from participants. Participants in phase one (Maximum: 15 participants) work and sleep full-time at the Ranch in the existing dwellings. Participants in phase two and three live offsite in transitional housing. There are up to 21 in supervised housing as part of phase 2 and 10-12 in Phase-3 supervised housing. Phase 1 & 2 Ranchers work at the Ranch daily. Phase-3 men live and work off-site at other employer venues. Trips in passenger vans drive round trip 18 miles each day to bring offsite participants to the Ranch site. There are also multiple Ranch-owned trucks and cars that are used by staff for operational purposes such as transporting grain, providing meal services and helping to move participants. There are five full-time staff members onsite. There are also typically 1-2 part-time volunteers who are onsite most days.

Surrounding Land Uses and Setting

The Project site is within the unincorporated area of San Bernardino County within a community known as Lucerne Valley shown on **Figure 4 – Regional Map**.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Existing Residential Care Facility/Agriculture	Lucerne Valley/Agriculture
North	Agriculture	Lucerne Valley/Agriculture
South	Single Family Residential	Lucerne Valley/Agriculture
East	Single Family Residential/Vacant	Lucerne Valley/Agriculture
West	Single Family Residential/Vacant	Lucerne Valley/Agriculture

Existing Site Land Uses and Conditions

There are several existing structures on site, consisting of an existing 1,387 square foot home, 994 square foot Bunkhouse, utility, and laundry room, 990 square foot metal chapel building, 884 square foot metal garage, onsite drywells, two groundwater wells, and seven water storage tanks, two onsite septic systems (with corresponding seepage pit), two onsite propane tanks, and various ranch ancillary structures including corrals, pens, horse walkers, horse wash station, storage facilities shown on **Figure 5 – Existing Facilities**. Amenity areas include basketball and handball courts. Horses, cows, pigs, chickens, peacocks, and dogs, which the participants help take care of, are kept onsite within the stables and pens. There is onsite storage for the Ranch supplies such as animal feed, hand tools and horse tack and equipment. This storage also includes equipment such as tractors, golf carts, tools, etc. which are stored onsite within the large metal storage shed, ten portable metal shipping containers, and a small shed, are also located on the northern portion of the property. One of the shipping containers is used as the chicken hatchery. There are also five travel trailers onsite that are currently utilized for office space and tele-health appointments.

There is currently one 12-foot gated access driveway located off of Haynes Road which provides access to the site. A secondary access gate also exists on Haynes Road but is generally closed. The remainder of the site is fenced with barbed wire.

Proposed Project

The Project would expand existing structures and proposes a new facility to allow for future growth of the program. The Project would consist of approximately 19,143 square feet of indoor space (Administration Building and Bunkhouse) and approximately 45,000 square feet of outdoor impervious area (parking area, access road and driveway entrances)

Building and Facilities

The Project proposes an expansion and conversion of the single-family building as shown on **Figure 6 – Proposed Expansion Plan** and **Figure 7 – Proposed Administration Building**. The existing 1,387 square foot single family building will be expanded and converted into a two (2) story 6,642 square foot Administration Building.

To accommodate the proposed expansion, existing features on site will be relocated or demolished. The Project will demolish the basketball court, dog pen and an existing shed located on the eastern portion of the Project site. Additionally, both 12-foot gates at the access points along Haynes Road will be removed and replaced with a 40-foot gate. Items such as a tool shed, existing playground, horse wash station and two (2) corrals will be removed and relocated to accommodate the proposed Project. The total surface area anticipated to be demolished is approximately 8,000 square feet.

Administration Building Expansion

The Project proposes a 6,642 square foot addition of a two-story administrative building (3,340 square feet on the first floor and 1,915 square feet on the second floor), attached to the existing 1,387 square foot single-family, one-story dwelling. The new administration building will be a total of 6,642 square feet comprised of intake, administrative offices, restroom facilities, a dining-hall and upstairs sleeping/living quarters for six (6) staff members. At the tallest point, roof pitch, of the administration building will be approximately 36-feet tall. The north facing façade of the Administration building will include barn like features such as four pane windows, siding on the upper portion of the building, an upper deck with guard rail, and screed stucco on the lower portion as shown on **Figure 8 – Administration Building Elevations (North & South)** and **Figure 9 – Administration Building Elevations (East & West)**.

New Bunkhouse

The Project also proposes a one-story large new bunkhouse approximately 11,114 square feet designed to accommodate sleeping and living quarters for 60 men. In the future, if the capacity is needed, there would be an option to convert the beds into bunk beds increasing the capacity to 120 beds (115 Participants and 5 staff members). The bunkhouse would follow the Administration building architectural style by incorporating a similar color palette, four pane windows, proposed siding, and including the screed stucco as shown on **Figure 10 – Proposed Bunk House** and **Figure 11 – Bunk House Building Elevations**.

A 26-foot all-weather access road will also be provided to provide for emergency access to the administrative building, bunk house, laundry room, chapel, and garage as shown on **Figure 6**. The Project will utilize the two existing access points on Haynes Road. The access points will be extended and paved to 40-feet, for the driveway and driveway approach to comply with San Bernardino County Code. The western access point will be utilized as a primary driveway, with the eastern access point being used for emergency vehicle access only. The primary driveway will lead into the proposed relocation of the parking area. The Parking area will include 14 new

standard parking spaces two of which will be EV stalls, and four will be ADA Stalls and one loading space.

Existing ornamental trees and planters are located along the property line and throughout the Project site near facilities. Ornamental trees along the eastern and northern property border will be protected in place. The Project will only be required to relocate trees located between the existing tool shed and the existing laundry building, as shown on **Figure 6**. The Project will include new landscaping along the new parking lot and will be drought tolerant.

A trash enclosure will also be constructed onsite per County Standards to meet all water quality requirements.

Utilities

The Project site currently draws water from two on-site private water wells and pumps water into seven water storage tanks that may be used in the event of a fire risk. The Project proposes to install water meters on each water well. The Project also proposes to install one 70,000-gallon water tank and fire hydrant west of the western access point driveway along Haynes Road. The new water tank will be dedicated for fire related uses.

The Project site currently has two on-site septic tank systems (with corresponding seepage pit); the Project is proposing to include five (5) new 2,000-gallon septic systems (with corresponding seepage pits) as shown on **Figure 12 –Utility Plan** to accommodate expansion facilities.

The Project site currently has two onsite propane tanks for energy uses. The Project proposes to install one additional propane tank to accommodate expansion needs.

Electricity services are provided by Southern California Edison along Haynes Road and Verdugo Road; the Project currently connects at the northwestern corner along Haynes Road and along the northern portion of the Verdugo Road. The proposed Project will continue to connect to existing electrical lines onsite.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

State of California: None.

County of San Bernardino: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, Special Districts, and Public Works.

Regional: Mojave Desert Air Quality Management District.

Local: None

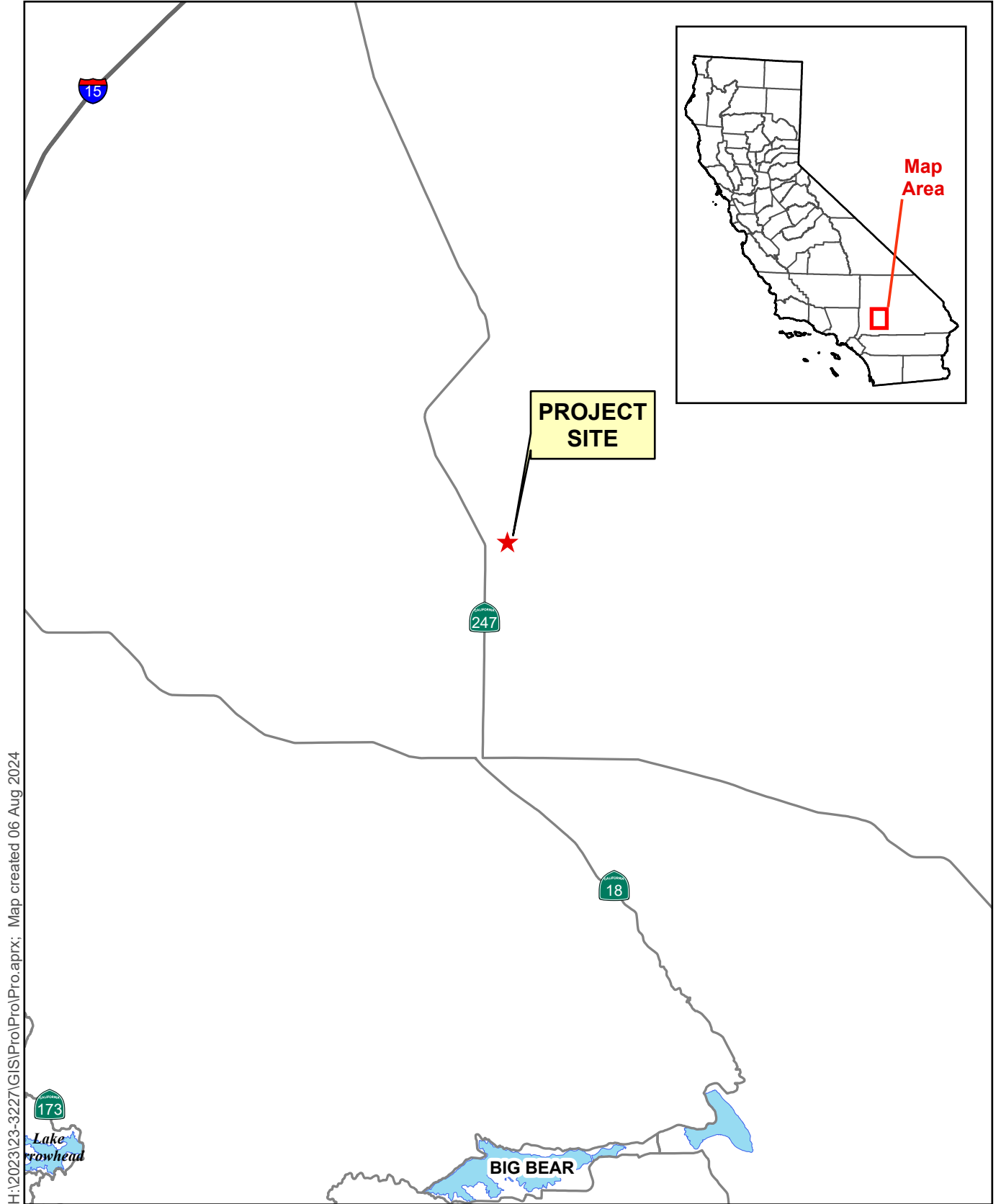
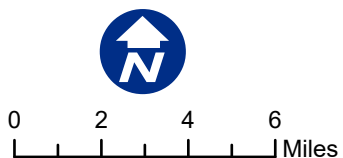
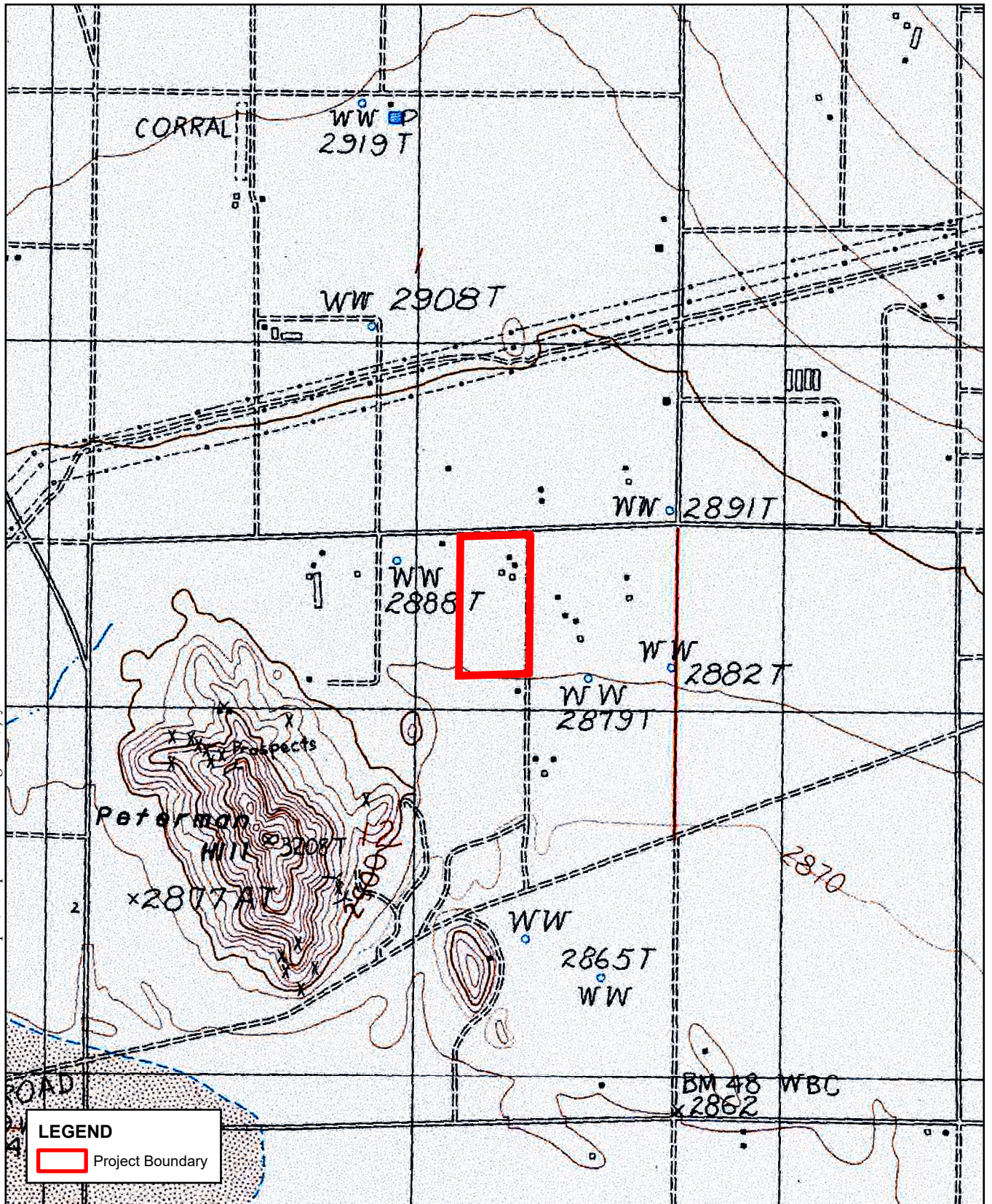


Figure 1 – Vicinity Map
The River's Edge Ranch



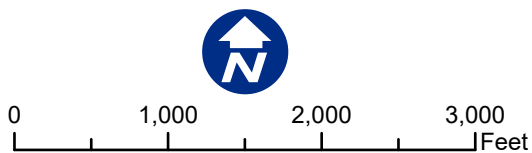
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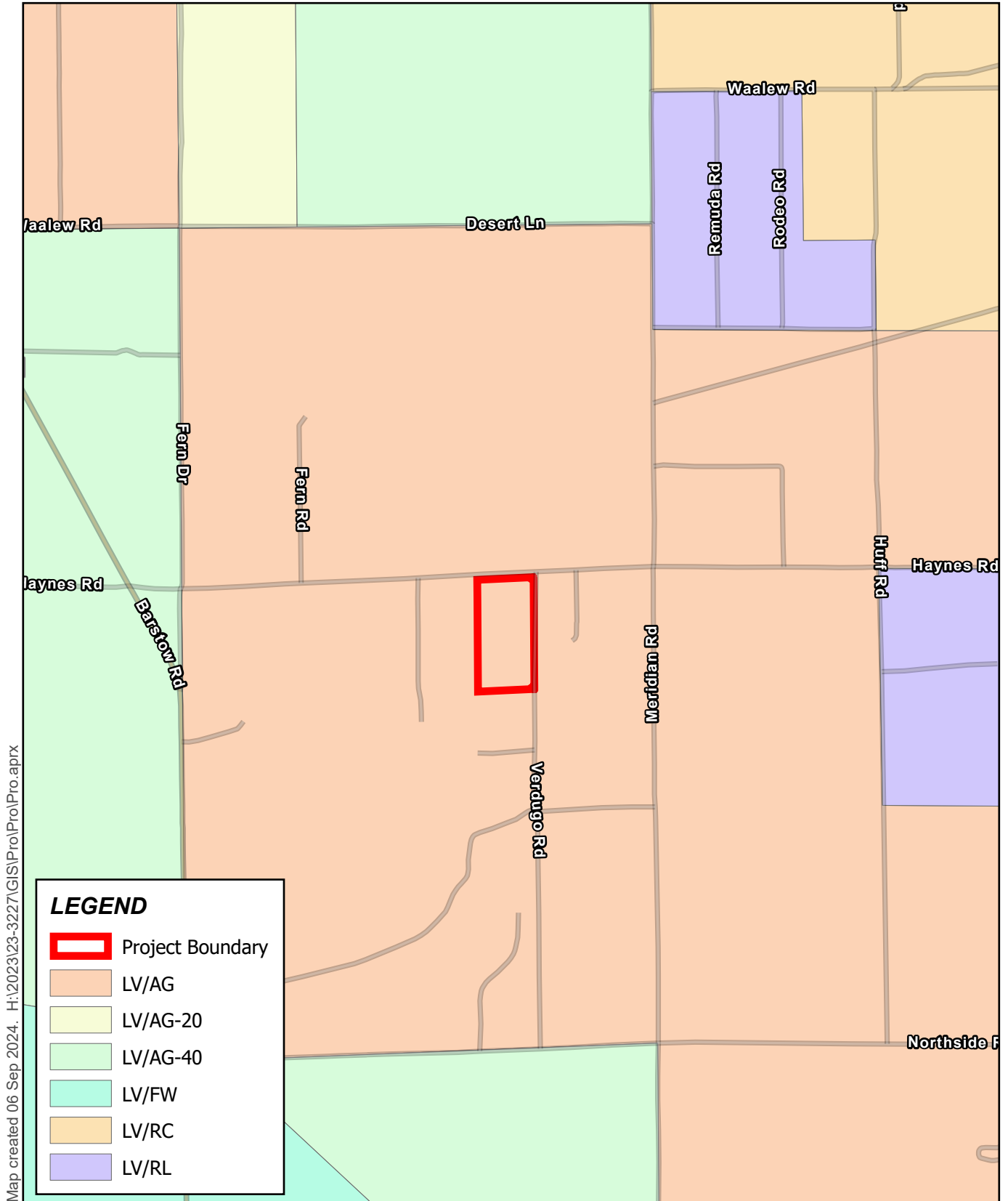


Sources: ESRI / USGS 7.5min Quads.

Figure 2 - USGS Topography Map

The River's Edge Ranch





Sources: SB County GIS

Figure 3 – Zoning Map
The River's Edge Ranch

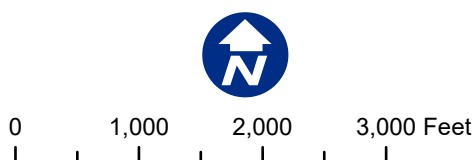




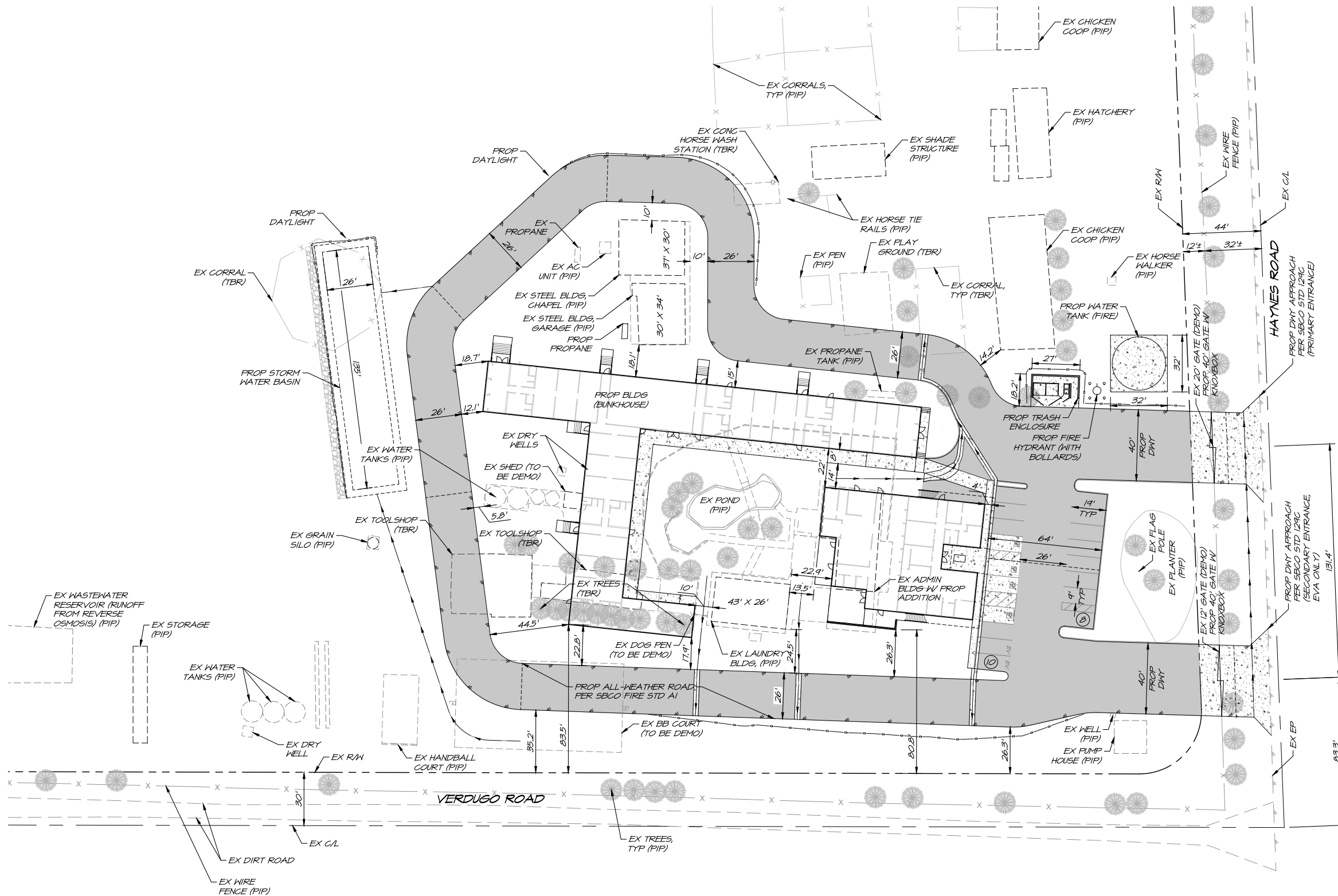
Figure 5 - Regional Map
The River's Edge Ranch

Sources: WEBB



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Sources: Daniel Seagondollar Architects



LEGEND

	PROP CONCRETE
	PROP ALL-WEATHER ACCESS ROAD
	PROP GRAVEL RIP-RAP
	PROP STORM WATER BASIN
	EX BUILDINGS/STRUCTURES
	PROPERTY LINE
	EX R/W
	EX CL
	EX EP
	PROP EP
	PROP DAYLIGHT
	SCREEN WALL
	EX FENCE
	GRADE BREAK
	FLOWLINE
	PROP STEMWALL
	EX CONTOUR
	PROP CONTOUR
	PROP SEPTIC SYSTEM
	PROP FIRE HYDRANT
	PARKING STALL COUNT
	EX TREE (PIP, UNLESS OTHERWISE NOTED)

ABBREVIATIONS

ADMIN	ADMINISTRATION
BB	BASKETBALL
BLDG	BUILDING
C/L	CENTER LINE
CONC	CONCRETE
DEMO	DEMOLISHED
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
EX	EXISTING
FL	FLOWLINE
FF	FINISHED FLOOR
FG	FINISHED GROUND
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
MAX	MAXIMUM
PE	PAD ELEVATION
PL	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
PIP	PROTECT IN PLACE
R/W	RIGHT OF WAY
SBCO	SAN BERNARDINO COUNTY
STD	STANDARD
TBR	TO BE RELOCATED
TBU	TO BE UNDERGROUNDED
TOT	TOTAL
TYP	TYPICAL

Figure 6 - Proposed Expansion Plan
The River's Edge Ranch



Sources: Daniel Seagondollar Architects



Figure 7 - Proposed Administration Building
The River's Edge Ranch

Sources: Daniel Seagondollar Architects

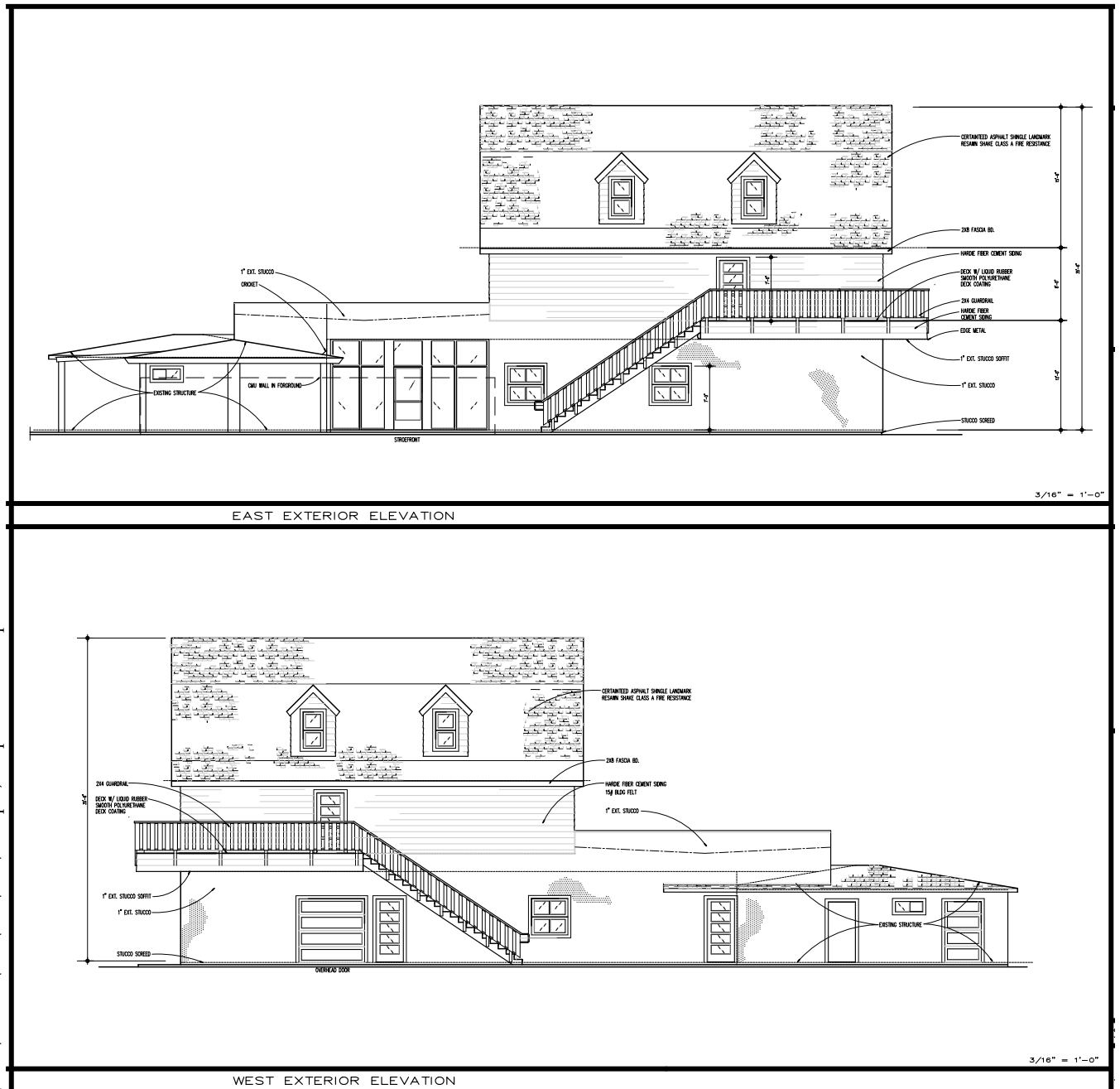


Figure 9 - Administration Building Elevations (East & West)

The River's Edge Ranch



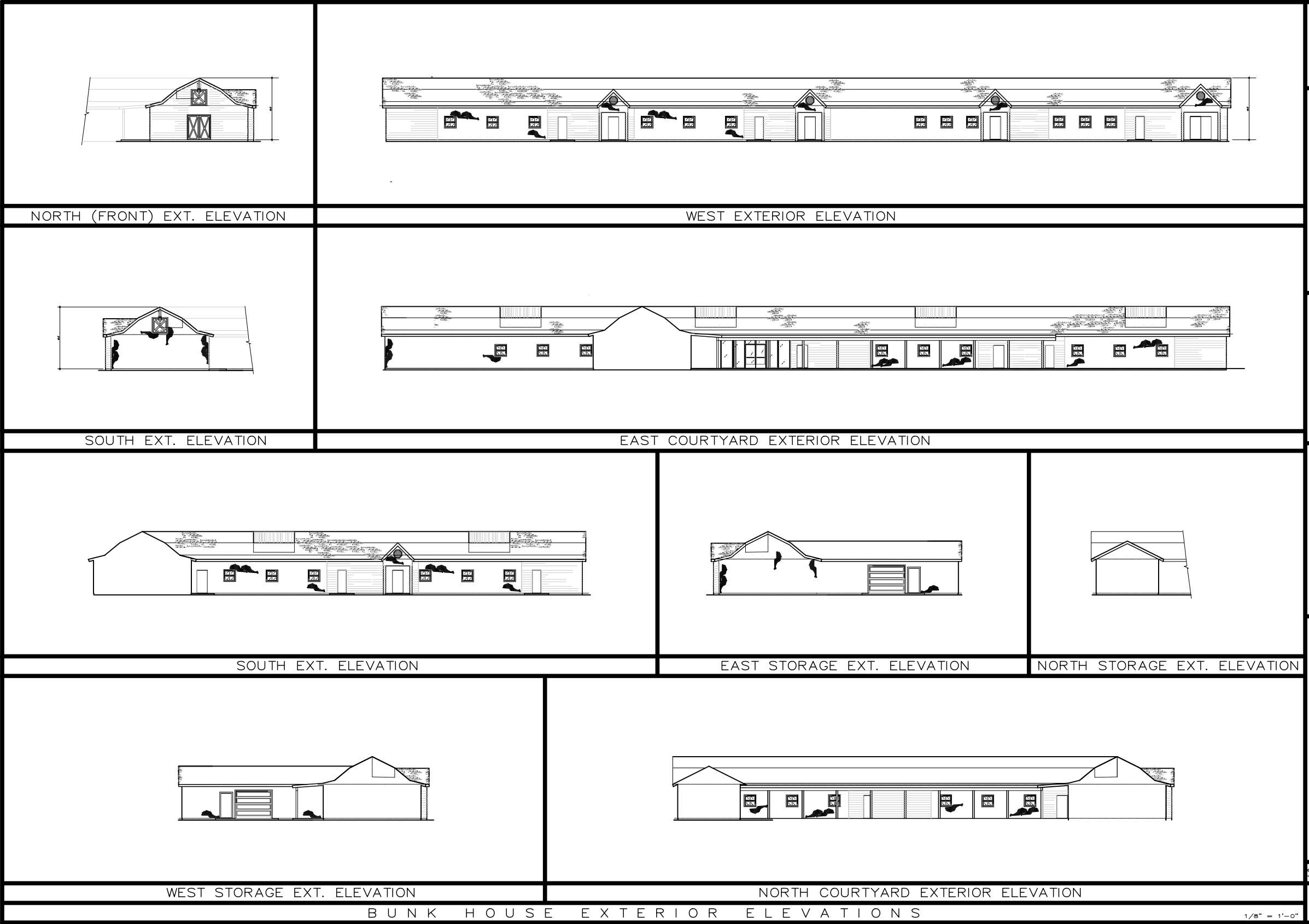


Sources: Daniel Seagondollar Architects



Figure 10 - Proposed Bunk House
The River's Edge Ranch

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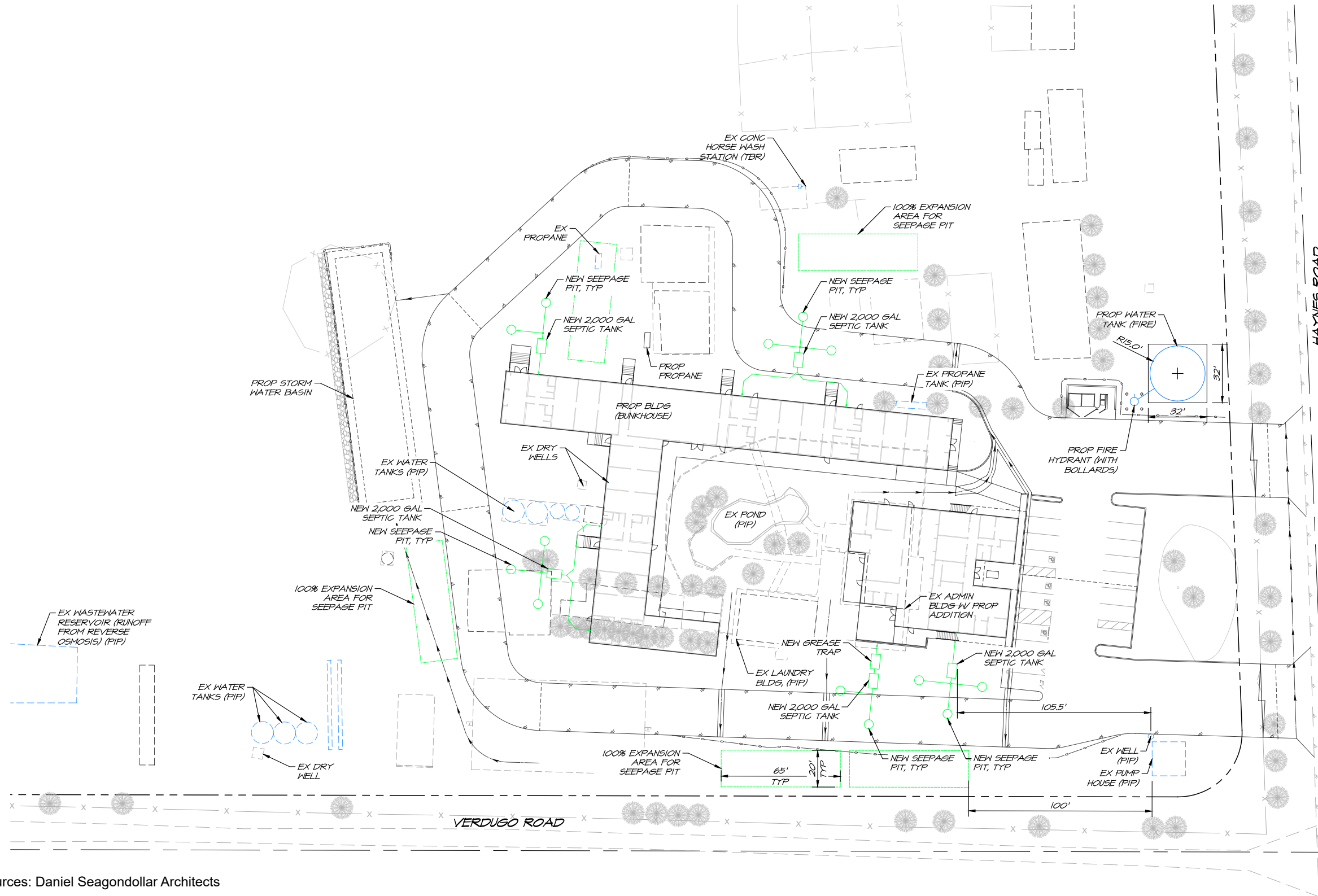
Sources: Daniel Seagondollar Architects

Figure 11 - Bunk House Elevations
The River's Edge Ranch



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Sources: Daniel Seagondollar Architects



LEGEND

	PROP CONCRETE
	PROP ALL-WEATHER ACCESS ROAD
	PROP GRAVEL RIP-RAP
	PROP STORM WATER BASIN
	EX BUILDINGS/STRUCTURES
	PROPERTY LINE
	EX R/W
	EX CL
	EX EP
	PROP EP
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	PARKING STALL COUNT
	EX TREE (PIP, UNLESS OTHERWISE NOTED)

ABBREVIATIONS

ADMIN	ADMINISTRATION
BB	BASKETBALL
BLDG	BUILDING
C/L	CENTER LINE
CONC	CONCRETE
DEMO	DEMOLISHED
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
EX	EXISTING
FL	FLOWLINE
FF	FINISHED FLOOR
FG	FINISHED GROUND
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GB	GRADE BREAK
HP	HIGH POINT
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R/W	RIGHT OF WAY
SBCO	SAN BERNARDINO COUNTY
STD	STANDARD
TBR	TO BE RELOCATED
TBU	TO BE UNDERGROUNDED
TOT	TOTAL
TYP	TYPICAL

Figure 12 - Utility Plan
The River's Edge Ranch

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

AB 52 requires the County to consult with local Native American tribes regarding development projects which may affect tribal cultural resources. The County sent AB 52 notices to the following five (5) local NA tribal representatives on November 1, 2022 as outlined below in alphabetical order:

- Gabrielino Band of Mission Indians - Kizh Nation, Andrew Salas, Chairman
- Morongo Band of Mission Indians, Ann Brierty, THP Officer
- San Manuel Band of Mission Indians, Ryan Nordness, CR Analyst
- Soboba Band of Luiseno Indians, Joseph Ontiveros, CR Director
- Twenty-Nine Palms Band of Mission Indians, Darrell Mike, Tribal Chairman

The 30-day AB 52 notification period ended on December 1, 2022 and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians) Tribal Group provided Mitigation Measures as discussed in the Cultural Resources and Tribal Cultural Resources sections.

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 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. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** 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 of mitigation measures)

4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of 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 will 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 and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <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 | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <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:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall 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 shall be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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: Oliver Mujica, Contract Planner III)

May 12, 2025
Date

Signature: (Aron Liang, Planning Manager)

May 12, 2025
Date

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:					
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare, which will 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 Countywide Plan):
CSB CP DEIR; CSB DC; GeoTek

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

Less than Significant Impact. The County of San Bernardino is composed of four distinct geographical planning regions (CSB CP DEIR, p. 5.1-4). The Project is located within North Desert Region (CSB CP DEIR, p. 4-21). The North Desert Region is bounded by mountainous ranges such as the San Bernardino and San Gabriel Mountains. The North Desert Regions are primarily characterized by shorter remote mountain ranges surrounded by desert plains, with extensive open space and expansive vistas (CSB CP DEIR, 5.1-4). This portion of the County has scenic vistas of mountains to the west of Highway 247, approximately .87 miles from Highway 247. The mountains are prominent from this location as the elevations of the mountains are over 4,300 feet above mean sea level (AMSL) while the Project site is relatively flat at approximately 2,895 feet AMSL elevation (GeoTek, p. 2). Currently views from the Project site provide a 360-degree view of mountainous hillsides.

The proposed structures will be conditioned to have a maximum height of 35 feet and will comply with setback requirements outlined in the County of San Bernardino Development Code which will help minimize impacts to views of the mountains from

public areas east of the site. Since the area is remote and sparsely developed, views and vistas of the mountains around the Project site will not be hindered. Thus, the Project would not have a substantial adverse effect on a scenic vista. Therefore, **less than significant impacts** are anticipated, and no mitigation is required.

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

Less than Significant Impact. The North Desert Region features a number of County-designated scenic routes and highways eligible as state scenic highways. However, there are no state-designated scenic highways (CSB CP DEIR, p. 5.1-17). According to *Figure 5.1-1 County Designated Scenic Route* of the Countywide Plan, the closest designated County Scenic Route and State eligible scenic highway is Highway 247 ("Barstow Road") approximately 0.75 miles east of the Project site (CSB CP DEIR, p. 5.1-7). The Project site itself contains several trees, no rock outcroppings, and a number of structures on-site. However, none of these resources are visible from Highway 247 or would impact a designated or local scenic highway or route. Thus, the Project would not substantially damage scenic resources, including but not limited to trees, rocks outcroppings and historic buildings within a state scenic highway. Therefore, impacts will be **less than significant** and no mitigation is required.

- c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Less than Significant Impact. State CEQA Guidelines Section § 21071(b)(1) (A) defines an urbanized area as an unincorporated area that is surrounded by one or more incorporated cities. However, the Project site within the Lucerne Valley Community is not surrounded by incorporated cities. Rather portions of the surrounding areas are composed of other unincorporated communities or National Forest. Thus, the Project site is located in a non-urbanized area.

The Project is proposing structures with a barn house appearance (shown on **Figure 7** through **Figure 11**) which incorporate elements such as four pane windows, siding, screed stucco and an upper deck with guard rail (Administration Building only). The proposed structures will include a color palette aligned with the surrounding area. In addition, the Project will comply with the County of San Bernardino Development Code setback requirements allowing the mountainous hillsides to be visible from public areas. Furthermore, the Project will undergo the County's development review process. Thus, all proposed structures will be reviewed for compliance to building design and construction requirements of the County Development Code. Therefore, since the project site is located in a sparsely developed area that will still afford scenic views of the surrounding mountains after the Project is constructed, the Project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Thus, impacts will be **less than significant** and no mitigation is required.

- d) *Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?*

Less Than Significant Impact. The Rivers Edge Ranch program is a 24-hour operation. However, the venue is only open for public access during daytime hours. Thus, the Ranch and guest parking-lot areas are closed during nighttime hours. Nonetheless at completion, the proposed Project would add additional exterior building lights and exterior lighting for safety and security purposes within parking lots, along pathways and on buildings. All light sources would be shielded downward facing so that the light is directed away from streets and adjoining properties. A photometric plan will be prepared prior to issuance of Building Permits to ensure the Project complies with the County Development Code, Title 8, Section 83.07.060, Glare and Outdoor Lighting – Mountain and Desert Region which currently requires new projects to limit outdoor lighting to 0.1 fc at the property line. Through compliance with County Development Code Section 80.07.060, the Project will not create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area. Therefore, impacts are **less than significant** and no mitigation is required.

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

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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 Dept. 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:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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):

CSB DC; CSB LUM; DOC

- 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?*

Less than Significant Impact. The California Department of Conservation (DOC) maintains the Farmland Mapping and Monitoring Program (FMMP) which was established in 1982 to track changes in agricultural land use and to help preserve areas of Important Farmland. It divides the state's land into eight categories based on soil quality and existing agricultural uses to produce maps and statistical data. These are used to help preserve productive farmland and to analyze impacts on farmland. According to the "California Important Farmland Finder" on the FMMP website, the Project site and surrounding areas are classified as "grazing land". Thus, the Project will not Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. Therefore, impacts will be **less than significant** and no mitigation is required.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

Less than Significant Impact. The Project site is currently zoned as LV/AG (Lucerne Valley/ Agriculture). Per the County of San Bernardino Development Code *Table 82-4 Allowed Land Uses* and Permit Requirements for Agricultural and Resource Management Land Use Zoning Districts, the proposed Project is an allowable use with a Minor Use Permit. Thus, the Project would not conflict with existing zoning.

Under a Williamson Act contract, the local jurisdiction and landowners agree to continue agricultural activities for at least 10 years. In return, the County agrees to assess the property at agricultural value rather than at market value. According to the California Department of Conservation, there are no Williamson Act contracts for prime and nonprime agricultural land on or adjacent to the Project site.

Therefore, development and operation of the proposed Project will not conflict with existing zoning for agricultural use or Williamson Act contract. Thus, impacts will be **less than significant** and no mitigation is required.

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

No Impact. As mentioned in *Section II (b)*, the Project Site is currently zoned LV/AG and there is no proposal for a zone change. Implementation of the proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. Therefore, no impacts are anticipated, and no mitigation is required.

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

No Impact. As mentioned in *Section II (c)* the Project site and surrounding areas is not zoned forest land. Currently the Project site is composed of a mixture of undeveloped, developed, and disturbed land. No forest land exists on site thus the Project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, **no impacts** are anticipated, and no mitigation is required.

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

No Impact. As mentioned in *Section II (b)* the Project Site is currently zoned LV/AG. Additionally, the Project site was not designated as Farmland per the Department of Conservation. Furthermore, no agricultural production occurs at the Project site or adjacent to the Project site. Thus, the Project would not result in changes in the existing environment that could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, **no impacts** are anticipated, and no mitigation is required.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might 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) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors adversely 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):*

CSB CP; CSB CP DEIR; WEBB-A (Appendix A); MDAQMD 2020

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

Less than Significant Impact. Air emissions from the proposed Project are subject to federal, State and local rules and regulations implemented through provisions of the federal Clean Air Act, California Clean Air Act, and the rules and regulations of the California Air Resources Board (CARB) and Mojave Desert Air Quality Management District (MDAQMD). Air quality management districts with air basins not in attainment of the air quality standards are required to prepare an Air Quality Management Plan (AQMP). An AQMP establishes an area specific program to control existing and proposed sources of air emissions so that the air quality standards may be attained by an applicable target date (CSB CP DEIR, pp. 5.3-12 – 5.3-13).

The Project site is located in the Mojave Desert Air Basin (MDAB). The MDAQMD includes the desert portion of the San Bernardino County. The MDAQMD is responsible for controlling emissions primarily from stationary sources within the MDAB and also maintains air quality monitoring stations to document historical and current levels of air quality within the District. The MDAQMD is also responsible for developing, updating, and implementing the Ozone Attainment Plan which establishes a plan to implement, maintain, and enforce a program of emission control measures to attain and maintain the federal ozone air quality standards (CSB CP DEIR, p. 5.3-15). Attainment plans prepared by the various air pollution control districts throughout the state are used to develop the State Implementation Plan

(SIP) for the State of California. The proposed Project is located within the MDAQMD and, thus, is subject to the rules and regulations of the MDAQMD. The MDAQMD and Southern California Association of Governments (SCAG) are responsible for formulating and implementing the air quality attainment plan (AQAP) for the Basin.

According to the MDAQMD, 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 District 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 included in the applicable plan). 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. An example of a non-conforming project would be one that increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area (relative to the applicable land use plan) (MDAQMD 2020).

The Project proposes expansion of the existing residential care facility. The Project is consistent with the existing Land Use Zoning District designation of LV/AG. Furthermore, as discussed below in *Section III (b)*, the Project's emissions do not exceed the applicable MDAQMD thresholds during either short-term construction or long-term operation of the Project. Therefore, the Project would not conflict with or obstruct implementation of the AQAP, and the impact is **less than significant** and no mitigation measures are required.

- b) *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?*

Less Than Significant Impact. The potential air quality impacts resulting from construction and operation of the proposed Project were evaluated in an Air Quality/Greenhouse Gas Analysis prepared by Albert A. Webb Associates (WEBB-A) and included in (Appendix A).

Construction Emissions: Construction related emissions are considered short-term and are expected to result from the following construction activities: demolition, grading, building construction, paving, architectural coating, and construction workers commuting. Construction is anticipated to begin in March 2025 and end in December 2025.¹ The estimated emissions generated by construction of the proposed Project are shown in **Table 3-1 Unmitigated Estimated Maximum Daily Construction Emissions**, which represents maximum of summer or winter construction emissions. Estimated Project construction emissions would not exceed criteria pollutant thresholds established by the MDAQMD for emissions of any criteria pollutant. Therefore, construction emissions would be less than significant.

¹ The construction schedule utilized in this analysis represents a "worst-case" analysis should construction occur any time after the respective dates. This is because emission factors for construction decrease over time as the analysis year increases as a result of emissions regulations becoming more stringent.

Table 3-1 – Unmitigated Estimated Maximum Daily Construction Emissions

Activity	Peak Daily Emissions (lb/day)					
	VOC	NO _x	CO	SO ₂	PM-10	PM-2.5
MDAQMD Daily Thresholds	137	137	548	137	82	65
2025	9.03	18.20	23.20	0.04	3.22	1.74
Exceeds Threshold?	No	No	No	No	No	No

Source: WEBB-A, Table 2

Note: Numbers are the maximum of summer or winter emissions and may not match due to rounding within the model.

Operational Emissions: Long-term air quality impacts generally involve mobile source emissions generated from project-related traffic and stationary source emissions. Operational emissions would be expected from the following primary sources—area source emissions, energy source emissions, mobile source emissions. The estimated emissions generated by Project operations are shown in **Table 3-2 Unmitigated Estimated Daily Project Operation Emissions (Summer)**, and **Table 3-3 Unmitigated Estimated Daily Project Operation Emissions (Winter)** which represents summer and winter operational emissions. The Project would not exceed the thresholds of significance established by the MDAQMD for emissions of any criteria pollutant. Therefore, operational emissions would be less than significant.

Table 3-2 – Unmitigated Estimated Daily Project Operation Emissions (Summer)

Source	Peak Daily Emissions (lb/day)					
	VOC	NO _x	CO	SO ₂	PM-10	PM-2.5
MDAQMD Daily Thresholds	137	137	548	137	82	65
Area	0.39	0.00	0.06	0.00	0.00	0.00
Energy	0.00	0.04	0.02	0.00	0.00	0.00
Mobile	0.62	1.09	10.60	0.03	2.31	0.60
Total	1.01	1.13	10.70	0.03	2.32	0.60
Exceeds Threshold?	No	No	No	No	No	No

Source: WEBB-A, Table 3

Note: Emissions reported as zero are rounded and not necessarily equal to zero.

Table 3-3 – Unmitigated Estimated Daily Project Operation Emissions (Winter)

Source	Peak Daily Emissions (lb/day)					
	VOC	NO _x	CO	SO ₂	PM-10	PM-2.5
MDAQMD Daily Thresholds	137	137	548	137	82	65
Area	0.39	0.00	0.00	0.00	0.00	0.00
Energy	0.00	0.04	0.02	0.00	0.00	0.00
Mobile	0.57	1.18	7.74	0.02	2.31	0.60
Total	0.95	1.22	7.75	0.02	2.32	0.60
Exceeds Threshold?	No	No	No	No	No	No

Source: WEBB-A, Table 4

Note: Emissions reported as zero are rounded and not necessarily equal to zero.

As identified in **Tables 3-1 through 3-3**, the Project would not 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. Thus, there is a **less than significant** impact as a result of the Project. No mitigation measures are required.

c) *Expose sensitive receptors to substantial pollutant concentrations?*

Less Than Significant Impact. Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise (CSB CP DEIR, p. 5.3-6). The MDAQMD Guidelines (MDAQMD 2020) identifies the following as sensitive receptor land uses: residences, schools, playgrounds, childcare centers, and medical facilities.

The MDAQMD's Guidelines state that the following project types require an evaluation using significance threshold criteria when proposed within the specified distance of an existing or planned sensitive receptor:

- 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
- A gasoline dispensing facility within 300 feet

The proposed Project does not include any of the listed project types. The Project proposes two propane powered emergency generators that will only be used during emergency power outages and routine testing; the emissions from these emergency generators would be negligible. The Applicant will be required to obtain a MDAQMD permit to construct and operate the emergency generators. The MDAQMD permitting process would ensure that the Project meets regulatory requirements through the application review process and by placing specific operating conditions on the permit. Moreover, **Tables 3-1** through **3-3**, above, identify that the proposed Project would not exceed construction or operational emissions, and therefore, would not expose sensitive receptors to substantial pollutant concentrations. Finally, the Project would not result in a carbon monoxide (CO) "hotspot" as a result of Project related traffic during ongoing operations (WEBB-A, pp. 4-5).

For these reasons, there is a **less than significant** impact as a result of the Project. No mitigation measures are required.

d) *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?*

Less Than Significant Impact. The Project site is in a rural and sparsely populated area designated for agricultural uses. Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process would be short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor-producing materials. Diesel exhaust and Volatile Organic Compounds would be emitted during construction of the Project, which are objectionable to some; however, emissions would disperse rapidly from the Project site and are not anticipated to affect a substantial number of people. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed Project.

Potential sources that may emit odors during the on-going operations of the proposed Project would include vehicle odor emissions from increased vehicle trips and the continued operations of the existing ranch. Given the anticipated increase in number of

daily vehicle trips, the rural surroundings, and that vehicles are becoming cleaner over time, Project operations are not anticipated to generate odors that would affect a substantial number of people, a less than significant impact related to odors would occur during the on-going operations of the proposed Project. Therefore, no mitigation measures are required.

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

Issues	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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Conservation Plan, or other approved local, regional or state habitat conservation plan?

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

RCA; SB CO;

- 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?

Less than Significant with Mitigation Incorporated. A General Biological Resources Assessment dated May 31, 2024 (included as Appendix B) was prepared by RCA Associates to document the existing biological resources at the Project site. A field survey was conducted on May 23, 2024 which included the Project site and adjoining areas (RCA, p. 1). The Project site is bordered by mostly vacant land and sparse rural residential developments. The Project site supports a heavily disturbed desert ruderal plant community consisting of mostly ornamental and ruderal plant species (RCA, p. 2). Prior to the field survey, a literature review was conducted to determine the locations and types of biological resources having the potential to exist within the region. The following sources were reviewed: U.S. Fish and Wildlife Services (USFWS), California Department of Fish and Wildlife's (CDFW), California Natural Diversity Database (CNDDDB) were queried for records of occurrences of special-status species and habitats within the White Horse Mountain Quadrangle.

In addition to utilizing on-line databases and mapping tools, a USGS topographic map was reviewed to determine the locations of any potential special aquatic resource areas (e.g., wetlands or other Waters of the United States or Waters of the State) under regulatory jurisdiction of the US Army Corps of Engineers (USACE), CDFW, and Regional Water Quality Control Board (RWQCB), and Riparian/Riverine habitats prior to beginning field survey.

The literature review indicated that five special status wildlife species and four special status plant species have been documented within the White Horse Mountain Quadrangle. According to the CNDDDB, the following four special status plant species have potential to occur are Clokey's crypthantha (*Cryptantha clokeyi*), Mojave mandora (*Menodora spinecens* var. *mohavensis*), Creamy blazing star (*Mentzelia tridentata*), and Beaver Dam breadroot (*Pedimelum castoreum*). According to the CNDDDB, the five special status wildlife species that have been documented in the area are Desert tortoise (*Gopherus agassizii*), Golden Eagle (*Aquila chrysaetos*), Western mastiff bat (*Eumops perotis californicus*), Prairie falcon (*Falco mexicanus*), and Le Conte's Trasher (*Toxostoma lecontei*). However, the Project site does not support suitable habitat for the five special status wildlife species and four special status plant species. Furthermore, during the May 23, 2024, field survey there was no evidence of the five special status wildlife species and four special status plant species. In July 2023, the western Joshua tree (*Yucca brevifolia*) was listed as an endangered species; however, no Joshua trees were observed on site or in the surrounding 50 feet. The species listed below were

encountered during the field survey; however, they are not listed as sensitive species, endangered species, threatened species or species of special concern:

Plant Species:

- Asian mustard (*Brassica tournefortii*)
- Cheatgrass (*Bromus tectorum*)
- Ponderosa pine (*Pinus ponderosa*)
- China berry (*Melia azedarach*)
- Honey locust (*Gleditsia triacanthos*)

Bird Species:

- Raven (*Corvus corax*)
- Brewers blackbird (*Euphagus cyanocephalus*)
- Mourning dove (*Zenaidura macroura*)
- House finch (*Haemorhous mexicanus*)

Reptile Species:

- Western whiptail lizard (*Cnemidophorus tigris*)

Additional reptiles' species that are common to the area but were not visible during the field survey are; desert spiny lizard (*Sceloporus magister*), zebra-tailed lizard (*Callisaurus draconoides*), long nose leopard lizard (*Gambelia wislizenii*) and the common side-blotched lizard (*Uta stansburiana*).

While no native mammals were seen during the field surveys the following mammals are common to the area California ground squirrel (*Otospermophilus beecheyi*) and Antelope ground squirrel (*Ammospermophilus leucurus*). Due to the widespread distribution in the region the following may also occur on site; black-tailed jackrabbit (*Lepus californicus*), desert cottontails (*Sylvilagus audubonii*), coyote (*Canis latrans*) and Merriam's kangaroo rats (*Dipodomys merriami*).

Additionally, habitat assessments were conducted for the desert tortoise, burrowing owl, and Mohave ground squirrel since these species are known to occur in the region. During the habitat assessment it was determined that the Project site does not contain suitable habitat for the desert tortoise. Due to the high disturbed nature of the Project vicinity, and the presence of roadways and developments the desert tortoise is not anticipated to migrate and move onto the site. Additionally, no signs nor suitable burrows were found on the Project site; thus, it was concluded that the Project site does not contain suitable habitat for the burrowing owl and that no burrowing owls are currently inhabiting the site. Furthermore, due to the lack of suitable burrows it is not anticipated that any burrowing owls will be impacted. Similarly, it was determined that the Project site does not contain suitable habitat for the Mohave ground squirrel. Nonetheless, there is a potential for both the desert tortoise and burrowing owl to move into the Project; thus, the Project shall comply with mitigation measure **MM BIO-1** below, to ensure both species are absent from the Project site when construction commences.

Furthermore, since the project includes relocation of trees, there could be nesting birds in those trees. Hence, the Project will be required to comply with **MM BIO-2** below, in accordance with the Migratory Bird Treaty Act and Section 3503 of the California Fish and Game Code so as not to have a significant effect on birds.

Therefore, through compliance with **MM BIO-1** and **MM BIO-2** the Project would 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. Thus, impacts are **less than significant with mitigation incorporated**.

Mitigation Measures:

MM BIO-1: Preconstruction surveys for burrowing owls and desert tortoise shall be conducted by a qualified biologist no less than 14 days prior to the start of Project-related activities and within 24-hours prior to ground disturbance to determine if any burrowing owls and/or desert tortoise have moved in. In the event that burrowing owls and/or desert tortoise are found within the Project site, work shall be halted and consultation with the California Department of Fish and Wildlife and United States Fish and Wildlife Service to discuss specific mitigation measures and or to authorize "take" of burrowing owls and/or desert tortoise. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the preconstruction survey, the area shall be resurveyed for burrowing owls and desert tortoise.

MM BIO 2: In order to avoid violation of the MBTA and the California Fish and Game Code, site-preparation activities (removal of trees and vegetation) for the Project site shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species. If site-preparation activities for an implementing project are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits for such project, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If active nests are not located within the implementing project site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or 100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.

- 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?*

No Impact. As mentioned in *Section IV (a)* the Project site is bordered by mostly vacant land and sparse rural residential developments. The Project site supports a heavily disturbed desert ruderal plant community consisting of mostly ornamental and ruderal plant species (RCA, p. 2). Additionally, no channels or blue streams were observed on the Project site or during the review of the USGS topographic maps. Furthermore, no riparian vegetation, vernal pools, wetlands, critical habitats or sensitive habitats was observed during the field survey (RCA, p. 7, 9). Therefore, the Project would not 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. There would be **no impact**, and no mitigation is required.

- c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact. The Project site and adjoining areas did not contain special aquatic resource areas such as wetlands, channels, vernal pools, blue streams (RCA, p. 9). Therefore, the Project would not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Thus, **no impacts** are anticipated and no mitigation is required.

- 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?*

Less Than Significant Impact with Mitigation Incorporated. During the field survey it was concluded that the Project site did not serve as a wildlife corridor due to the disturbed nature of the site. Additionally, RCA did not identify habitat on the site that would support wildlife movement. As such, implementation of the proposed Project is not expected to have a significant impact to wildlife movement opportunities or prevent local wildlife movement through the area since there is ample undisturbed habitat adjacent to the Project Site to support wildlife movement opportunities. However, since there is potential for desert tortoise or burrowing owls to move into the Project site from the adjacent open spaces, the Project shall comply with mitigation measure **MM BIO-1**, to ensure that there are no burrowing owls or desert tortoise species on the Project site at the time for ground disturbance. The Project shall also comply with mitigation measure **MM BIO-2**, which requires pre-activity field surveys during the nesting/breeding season (February 1 to August 31) and buffers if grading or heavy equipment activity must take place during the nesting season and an active nest is present.

Therefore, through compliance with **MM BIO-1** and **MM BIO-2** the Project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or impeded the used of native wildlife nursery sits. Thus, impacts are **less than significant with mitigation incorporated**.

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

Less Than Significant Impact. Development of the Project would require the removal of existing ornamental trees associated with the current operation of the Ranch. As mentioned in *Section IV (a)*, there are no Joshua Trees on the Project site. Thus, the Project is not required to comply with the Western Joshua Tree Conservation Act. Additionally, there are no plants on the Project site that are subject to San Bernardino Municipal Code Chapter 88.01, Plant Protection and Management, which requires a tree

or plant removal permit be acquired prior to removal of regulated tree or plant (SB CO).² As such, the Project will not conflict with any local policies or ordinances protecting biological resources. Thus, impacts will be **less than significant** and no mitigation is required.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan?*

No Impact. Several efforts to conserve local habitat have been completed or are being planned in San Bernardino County (SBC CP DEIR, p. 5.4-6). However, there are no adopted Habitat Conservation Plans or Natural Community Conservation Plans affecting the project area. Therefore, the Project will not conflict with an adopted Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, **no impacts** are anticipated and no mitigation is required.

Therefore, no significant adverse impacts are identified or anticipated with the implementation of Mitigation Measures BIO-1 and BIO-2.

Issues		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 pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUBSTANTIATION: (Check if the project is located in the Cultural <input type="checkbox"/> or Paleontologic <input type="checkbox"/> Resources overlays or cite results of cultural resource review):					
BFSA					

² Personal communication with staff at RCA Associates.

- a,b) *Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact With Mitigation. A Phase I Cultural Resources Study dated August 5, 2024 was prepared by BFSA Environmental Services and is included in Appendix C.

Prior to conducting the cultural resources investigation, an archeological records search was conducted at the South-Central Coastal Information Center (SCCIC), at California State University, Fullerton CA. The records search on file at the SCCIC included a review of recorded historic properties (prehistoric and historic archaeological sites, historic buildings, structures, objects or districts) within the Study Area. The Study Area includes the Project site and one-mile radius around the Project site.

According to the records search results, there has been 9 cultural resource studies conducted within the Study Area, none of which included the Project site. The records search identified 43 resources within one mile of the Project site. Of the 43, seven prehistoric, one multicomponent, and 35 historic. However, no resources were found within the Project site (BFSa, pp. 1.0-13 - 1.0-14).

As part of the cultural resources investigation, sources such as historical maps, aerial photographs, Office of Historic Preservation- Directory of Properties in the Historic Property Data File, Bureau of Land Management (BLM) General Land Office records and property information on-file with the County of San Bernardino Property Information Management System (PIMS) were consulted (BFSa, p. 1.0-14). The BLM GLO records list a 240-acre 1920 patent, which included the Project site. However, the aerial photographs illustrate that in 1952, the Project site was vacant and devoid of any development. Based on 1959 photographs two buildings, a residence (now an administration building) and an ancillary structure (now the laundry building) are visible in the northeastern corner of the Project site. Based on the structures first appearance in photographs it is determined that both structures were likely constructed in 1958. However, subsequent photographs show that both structures were subject to extensive alteration and modernization between 1983 and 1989. Photographs from 2006 and 2009 depict the property was entirely cleared of all vegetation and structures except for the now improved residence and ancillary structure first visible in the 1959 aerial photograph. Recent photographs show various permanent and temporary structures, corrals, trailers, and other associated infrastructure within the property. Since these improvements occurred after 2006 they are not associated with any potential historic resources. Based on the information from the County of San Bernadino PIMS, the 1958 residence structures was assigned an effective year of 1980. As such, the effective year is consistent with the major alterations to the residence and ancillary structure visible between 1983 and 1989. Therefore, the buildings are no longer indicative of potentially historic structures but rather are representative of buildings constructed in the 1980s (BFSa, p. 1.0-15).

An intensive reconnaissance survey of the Project site was conducted as part of the cultural resources investigation on July 18, 2024. The survey found the Project to consist primarily of the existing Rivers Edge Ranch residential care facility and associated

infrastructure. This includes the existing administration building, laundry building, living quarters, ancillary structures, recreational areas and equipment, trailers, and livestock pens/animal corrals. Vegetation on the Project site is sparse consisting exclusively of maintained residential landscaping and planters (BFSA, p. 3.0-1). Thus, ground visibility was excellent, and no resources were identified during the survey. Additionally, the survey confirmed that two buildings (Administration and laundry structure) do not retain any character defining features or elements to tie them to the listed 1958 construction year. Due to the extensive alterations both buildings lack any integrity, are now considered modern, 1980s-era structures and are not eligible for the CRHR or considered a historical resource under CEQA criteria (BFSA, p. 3.0-4). Furthermore, the various permanent and temporary structures, corrals, trailers, and other associated infrastructure constructed after 2006 do not meet the age threshold for CRHR consideration. Therefore, the Project will not impact any CRHR eligible resource.

Additionally, a records search of the Sacred Lands File (SLF) was requested from of the Native American Heritage Commission (NAHC) which was returned with negative results for the presence of Native American sacred sites or locations of ceremonial importance within the vicinity of the Project site (BFSA, p. 1.0-15).

As concluded by the Phase I Cultural Resources Survey, no pre-historic/archaeological or historical resources were identified within the Project site or were identified during the pedestrian survey. Nonetheless, there is always the potential that previously unidentified historical or archaeological resources may be discovered during ground disturbance. In the unlikely event that an historic or archaeological resource is discovered, mitigation measure **MM CUL-1** and **MM CUL-2** shall be implemented. These mitigation measures reduce impacts related to historical resources to a less than significant level by requiring work to be stopped in the event a cultural resource is discovered until a qualified archaeologist, in consultation with the Yuhaaviatam of San Manuel Nation (YSMN) Cultural Resources Department assesses the resource and determines its significance as required by mitigation measure **MM CUL-1**. If the resource is determined to be significant, as defined by CEQA, and cannot be avoided, a Monitoring and Treatment Plan will be developed and implemented as required by mitigation measure **MM CUL-2**. Thus, through adherence with **MM CUL-1** and **MM CUL-2** impacts to historical and archaeological resources would be **less than significant with mitigation incorporated**.

Mitigation Measures

MM CUL-1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within **MM TCR-1**, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

MM CUL-2. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall

be provided to YSMN for review and comment, as detailed within **MM TCR-1**. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

c) *Disturb any human remains, including those outside of formal cemeteries?*

Less Than Significant Impact With Mitigation. Since 1958 the Project site has been built for with residential structures intended for residential use. No known cemeteries are present at the Project site, so the Project site is not expected to contain human remains, including those interred outside of formal cemeteries. However, the potential exists for previously unknown human remains to be discovered at the site during Project construction activities. Therefore, mitigation measure **MM CUL 3** would be implemented to ensure that any human remains that might be discovered at the site are treated appropriately pursuant to Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the California Public Resources Code (CHSC). With adherence to existing laws and regulations, and implementation of mitigation measure **MM CUL-3**, impacts with regard to the disturbance of human remains would be **less than significant with mitigation**.

Mitigation Measure

MM CUL-3. In the event human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the Project.

Therefore, no significant adverse impacts are identified or anticipated with the implementation of Mitigation Measures CR-1, CR-2 and CR-3.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI. ENERGY – Would the project:					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: CSB CP; CSB CP DEIR; WEBB-A (Appendix A); Title 24

- a) *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Less Than Significant Impact. As an expansion project, the majority of impacts will be short-term from construction and long-term impacts associated with increased vehicle usage during construction. The Project's short-term construction would last approximately ten months. Project construction would require the use of construction equipment during demolition, grading, building construction, paving, and architectural coatings, as well as construction workers and vendors traveling to and from the Project site during the entire construction period. Construction equipment requires diesel as the fuel source and construction worker and vendor trips use both gasoline and diesel fuel.

Fuel consumption from on-site heavy-duty construction equipment and construction would be temporary in nature and use a limited number of equipment, which would represent a negligible demand on energy resources. Furthermore, there are no unusual Project site characteristics that would necessitate the use of construction equipment that would be less energy-efficient than that which would be utilized at comparable construction sites in other parts of the state.

Long-term energy use during operation is typically associated with vehicle usage and energy usage from buildings. Energy sources are from typically from electricity and natural gas. Electricity to the Project site is provided by Southern California Edison (SCE). The Project will be powered by propane instead of natural gas. The Project will comply with the applicable Title 24 standards, which require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The proposed Project would also be required adhere to the CALGreen Code (a part of the Title 24 standards), which establish planning and design standards for sustainable developments and energy efficiency. Compliance itself with applicable Title 24 standards will ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary.

For these reasons, the proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. Therefore, **less than significant** impacts are identified, and no mitigation measures are required.

- b) *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Less Than Significant Impact. As stated above, the proposed Project will comply with applicable State Building Energy Efficiency Standards (Title 24) and CALGreen. As such, implementation of the proposed Project would not conflict or obstruct plans for renewable energy and energy efficiency and a **less than significant** impact would occur. No mitigation measures are required.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII. GEOLOGY AND SOILS - Would the project:				
a) Directly or indirectly cause 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 type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect 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 septic 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"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

CO; CSB CP DEIR; GeoTek; Patel

- a) *Directly or indirectly cause 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.*

No Impact. A Geotechnical Evaluation report was prepared by GeoTek, INC. (GeoTek) on July 2024 and is included as Appendix D to this Initial Study. Southern California is dominated by northwest trending faults associated with the San Andres System. Thus, the Project site is in a seismically active region (GeoTek, p. 6). The primary fault zones in the area are located in the western half of the province, generally trending northwest to southeast. These major zones include the San Andreas, Helendale, Lenwood, and Lockhart faults near the Project site. Numerous secondary fault zones are scattered throughout the area, with many smaller fault zones present in the eastern half of the province exhibiting a general east-west trend (GeoTek, p. 4).

The nearest known active faults are the Helendale-South Lockhart fault zone and the Lenwood-Lockhart fault zone located approximately 5.3 and 8.3 miles southeast and northeast of the site, respectively (GeoTek, p. 6). Based on the *Countywide Plan HZ-1 Earthquake Fault Zones* map, the Project site is not located within an Alquist-Priolo Fault Zone nor a County Fault Hazard Zone. Therefore, the potential for surface fault rupture at the site is considered remote (GeoTek, p. 7). Further, the Project's design would be consistent with the recommended seismic parameters included in the Geotechnical Evaluation and would meet or exceed the seismic standards in the current California Building Code (CBC). Thus, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of known earthquake fault. Therefore, **no impacts** would occur and no mitigation is required.

- ii. *Strong seismic ground shaking?*

Less Than Significant. As mentioned in *Section VII (a(i))* above, the Project is in Southern California, which is known as a seismically active area. Although no active traces of any faults have been identified within the Project site, based on the Countywide Plan Draft EIR *Figure 5.6-2 Earthquake Shaking Potential*, the Project is located within a region that is categorized in between low and high hazard potential for ground shaking. Ground shaking is expected to be the primary seismic hazard likely to occur at the Project site. The Project's design would be consistent with the recommended seismic parameters included in the Geotechnical Evaluation and would meet or exceed the seismic standards in the current California Building Code (CBC). Thus, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or

death involving strong seismic ground shaking. Therefore, impacts would be **less than significant** and no mitigation is required.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant. Ground failure can occur due to poor compaction or during periods of strong groundshaking. Adherence to Uniform Building Code (UBC) and CBC requirements, and the site-specific geotechnical analysis (Appendix D), the Project will be required to compact soils to prevent ground failure.

Liquefaction refers to loose, saturated sand or silt deposits that behave as a liquid and lose their load-supporting capability when strongly shaken. The potential for liquefaction exists in areas with relatively loose, sandy soils and high groundwater levels (less than 50 feet in depth) during long-duration strong ground shaking (CSB CP DEIR, p. 5.6-15). As shown in the *Countywide Plan HZ-2 Liquefaction & Landslide* map, the site does not occur within a liquefaction area. Furthermore, based on evidence of relatively dense subsurface soils on the Project site and the depth of historic high groundwater in exceedance of 50 feet, liquefaction on the Project site is considered low (GeoTek, p. 8). Nonetheless, the Project's design would be consistent with the recommended seismic parameters included in the Geotechnical Evaluation (Appendix D) and would meet or exceed the seismic standards in the current California Building Code (CBC). Thus, the Project would not directly, or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. Therefore, impacts would be **less than significant** and no mitigation is required.

iv. iv.Landslides?

No Impact. The Project site is relatively flat with the northeastern portion sitting at an elevation of 2,895 feet above mean sea level and a minimal elevation relief of about 10 feet down in the southwestern portion (GeoTek, p. 2). Additionally, the Project site is does not contain nor is it adjacent to any steep or unstable uplands that could result in landslides. As shown in the *Countywide Plan HZ-2 Liquefaction & Landslide* map, the site does not occur within a landslide area. Since the Project site is not in an area susceptible to landslides, implementation of the Project is not anticipated to directly, or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Therefore, **no impacts** would occur and no mitigation is required.

(i-iv) SUMMARY. The preceding analysis demonstrates that the Project will not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, or landslides and no mitigation is required.

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

Less Than Significant Impact. Construction activities have the potential to result in soil erosion or the loss of topsoil. However, erosion will be addressed through the implementation of existing State and Federal requirements and minimized through compliance with the National Pollutant Discharge Elimination System (NPDES) general

construction permit, which requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared prior to construction activities and implemented during construction activities. The SWPPP will identify BMPs to be implemented to address soil erosion. In the long-term, development of the Project site would increase impervious surface cover and permanent landscaping in the northern portion of the Project site, thereby reducing the potential for erosion and loss of topsoil that currently occurs. Therefore, impacts are **less than significant** and no mitigation is required.

- 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?*

Less Than Significant Impact. As previously stated in *Section VI (a(iii))* and *(a(iv))*, the Project site is not anticipated to be affected by any landslides, nor is it likely to be exposed to liquefaction related hazards, such as lateral spreading.

Land subsidence is a gradual settling or sudden sinking of the earth's surface as a result of underground material movement. It is most often caused by human intervention such as the removal of water, oil, natural gas, or mineral resources out of the ground by pumping, fracking, or mining activities. Subsidence can also be caused by natural events such as earthquakes. (NOAA) In San Bernardino County, subsidence is primarily the result of groundwater extraction, prolonged drought, and geologic conditions (CSB CP DEIR, p. 5.6-19). Based on the Countywide Plan Draft EIR *Figure 5.6-4 Land Subsidence Potential*, the Project site is located within a region that is categorized in between medium to high and high potential for subsidence risk. According to the Geotechnical Evaluation, subsidence on the order of up to 0.1 foot may be anticipated for the underlying soils at the Project site (GeoTek, p. 11).

Collapsible soils consist of loose, dry, low-density materials that are weakly cemented and as such can collapse or be compressed with the addition of water or weight. Collapsible soils include young fine-grained alluvial materials, wind-deposited soils, and soils with salts (CSB CP DEIR, pp. 5.6-19.5.6-31). While much of the desert regions have low to moderately expansive soils, areas such as Lucerne Valley are categorized with soils that can be highly expansive (CSB CP DEIR, p. 5.6-31). As discussed below in *Section VII (d)*, the results of the laboratory testing conducted as part of the Geotechnical Evaluation, the surficial soils at the Project site have a "very low" expansion index (GeoTek, pp. 5, 17). Nonetheless, the Geotechnical Evaluation recommendations include additional laboratory testing at the completion of site grading to verify the expansion potential of the near-surface soils. The Geotechnical Evaluation also contains recommendations for the Project buildings foundation design and site construction (Geotek, pp. 18, 22).

The Project's design and construction would be consistent with the recommendations included in the Geotechnical Evaluation (Appendix D) and would meet or exceed the current Uniform Building Code (UBC) and California Building Code (CBC), which would minimize any unstable soils or unstable geologic units that may be encountered. On this basis, the potential for the Project to 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 landslides, lateral spreading, subsidence, liquefaction or collapse is **less than significant** and no mitigation is required.

- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Less Than Significant Impact. The Geotechnical Evaluation conducted a field exploration which included excavation of six borings to depths ranging between 19.5 to 51 feet below existing grades (GeoTek, p. 1). Alluvium deposits consisting of interbedded silty sands and sandy silts were found at all six boring locations. The alluvial soils were generally observed to be brown to yellow brown in color, slightly moist, and medium dense to relatively dense. Based on Laboratory testing of one sample collected during the subsurface exploration, the surficial soils are considered to have a very low Expansion Index (EI) (GeoTek, p. 5, Appendix B-1).

Nonetheless, the Project shall abide by the site design and construction recommendations outlined in the Geotechnical Evaluation. Furthermore, the grading plans prepared for the proposed Project shall be approved by the County prior to issuance of grading permits. Additionally, the Project would meet or exceed the current UBC and CBC that would act to minimize any unstable soils or unstable geologic units that may be encountered. Therefore, development of the Project site would be consistent with applicable standards and the recommendations included in the Geotechnical Evaluation, would reduce impacts from expansive soils. Thus, the Project would not create substantial direct or indirect risks to life or property due to expansive soil. Therefore, the Project would result in **less than significant impacts** and no mitigation is required.

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

Less Than Significant Impact. Portions of the unincorporated areas in each of the County's four regions rely on septic tanks for wastewater disposal (CSB CP DEIR, p. 5.6-32). Currently, the operating Ranch relies on two septic tanks for wastewater disposal. The Project is proposing five new septic tanks each with 2,000-gallon septic tank and seepage pits to accommodate the proposed expansion of the Ranch. Per the County of San Bernardino Municipal Code Section 33.0894 – Soil Requirements, the Project is required to conduct a Soil Percolation Test prior to construction of septic tanks in unincorporated areas (CSB CP DEIR, p. 5.6-23, CO). As part of the Revised Feasibility Report for Seepage Pit Design, (Feasibility Report) prepared by Patel & Associates, Inc, dated May 23, 2022 (Attached as Appendix E) soil percolation tests were conducted at the proposed locations of septic tank placement. The percolation test demonstrated that sewage disposal systems would be able to meet current codes and standards set forth by the San Bernardino County Environmental Health Service (Patel, p. 3). The findings in the report found that the Project site is underlain by undocumented artificial fill and alluvium and the Project site has sufficient area to support sewage disposal system. Therefore, the Project has already complied with the County of San Bernardino Municipal Code Section 33.0894 – Soil Requirements. Furthermore, the Project will be required to comply with the recommendations outlined in the Feasibility Report for each septic tank placement to ensure the general design and construction will be adequately supported by the soils. With implementation of the

recommendations outlined in the Feasibility Report, the Project would result in **less than significant impacts** and no mitigation is required.

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

No Impact. San Bernardino County has distinctive geologic profiles throughout the regions. There are numerous unique geological features in San Bernardino County, with ten occurring in the North Desert Region. Most of the unique geological features in the North Desert Region are on land under federal or state control rather than County jurisdiction.

The North Desert Region is characterized by broad alluvial plains between scattered mountain outcrops. The broad alluvial plains between the mountains generally have low to high sensitivity where Younger Alluvium (Q, Qs, Qg, Qls) is mapped at the surface and likely overlies older, highly sensitive sediments. These older, highly-sensitive sediments are often exposed along the margins of these alluvial plains as they approach the intervening mountain ranges and consist of formations well known to preserve fossil resources, such as Older Alluvium (Qoa) and the Manix Formation, Pliocene-Pleistocene Nonmarine Sediments (QPc), and Miocene Nonmarine Sediments (Mc) (CSB CP DEIR, p. 5.5-19).

The Geotechnical Evaluation (GeoTek) found that the Project site is underlain by younger Quaternary alluvium. This younger Quaternary alluvium is unlikely to preserve fossil resources in the uppermost layers (CSB CP DEIR, p. 5.5-34). The very limited and shallow excavations associated with the proposed Project's construction are not likely to yield significant vertebrate fossil remains. As a result, **no impacts** to paleontological resources are anticipated.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VIII. 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: CSB GGRP; WEBB-A (Appendix A)					

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

Less Than Significant Impact. The Project will be required to comply with the MDAQMD, and the County of San Bernardino Greenhouse Gas Emissions Reduction Plan Update in 2021 (CSB GGRP), aimed at the reduction of greenhouse gas (GHG) emissions. The Project will be subject to the County's GHG Development Review Process (DRP) that specifies a two-step approach in quantifying GHG emissions to determine if a project could result in a significant impact. First, a screening threshold of 3,000 metric tons of carbon dioxide equivalents per year (MTCO₂E/yr) is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO₂E/yr will be required to either achieve a minimum of 100 points per the Screening Tables or otherwise comply with the GHG Reduction Plan pursuant to Section 15183.5 of the State CEQA Guidelines. Such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.

The MDAQMD has identified thresholds of 100,000 tons per year carbon dioxide emissions for individual projects.

The potential GHG emissions resulting from construction and operation of the proposed Project were evaluated in an Air Quality/Greenhouse Gas Analysis prepared by Albert A. Webb Associates (WEBB-A) and included in (Appendix A). The results of the analysis are summarized below.

Construction Related Emissions

The total GHG emissions from Project construction equipment and worker vehicles are shown in **Table 6-1 – Project Construction GHG Emissions**. The total construction emissions were also amortized over a period of 30 years.

Table 6-1 – Project Construction GHG Emissions

Year	Metric Tons per year (MT/yr)				
	Total CO ₂	Total CH ₄	Total N ₂ O	Total R	Total CO ₂ E
2025	277	0.01	0.00	0.02	279
Amortized					9.30

Source: WEBB-A, Table 6.

Note: Emissions reported as zero are rounded and not necessarily equal to zero.

Operation Emissions

Operational emissions occur over the life of the Project and would be expected from area source emissions, energy source emissions, mobile source emissions, solid waste emissions, water-related energy emissions, and refrigerant emissions. As shown on **Table 6-2 - Total Project-Related GHG Emissions**, the total GHG emissions generated from the Project are approximately 490.49 MTCO₂E/yr which would not exceed the County's GHG DRP screening threshold of 3,000 MTCO₂E/year. The Project's GHG emissions would also not exceed the MDAQMD threshold of 100,000 tons per year.

Table 6-2 – Total Project Related GHG Emissions

Source	Metric Tons per year (MT/yr)				
	CO ₂	CH ₄	N ₂ O	R	Total CO ₂ E
Amortized Construction	--	--	--	--	9.30
Area	0.01	0.00	0.00	--	0.01
Energy	19.54	0.00	0.00	--	19.57
Mobile	421.00	0.01	0.02	0.68	427.00
Solid Waste	8.64	0.86	0.00	--	30.20
Water	0.58	0.15	0.00	--	4.38
Refrigerants	--	--	--	0.03	0.03
Total	449.77	1.02	0.02	0.71	490.49

Source: WEBB-A, Table 7.

Note: Emissions reported as zero are rounded and not necessarily equal to zero.

Therefore, the Project will not generate a substantial amount of GHG emissions, either directly or indirectly and the impact is **less than significant**. No mitigation measures are required.

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

Less Than Significant Impact. According to the County of San Bernardino GHG Reduction Plan Update, the County assesses performance standards as follows:

- County Performance Standards. All development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, including the GHG performance standards, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 MTCO₂e per year will be considered consistent with the Plan and determined to have a less than significant individual and cumulative impact for GHG emissions. The GHG Reduction Plan also states that "the 3,000 MTCO₂e per year value was chosen as the medial value and is used in defining small projects that must include the Performance Standards but do not need to use the Screening Tables or alternative GHG mitigation analysis.

And

- Projects Using Screening Tables. For projects exceeding 3,000 MTCO₂e per year of GHG emissions, the County will develop Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance

finding. Projects that garner a 100 or greater points would not require quantification of project specific GHG emissions. The point system will be devised to ensure project compliance with the reduction measures in the GHG Plan such that the GHG emissions from new development, when considered together with those from existing development, will allow the County to meet its 2020 target and support longer-term reductions in GHG emissions beyond 2020. Consistent with the CEQA Guidelines, such projects are consistent with the Plan and therefore will be determined to have a less than significant individual and cumulative impact for GHG emissions. (See Attachment 2 for a full description of the Screening Tables and methodology.)

The Project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 MTCO₂E per year. Therefore, the proposed Project does not need to accrue points using the screening tables and is consistent with the GHG Reduction Plan. The proposed Project is expected to comply with the performance standards for commercial uses as detailed in the GHG Reduction Plan. The proposed Project will not result in substantial emissions of GHG and will not conflict with the GHG Plan. Therefore, a **less than significant** impact would occur, and no mitigation measures are required.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | 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"/> |
| g) | Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

DTSC; CSB CP; CSB CP DEIR

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

Less Than Significant Impact. Construction and operation of the Project site would involve the transport use, storage, disposal of hazardous materials.

Construction:

Project construction would involve the use of substances such as paints, sealants, solvents, greases, adhesives, cleaners, lubricants, and fuels (CSB CP DEIR, p. 5.8-16). Equipment used at the Project site during construction activities could use substances considered by regulatory bodies as hazardous, such as diesel fuel and gasoline from typical construction equipment and would therefore have the potential to discharge hazardous materials during construction. Several federal and state agencies prescribe strict regulations for the safe transportation of hazardous materials. Hazardous material transport, storage and response to upsets or accidents are primarily subject to federal regulation by the United States Department of Transportation (DOT) Office of Hazardous Materials Safety in accordance with Title 49 of the Code of Federal Regulations. California regulations applicable to Hazardous material transport, storage and response to upsets or accidents are codified in Title 13 (Motor Vehicles), Title 8 (Cal/OSHA), Title 22 (Management of Hazardous Waste), Title 26 (Toxics) of the California Code of Regulations (CCR), and the Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory), which describes strict regulations for the safe transportation and storage of hazardous materials.

Operation:

Project operation may involve the use of petroleum products, pesticides, fertilizer, and other household hazardous products but these materials would be used in compliance with applicable regulations. Furthermore, the hazardous material would not be

manufactured at the Project site but would rather be stored short-term before transport or use.

Through compliance with all applicable federal and state laws related to the transportation, use, storage and response to upsets or accidents that may involve hazardous materials during construction and operation, the Project would reduce the likelihood and severity of upsets and accidents during transit and storage. Further, Project operations are not expected to result in the use of large amounts of hazardous materials that would create a hazard to the public or environment. Therefore, impacts are **less than significant** and no mitigation is required.

- 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?*

Less Than Significant Impact. The County of San Bernardino has facilities that are known, to generate, store, transport or dispose of hazardous wastes. However, the Project site is not located on any known hazardous site. As mentioned in *Section IX (a)*, operation of the Project site may include the use of petroleum products, pesticides, fertilizer, and other household hazardous products but these hazardous materials would not be manufactured at the Project site and would only be stored short-term before transport. Furthermore, the Project would comply with all applicable federal, state, and local agencies and regulations. Both short-term construction and long-term operation of the proposed Project would comply with all applicable federal, state, and local agencies and regulations with the policies and programs established by agencies such as the EPA, Department of Transportation, Department of Toxic Substances Control, CalOSHA, Resource Conservation and Recovery Act, and the State Unified Hazardous Waste and Hazardous Materials Mandatory Regulatory Program. Adherence to the applicable policies and programs of these agencies would ensure that any transport or interaction with hazardous materials would occur in the safest possible manner, reducing the opportunity for the accidental release of hazardous materials into the environment. Any handling of hazardous materials would be limited in both quantity and concentration. Therefore, a **less than significant impact** would occur and no mitigation is required.

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

No Impact. Lucerne Valley Middle/High School located at 33233 Rabbit Springs Road is the nearest school to the Project site. The school is located approximately 7.2 miles south of the Project site. Thus, the Project is not located within a one quarter mile of an existing or proposed school. Nonetheless, as previously mentioned, the Project will comply with all applicable federal and state laws related to the transportation, use, storage and response to upsets or accidents that may involve hazardous materials. Therefore, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school. Thus, **no impacts** are anticipated, and no mitigation is required.

- 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?*

No Impact. According to the Department of Toxic Substance Control (DTSC) Cortese List, compiled pursuant to Government Code Section 65962.5, no hazardous materials sites are located on or within a half mile of the Project site. Therefore, the Project would not result in a significant hazard to the public or the environment. Thus, **no impacts** are anticipated and no mitigation is required.

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

No Impact. The County of San Bernardino is home to public-use airports and military airfields (CSB CP DEIR, p. 5.8-22). The closest public-use airport in the North Desert Region is the Apple Valley Airport, approximately 17.5 miles northwest of the Project site. Based on *Figure 5.8-2 Airport Safety Zones* of the Countywide Plan Draft EIR, the Project site is not located within an airport safety review area or Airport Runaway Protection Zone; however, the site is located within the AR4- Low-Altitude/High Speed Military Airspace area (CSB CP DEIR, p. 5.8-25). On December 13, 2022, the Marine Corps Air Ground Combat Center Twentynine Palms (MCAGCC) completed review and indicated there are no concerns with the proposed Project. Since the Project site is not located within two miles of a private or public airstrip, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area. Thus, **no impacts** are anticipated and no mitigation is required.

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

No Impact. The Countywide Plan identifies interstate freeways and state highways as routes for evacuation based on location and ability to provide adequate capacity for residents living in the Valley, Desert and Mountain Regions (CSB CP DEIR, p. 5.8-48). The nearest evacuation route is State Route-247, located approximately 0.80 miles west of the Project site. Since all Project construction activities would be limited to the Project site and Project frontage for placement of driveway approach, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Thus, **no impacts** are anticipated and no mitigation is required.

- g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

Less Than Significant Impact. Based on the CalFire, *Fire Hazard Severity Zone Viewer*, the Project site is located within a Local Responsibility Area (LRA). The Countywide Plan *Policy Map HZ-5 Fire Hazard Severity Zones* shows the Project site is located outside of the County Fire Safety Overlay and is located within a Moderate Fire Severity Zone (SBCP). The Project site is relatively flat and does not contain considerable slopes that would exacerbate wildfire risk. Additionally, the surrounding wildland conditions consist of sparse desert vegetation. All new construction shall comply

with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department which will not likely aid the spread of wildfire. Additionally, the nearest fire station is the San Bernardino County Fire Department Station 8 (Lucerne Valley), located approximately 8.2 miles south of the Project site. By adhering to all Uniform Fire Code requirements and all other applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department, the Project would avoid exposing people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, a **less than significant impact** would occur and no mitigation is required.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
X. HYDROLOGY AND WATER QUALITY - Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i.	result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii.	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii.	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | | |
|-----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iv. | impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

CSB CP DEIR; Patel; SGMA; WEBB-B; WEBB-C

- a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Less Than Significant Impact. Violation of water quality standards can occur during construction when soils are disturbed. The disturbance area for construction of the Project consists of a portion of the 20-acre site and would therefore be subject to the statewide National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharges associated with construction activities. The State of California is authorized to administer various aspects of the NPDES program. Construction activities covered under the State's Stormwater Construction General NPDES Permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one (1) or more acres. The Construction General Permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP shall include BMPs to minimize construction-related pollutants from impacting surface waters.

Regarding post-construction stormwater treatment, a Water Quality Exemption Memorandum prepared by Albert A Webb Associates (WEBB-B) and dated August 7, 2024 is attached as Appendix G. The memorandum indicates the Project is located within the jurisdiction of the Colorado River Basin Regional Water Quality Control Board (RWQCB) and the Project is located outside of the boundaries of San Bernardino County's MS4 Phase I Permit Area/Santa Ana Watershed boundary and MS4 Phase II Permit Area/Mojave Watershed boundary. The County has determined the areas outside of the MS4 Phase I and MS4 Phase II boundaries, including the Project, are exempt from the requirements of a Preliminary Water Quality Management Plan (WQMP) for post-construction stormwater treatment (WEBB-B, p. 1).

The Project proposes to install five on-site sewage disposal systems consisting of a 2,000-gallon septic tanks and seepage pits to serve the proposed use shown on **Figure 12 – Utility Plan**. Patel & Associates, Inc. performed percolation tests as part of the Revised Feasibility Report for Seepage Pit Design, dated May 23, 2022, which concluded that the soil at the Project site would support seepage pits for the on-site sewage disposal system (Patel, p. 3). Furthermore, the Colorado River Basin RWQCB issues Waste Discharge Requirements (WDRs), under the provisions of the California

Water Code, Division 7 Water Quality, Article 4 Waste Discharge Requirements, which the Project would be subject to. Additionally, the system will need to be certified through the San Bernardino County Division of Environmental Health. Therefore, existing regulations would ensure that construction of the septic tank would have a less than significant impact to surface or ground water quality.

Construction-Related:

The proposed Project would involve grading, paving, building construction, and amenity construction, which could result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other pollutants with the potential to affect surface and ground water quality during construction.

Operation-Related:

Post-construction urban runoff is typically associated with impervious surfaces, such as rooftops, streets, and other paved areas, where various types of pollutants may build up and eventually be washed into the offsite waters. However, the Project conforms with the zoning designation and the Countywide land use designation, which is consistent with the Countywide Plan EIR. Furthermore, the Project would be developed and operated in compliance with all applicable County and Regional Water Quality Control Board (RWQCB) regulations and water quality standards. The County has determined the area in which the Project is located to be exempt from the requirements of a post-construction WQMP for the treatment of stormwater runoff. Therefore, operational discharges of stormwater runoff would not be expected to occur.

Condition of Approval:

As a standard condition of approval, the Project would be required to provide compliance with the Statewide Stormwater Construction General NPDES permit criteria, including submittal and approval of a Storm Water Pollution Prevention Plan (SWPPP), pursuant San Bernardino County Development Code Section 85.11.03. The SWPPP provides temporary measures to control discharges of sediment and other pollutants and includes methods to minimize water quality impacts and stabilize disturbed surfaces throughout the Project site during construction. Therefore, through the implementation of existing regulations, impacts to surface and ground water quality would be **less than significant** and no mitigation is required.

- b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Less Than Significant Impact. The Project is located within the Lucerne Valley Groundwater Basin (California Department Water Resources Bulletin 118 Basin No. 7-019). This part of the groundwater basin is adjudicated and within the boundary of the Mojave Basin Judgment, specifically, the Este Subarea of the Mojave Basin. The water rights of the Mojave Basin were adjudicated in 1996 as a result of the *City of Barstow, et al v. City of Adelanto, et al, Riverside County Superior Court* (Case No. 208568). Mojave Water Agency was appointed Mojave Basin Watermaster. Watermaster's main responsibilities are to monitor and verify water production for approximately 450 parties (1,700 wells), collect required assessments, conduct studies, and prepare an annual report of its findings and activities to the Court. Watermaster also acts as the

clearinghouse for recording water transfers, maintains records for all such transfers and reports changes in ownership of Base Annual Production rights to the Court (<https://www.mojavewater.org/basin-management/watermaster/>). Because the groundwater basin where the Project is located is adjudicated, the Judgment is the management plan for sustainability of the basin. There is no additional groundwater management plan.

Potable water is currently supplied to the Project site by two private groundwater wells located in the northwest and northeast corners of the property. The Project site is not currently used for intentional groundwater recharge purposes. The onsite wells are sufficient for the current potable water needs of the property and according to the *Adequate Service Certification* issued by San Bernardino County Department of Public Health, Division of Environmental Health Services, the property has a "water well approved for use by the proposed project."

The Project site currently uses approximately 3.14-acre feet per year ((AFY) or 2,800 gallons per day (gpd)) of water produced by the existing groundwater wells (Personal Communication, 11/21/24). Water usage of less than 10 AFY is considered by Watermaster as a "minimum producer."

The current maximum annual well production is estimated at approximately 32 acre-feet per year (AFY) based on a maximum production rate of 20 gallons per minute (gpm, or 28,800 gallons per day (gpd)) (Personal Communication, 11/21/24). The storage capacity of the existing water tanks is 12,000 gallons. The existing water demand of the facility, assuming 25 people per day, is estimated at 3,375 gallons per day (gpd), which is sufficiently met with the existing water supply and infrastructure. The Project is projected to increase from 25 people to 120 people per day. The additional projected water demand of 95 additional people per day is 12,825 gpd for a total of 16,200 gpd (18.2 AFY). Existing and projected water demands are based on a factor provided by Mojave Water Agency of 135 gallons per day per person.

According to the Watermaster's *Rules and Regulations*, the groundwater pumped from each groundwater well in the adjudicated Mojave Basin must be monitored by the Watermaster/Mojave Water Agency, including the wells to be used for the Project. Because the projected total water demand is more than 10 AFY, the Project will install meters on the existing wells, registration of wells and monitoring of well production with Watermaster, and payment of a tax to Watermaster be paid based on annual usage (Personal Communication, 11/21/24). Furthermore, because 16,200 gpd is less than the existing production capability of 28,800 gpd, and no expansion to production capability is proposed, the groundwater supply is anticipated to be sufficient for the Project's projected water demands.

Therefore, through compliance with the Mojave Basin Judgment and Watermaster's *Rules and Regulations* the Project will not decrease groundwater supplies in the Este Subarea of the Mojave Basin, nor impede the current groundwater management activities and impacts are **less than significant** and no mitigation is required.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- i. *Result in substantial erosion or siltation on- or off-site;*

Less Than Significant Impact. Erosion is the wearing away of the ground surface because of the movement of wind or water. Siltation is the process by which water becomes polluted due to fine particulates in the water. The topography of the Project site currently sheet flows from north to south around the existing structures. Offsite run-on also flows onto the Project site from the north (WEBB-C, p. 1-2). The Project proposes to construct an additional impervious area of approximately 1.45 acres (63,000 square feet) in the northeast corner of the site, and because of this additional impervious area, the Project will also construct an earthen basin along the southern property boundary to capture the increased stormwater runoff for up to a 100-year storm event to avoid offsite erosion or siltation from occurring (WEBB-C, p. 3-1). The existing drainage pattern of the Project site will not be substantially altered because it will continue to sheet flow from north to south and collect into the proposed basin south of the proposed development shown on **Figure 12 – Utility Plan**. As discussed in *Section X (a)*, the Project is located within the Colorado River Basin Regional Water Quality Control Board's jurisdiction for regulating water quality and will be subject to the Statewide Construction General Permit for Stormwater Activities. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list the Best Management Practices (BMPs) to minimize soil erosion and siltation. Adherence to BMPs would prevent substantial soil erosion or the loss of topsoil during construction. Therefore, through the implementation of existing regulations and the proposed basin, the Project would not result in substantial erosion or siltation on- or off-site, a **less than significant impact** would occur.

- ii. *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;*

Less Than Significant Impact. There are no existing storm drain improvements in the immediate vicinity of the Project (WEBB-C, p. 1-3). The proposed Project would increase the impervious surface area on site by approximately 1.45 acres (63,000 square feet), which would increase the volume of surface runoff generated on site. Therefore, the Project proposes an earthen basin to capture the increased stormwater runoff. The proposed basin would be designed to capture up to a 100-year storm event (WEBB-C). Although the Project site is located within Federal Emergency Management Agency (FEMA) Flood Zone D, which designates areas that have a risk of flooding but does not have flood design requirements, the proposed basin is designed to comply with San Bernardino County and FEMA regulations for Zone A. This is a conservative design approach, which requires the first floor of buildings to be elevated a minimum of 2 feet above the natural highest adjacent ground (WEBB-C, p. 1-3). Therefore, through

implementation of project design features, the Project would have a **less than significant impact** on flooding both on- and offsite.

- iii. *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or*

Less Than Significant Impact. There are no existing storm drain improvements in the immediate vicinity of the Project (WEBB-C, p. 1-3). Storm drain improvements included with the Project are limited to within the property limits and there will be no offsite drainage improvements. Development of the Project would increase the net area of impermeable surfaces on the site by approximately 1.45 acres (63,000 square feet). As discussed above in *Section X (c(i))*, the Project site currently sheet flows south around the existing structures. The proposed Project would not alter the existing drainage pattern because it will construct a basin south of the proposed development (shown on **Figure 12 – Utility Plan**) for the increase in stormwater runoff resulting from the increase in impervious area. Surface run off will be directed towards the earthen basin that is sized to capture a 100-year storm event (WEBB-C, p. 3-1). Furthermore, the Project is required to prepare of a SWPPP under standard conditions of approval. Furthermore, the Project will be subject to all County standards, regulations, and requirements, and will require County review prior to permitting. Therefore, Project impacts would be **less than significant**.

- iv. *Impede or redirect flood flows?*

Less Than Significant Impact. As mentioned in *Section X (c(ii))*, the Project is in FEMA Flood Zone D, which indicates a chance of flood but this Zone is not definitive about frequency nor does it require specific design considerations. There are no existing storm drain improvements in the immediate vicinity of the Project (WEBB-C, p. 1-3). The Project sheet flows north to south during storm events around the existing structures. The Project will not significantly alter existing drainage pattern because the Project proposes a detention basin that is sized to capture a 100-year storm event. Based on the design, the Project will also include raising the building elevations 2 feet above the existing topography to limit the damage from any significant flooding events. Therefore, with the Project design, Project impacts related to flood flows would be **less than significant**.

- d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Less than Significant Impact. The Project site is in FEMA Flood Zone D (Areas with Possible but Undetermined Flood Hazard) as mentioned above in *Section X (c(ii))*. Flood Zone D does have a risk of flooding but does not have flood design requirements. Therefore, the proposed basin is designed according to FEMA Flood Zone A requirements (Areas With 1% Annual Chance of Flooding). FEMA and San Bernardino County regulations say a project located within FEMA Flood Zone A will require the first floor to be elevated a minimum 2 feet above the natural highest adjacent ground (WEBB-C, p. 1-3).

Regarding the risk of tsunami, the Pacific Ocean is located over 120 miles southwest of the Project site; consequently, there is no potential for tsunamis to impact the Project, given the distance. In addition, no steep hillsides subject to mudflow are located on or near the Project site. The Project site is not located in an identified dam inundation area, and there is no levee located within the vicinity of the Project site (CSB CP DEIR, p. 5.9-13). For these reasons, impacts related to the release of pollutants due to inundation are considered **less than significant** and no mitigation is required.

- e) *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Less Than Significant Impact. The Project would be required to comply with the Water Quality Control Plan ("Basin Plan") of the Colorado River Basin Regional Water Quality Control Board (RWQCB). The Basin Plan includes all the regulatory programs for addressing surface and ground water quality in the region, which includes the requirement to address the minimization of non-stormwater discharges during construction-phase activities. The Project will therefore prepare an effective SWPPP for construction related activities. The County has determined the Project is exempt from post-construction water quality treatment and therefore no WQMP will be prepared.

As previously discussed in *Section X (b)*, the Project is located within the Lucerne Valley Groundwater Basin as well as the Este Subarea of the adjudicated Mojave Basin. Because it is adjudicated, the local groundwater basin is managed by the court's Judgment and by the court-appointed Mojave Basin Watermaster (i.e., Mojave Water Agency). There is no additional groundwater management plan for the area. According to the Watermaster's *Rules and Regulations*, Mojave Water Agency shall, among other requirements, identify and monitor each producer in the basin, including Minimal Producers (those who produce less than 10 acre-feet of water per year). Through compliance with the Watermaster's Rules and Regulations, the Project will be consistent with the local groundwater management activities.

Therefore, the Project would not conflict with or obstruct implementation of a water quality control plan, or groundwater management plan and impacts would be **less than significant** and no mitigation is required.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XI. 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)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Countywide Plan

- a) *Physically divide an established community?*

No Impact. The Project site is currently zoned as LV/AG (Lucerne Valley/Agriculture). Per the County of San Bernardino Development Code *Table 82-4 Allowed Land Uses and Permit Requirements for Agricultural and Resource Management Land Use Zoning Districts*, the proposed Project is an allowable use with a Minor Use Permit (MUP). Currently, the surrounding area consists of vacant land and sparse rural residential developments. Thus, no established communities exist within the Project site, nor does the Project propose or require elements or operations that would divide an off-site community. Therefore, the Project would not physically divide an established community. As such **no impacts** would occur and no mitigation is required.

- b) *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Less Than Significant Impact. As mentioned in *Section XI (a)* shown above, the Project is an allowable use with an MUP. With approval of the MUP, the proposed Project conforms with the Countywide Plan land use classification. Therefore, the implementation of the proposed Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation. Thus, **less than significant impact** would occur and no mitigation is required.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. MINERAL RESOURCES - Would the project:					
a)	Result in the loss of availability of a known mineral resource that will 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

CSB CP DEIR

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

Less Than Significant Impact. The State Geologist classify the mineral resources area as one of the four Mineral Resource Zones (MRZs). MRZ-1 have been defined as areas where geologic information indicates no significant mineral deposits are present. MRZ-2 and MRZ-3 are areas where geologic data shows significant or known mineral deposits are present. MRZ-4 are areas where geologic data does not rule out presence or absence of mineral resources (CSB CP DEIR, p. 5.11-3). Approximately 6.2 percent of the North Desert Region in the County of San Bernardino is designated as MRZ-2 or MRZ-3 (CSB CP DEIR, p. 5.11-4). However, based on the Countywide Plan Draft EIR *Figure 5.11-1 Mineral Resource Zones 2 & 3 in the Southwest Quadrant of County*, the Project site is located within the North Desert Region and is not designated as a MRZ 2 or MRZ 3 area (CSB CP DEIR, p. 5.11-5). Therefore, the Project would not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state. Thus, impacts would be **less than significant** and no mitigation is required.

- 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?*

Less Than Significant Impact. While the County of San Bernardino consists of various active mines, as shown on *Figure 5.11-5, Active Mines in San Bernardino County* of the Countywide Plan Draft EIR, the Project site is not located within an area known to be underlain by regionally- or locally important mineral resources. Additionally, the proposed Project complies with the zoning designation and Countywide Plan, which is consistent with the General Plan EIR. Therefore, the Project would 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. Thus, impacts would be **less than significant** and no mitigation is required.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIII. NOISE - Would the project result in:					
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- c) For a project located within the vicinity of a private airstrip or 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? ☐ ☐ ☐ ☒

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 ☐):

CSB CP DEIR; CSB DC; FTA;

- a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Less Than Significant Impact.

Currently the Project site is an existing working ranch that is operational from 7:00 a.m. to 6:00 p.m, but with also onsite residents/employees and animals that do not leave the site. The Project would expand facilities at the Project site which would not generate a new noise source but may increase existing noise sources. The Project site is located in a rural area, where the neighboring residence range from approximately 70-feet to 600-feet from the property line. The ambient noise environment is relatively quiet. The existing noise sources from the Project are consistent with those found in the rural residential and agricultural land uses surrounding the site. The closest sensitive receptor is located 70-feet from the western property line at the northern corner. However, the Project is proposing expansion of administration building, and a new bunk house which would be located approximately 520-feet from the closest sensitive receptor. Therefore, operational equipment would not be concentrated along the property line but rather approximately 520-feet from neighboring residences thus, the large distance from the operational equipment would not substantially increase permanent ambient noise levels at neighboring residences.

As mentioned, in the Project Description there is no amplified sound being utilized as part of the program or operations. Additionally, due to the set operating hours of the Ranch, the Project would be consistent with San Bernadino County Development Code Section 83.01.080 Table 83-2 - Noise Standards for Stationary Noise Sources, which sets a maximum noise threshold at nearby residential properties of 55 dBA for between the hours of 7:00 a.m. and 10:00 p.m. and a threshold of 45 dBA during the hours of 10:00 p.m. and 7:00 a.m.

Construction activities at the Project site would introduce new temporary noise sources. Based on the construction activities expected to occur at the Project site the following construction equipment are anticipated: a combination of trucks, power tools, concrete mixers, and portable generators. The Project will be constructed in one phase; however, all listed construction equipment would not be operating simultaneously. The Project will be required to adhere to the San Bernardino County Development Code Section 83.01.080 (g)(3) which allows temporary construction activities to occur between 7:00

a.m. and 7:00 p.m., except Sundays and Federal holidays. Through compliance with the Bernardino County Development Code Section 83.01.080 (g)(3), construction activities would not cause a substantial ambient noise levels increase.

Transportation noise would remain consistent to that which occurs at present, as the program provides transportation to offsite participants via two 15 passenger vans. The Ranch owns four trucks that are used for operational purposes, such as transporting grain, providing meal services and helping to move participants, an increase in transportation means and trips are not anticipated.

Therefore, through compliance with the San Bernadino County Develop Code Section 83.01.080 – Noise, the Project would not generate of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Thus, impacts are **less than significant** and not mitigation is required.

b) *Generation of excessive groundborne vibration or groundborne noise levels?*

Less Than Significant Impact. Construction activities would result in varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source (CSB CP DEIR, p. 5.12-40). Construction activities will be required to adhere to the San Bernardino County Development Code Section 83.01.090 (c) which exempts vibrations from temporary construction activities between the hours of 7:00 a.m. to 7:00 p.m., except Sundays and Federal holidays. Through compliance with the San Bernardino County Development Code Section 83.01.090 (c), the Project would not generate excessive groundbourne vibrations.

Operational vibrations would result in varying degrees of ground vibration depending on the operational procedures and equipment. The effect on buildings in the vicinity of the vibration source varies depending on soil type, ground strata, and receptor-building construction. As mentioned above in *Section XIII (a)* the Project site is in a rural area, where the neighboring residence range from approximately 70-feet to 600-feet from the property line. However, operational equipment would not be concentrated along the property line therefore a larger distance between operational equipment and neighboring residences is expected.

According to the Federal Transit Administration (FTA) the upper vibration range for a sonic pile driver at 25 feet is 0.734 inches per second. As a conservative approach the largest vibration producing construction machine listed on the FTA *Table 7-4 Vibration Source Levels for Construction Equipment* was used for calculations at 50 feet. Based on calculations vibration levels at 50 feet during operation of a sonic pile driver would be approximately 0.259 inches per second. While the nearest residential sensitive receptor is approximately 50-feet from the property line, all operational activities would not occur along the property line.

The San Bernardino County Development Code Section 83.01.090 (a) prohibits vibration that can be felt without the aid of instruments or produces a particle velocity greater or equal to two-tenths inches per second peak particle velocity at or beyond the lot line of the source. Since it is not anticipated that a sonic pile driver will be used for farming

operations vibrations exceeding 0.2 inches per second are not anticipated. Therefore, the vibration impacts due to Project construction and operation are considered to be **less than significant** and mitigation is not required.

- c) *For a project located within the vicinity of a private airstrip or 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?*

No Impact. While there is 16 airports, airstrips and heliports in the County of San Bernardino, based on *Figure J-6 Key Map of Aircraft Noise Contour Maps* the Project site is not located within the vicinity of an airport, airstrip or airport land used plan (CSB CP DEIR, p. 5.12-57, Appendix J). The nearest airport to the Project site is the Apple Valley County Airport, approximately 14.08 miles west of the Project site. Since the Project site is not located within two miles of an airport or airstrip the Project would not expose people residing or working in the Project area to excessive noise levels. Thus, **no impacts** are identified and no mitigation is required.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIV. POPULATION AND HOUSING - Would the project:					
a)	Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

Project Description

- a) *Induce substantial unplanned 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)?*

Less Than Significant Impact. The Project site is zoned as Lucerne Valley /Agriculture. These land use designations allow for the proposed use, as long as a MUP is filed, which is a part of the Project. The site offers temporary housing for participates and limited onsite/permanent housing for employees. No unplanned population growth that

would significantly affect resources or infrastructure in the Project area is anticipated from the proposed Project. Furthermore, improvements would be limited to onsite areas and Project frontage for placement for two driveway approaches strictly improve access and utilities to the Project site. Such improvements would not encourage population growth. Therefore, impacts are considered **less than significant** and mitigation is not required.

- b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact. The proposed Project entails expansion of the Ranch program that serves as a transitional housing for program participants. Thus, since the Project proposes expansion of existing housing facilities for the participants, the Project does not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing. Therefore, **no impacts** are identified, and no mitigation is required.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XV. 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:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SUBSTANTIATION:				
CSB CP DEIR; SBSD				

- 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:*

i. *Fire Protection?*

Less Than Significant. Fire protection services to the Project site are provided by the San Bernardino County Fire Department. The San Bernardino County Fire is organized into six divisions within four services zones. The North Desert Region is serviced by Division 5 and Division 6 of the County Fire, which consists of approximately 227 employees and 16 fire stations (CSB CP DEIR, p.5.14-2 - 5.14-5). The Project site is served by the San Bernardino County Fire Station #8, located at 33269 Old Woman Springs Road, Lucerne Valley, approximately 8.2 miles south of the Project site. The Project will be constructed to comply with current building code requirements regarding fire suppression and access. Additionally, the Project will be reviewed and subject to the approval of the SBCFD. As discussed in *Section XIV (a)*, Population and Housing, of this Initial Study, significant population growth is not anticipated to occur as a direct or indirect result of Project implementation. Thus, the Project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. Therefore, impacts would be **less than significant**, and no mitigation is required.

ii. *Police Protection?*

Less than Significant Impact. The San Bernardino County Sheriff's Department provides police protection and law enforcement services to the unincorporated community of Lucerne Valley and the surrounding area. The North Desert Region is served by three San Bernardino County Sheriff Department Stations and two substations. The Lucerne Valley Substation is the closest location, located at 32818 Verdugo Drive, Lucerne Valley, CA, is approximately 7.9 miles south of the Project site and is equipped with one sergeant, one detective, and seven deputies (SBSD). It has been determined that the Lucerne Valley station is not currently adequately to serve current needs either due to service capacity and/or age (CSB CP DEIR, p. 5.14-25).

However, the Project site is currently serviced by the existing substation, while the Project proposes to expand facilities the Project would not substantially increase population in the area. Furthermore, potential participants must go through a screening process that determines eligibility based on past offenses before being admitted to the program.

Moreover, the County Sheriff's Department operations are funded mostly by the County General Fund and by Proposition 172 state sales taxes (CSB CP DEIR, p. 5.14-21). Therefore, the County will oversee police staffing levels to guarantee that effective police protection and response times are maintained. With County reviewing police services during annual budgeting processes and new development projects, acceptable service time, response times shall not decrease.

Since the Project is not substantially inducing population growth, the Project site would not result in an incremental increase in demand for police protection services that would require or result in the construction of new or physically altered police facilities. Based on the foregoing, the proposed Project would receive adequate police protection and impacts to police protection facilities would be **less than significant**, no mitigation is required.

iii. Schools?

No Impact. The Project site is located within the Lucerne Valley Unified School District. The closest schools include Lucerne Valley Middle/High School, located approximately 7.2 miles south of the Project site and Lucerne Valley Elementary School, located approximately 7.5 miles south of the Project site. While the proposed Project does not include new residential development and therefore, does not generate school-aged children requiring public education, the Project would be required to comply with Senate Bill (SB) 50 (CSB CP DEIR, p. 5.14-35). SB 50 requires payment of established school impact fees. Through payment of school impact fees, the Project would 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 schools. Thus, **no impacts** are anticipated and no mitigation is required.

iv. Parks?

No Impact. The proposed Project will not directly require the construction or expansion of public recreational facilities as it does not include new residential development that create needs for parks. The residents at the Ranch are there to participate in the program and not for long term occupancy. Additionally, program participants are restricted by explicit program activities and program approved outings. Therefore, the Project would 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, to maintain acceptable service ratios, response times or other performance objectives for parks. Thus, **no impacts** are anticipated and no mitigation is required.

v. Other Public Facilities?

No Impact. As discussed under *Section XV (iii)* and *(iv)* above, the Project does not propose new residential development. Due to the Project providing temporary housing for program participants the Project would not result in an increase in population. Additionally, program participants are restricted by explicit program activities and program approved outings. Therefore, the Project would not increase the demand for public facilities/services, including libraries, community recreation centers, post offices, and animal shelters. As such, the Project would 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, to maintain acceptable service ratios, response times or other performance objectives for other public facilities. Therefore, **no impacts** would occur and no mitigation is required.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVI. 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 will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

Project Description

- 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 will occur or be accelerated?*

No Impact. As mentioned in Section XV (a(iv)) the project is not classified as a residential development as it serves as a transitional housing program for program participants. Additionally, program participants are strictly adult males thus the Project would not directly or indirectly increase the number of children and thus increase the use of existing neighborhood and regional parks. Furthermore, the program participants only reside on the Project site for a limited time. During the program participants are restricted by explicit program activities and program approved outings. Therefore, the Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated. Thus, **no impacts** would occur and no mitigation is required.

- 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?*

No Impact. Currently, the Project site is equipped with a hand ball court that will remain in place. Therefore, the Project would not require or include the construction or

expansion of recreational facilities, as there is already existing recreational facilities on-site. Thus, environmental effects related to the construction or expansion of recreational facilities would not occur with implementation of the Project. **No impacts** are anticipated, and no mitigation is required.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SUBSTANTIATION:				
CSB CP; SB CO; WEBB-D;				

- a) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Less than Significant. As mentioned in *Section XI (a)* the Project site is in a rural area that is surrounded by vacant land. The Project site is located on the southwest corner of Haynes Road and Verdugo Road. Haynes Road is a developed paved road that provides primary access to the Project site. Verdugo Road remains undeveloped and unpaved. The Project is proposing improvements within the Project site boundaries which includes two access driveways along Haynes Road on the northern portion of the Project site. Both driveways' approaches are being designed to be consistent with the San Bernardino County Transportation Department Standard Drawings 129C. Unincorporated population densities are often insufficient to justify the installation and maintenance of bicycle facilities, nonetheless the County does partner with state and local agencies to fund active transportation facilities in incorporated and unincorporated areas (CSB CP DEIR, p. 5.16-36).

Based on the County's guidelines, a significant impact would occur to transit, bicycle, and/or pedestrian facilities if the project would:

- Disrupt or interfere with existing or planned public bicycle/pedestrian/transit services or facilities.
- Create an inconsistency with policies concerning transit systems set forth in an applicable general plan or other applicable adopted policy document.
- Result in unsafe conditions for pedestrians, including unsafe pedestrian/bicycle or pedestrian/vehicle conflicts.
- Result in unsafe conditions for bicycles, including unsafe bicycle/pedestrian or bicycle/vehicle conflicts.
- Create an inconsistency with policies related to bicycle or pedestrian systems in an applicable general plan, bicycle plan, or other applicable adopted policy document.

However, the Project improvements proposed are limited to the Project site boundaries and the two driveways along Haynes Road. Furthermore, due to the rural nature of the Project vicinity, there are no transit stops, pedestrian facilities or bicycle facilities currently established along the Project frontage or within the immediate vicinity (CSB CP). Therefore, the Project would not disrupt or interfere with any existing or planned bicycle, pedestrian, transit or facilities.

Since the Project is not anticipated to alter the existing or planned circulation system the Project would not conflict with a program plan, ordinance or policy addressing the circulation system including transit, roadway, bicycle, and pedestrian facilities. Therefore, **impacts are considered less than significant**, and no mitigation is required.

- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?*

Less Than Significant Impact. Senate Bill 743 (SB743) was passed by the California State Legislature and signed into law by Governor Brown in 2013. SB743 required the Office of Planning and Research and the California Natural Resources Agency to develop alternative methods of measuring transportation impacts under the California Environmental Quality Act (CEQA). In December 2018, the California Natural Resources Agency finalized updates to the CEQA Guidelines, which included SB743. CEQA Guidelines Section 15064.3 provides that transportation impacts of projects are, in general, best measured by evaluating the project's vehicle miles traveled (VMT).

A Traffic Study and Vehicle Miles Traveled Screening Assessment was prepared for the Project by Albert A. Webb Associates (WEBB-D) dated August 2, 2024 (Attached as Appendix H). The San Bernardino County Transportation Impact Study Guidelines provides criteria to screen projects from a full VMT analysis. According to the San Bernardino County Transportation Impact Study Guidelines, a project is presumed to have a less than significant impact on VMT if the project satisfies at least one of the following VMT screening criteria:

- Projects which serve the local community
- Projects generating less than 110 daily vehicle trips

- Projects located within a Transit Priority Area (TPA) as determined by the most recent SCAG RTP/SCS.
- Projects located within a low VMT generating area as determined by the analyst (e.g. development in efficient areas of the County will reduce VMT per person/employee and is beneficial to the region)

Based on the VMT Assessment, the Project is not anticipated to generate more than 110 trips, is not located within a Transit Priority Area (TPA) and the VMT data for the traffic analysis zone (TAZ) is equal to the County baseline, which means the Project site is located within a low VMT area. Thus, the Project satisfies the VMT screening criteria. Therefore, impacts with regard to being in conflict with or inconsistent with CEQA Guidelines section 15064.3, subdivision (b) would be **less than significant**, and no mitigation is required.

- c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Less Than Significant Impact. The Project improvements are limited to the Project site and two proposed driveways. Onsite road improvements include a 26-foot all-weather access road, designed to provide emergency access to the administrative building, bunk house, laundry room, chapel, and garage. The Project does not propose any roadway improvements, only two driveway approaches along Haynes Road which will be consistent with the San Bernardino County Transportation Department Standard Drawings 129C. Therefore, the Project would not substantially increase hazards due to geometric design features (sharp curves or dangerous intersections) nor does the Project introduce any incompatible uses. Thus, **less than significant impacts** are anticipated and no mitigation is required.

- d) *Result in inadequate emergency access?*

Less Than Significant Impact. As mentioned in *Section XVII (d)* the Project site is located on the southwest corner of Haynes Road and Verdugo Road. Primary access is provided by Haynes Road. The Countywide Plan identifies interstate freeways and state highways as routes for evacuation based on location and ability to provide adequate capacity for residents living the Valley, Desert and Mountain Regions (CSB CP DEIR, p. 5.8-48). The nearest evacuation route is State Route-247, located approximately 0.80 miles west of the Project site. Therefore, the Project site is not located along an emergency access road. Furthermore, Project related improvements will be limited to the Project site, therefore, the Project would be compatible with the design and operation of the existing street network and would not result in any major modifications to the existing access or circulation features. The two proposed driveway approaches along Haynes Road will be consistent with the San Bernardino County Transportation Department Standard Drawings 129C. The Project will conform with local, state, and federal regulations regarding circulation and traffic pattern design. The vehicle access points would accommodate traditional fire apparatus, allowing for adequate emergency access. Therefore, the Project would not result in inadequate emergency access. Thus, **less than significant impacts** are anticipated and no mitigation is required.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XVIII. TRIBAL CULTURAL RESOURCES

- a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ☐ ☒ ☐ ☐
 - ii) 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 Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? ☐ ☒ ☐ ☐

SUBSTANTIATION:

CSB CP

- a) *Would the Project cause a substantial adverse change in the significance of a tribal cultural resource...that is listed or eligible for listing in the California Register of Historical Resources?*

Less Than Significant with Mitigation Incorporated. The Project was noticed to the surrounding tribes, as required by AB-52. One of the tribes, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians) indicated they do not have any concerns with the proposed Project and provided the below standard Mitigation Measures in the event tribal cultural resources are discovered during construction activities. These mitigation measures (in addition to **MM CR-1**) reduce impacts related to tribal cultural resources to a less than significant level by requiring work to be stopped in the event a cultural resource is discovered until a qualified archaeologist, in consultation with the Yuhaaviatam of San Manuel Nation (YSMN) Cultural Resources Department assesses the resource and determines its significance. If the resource is determined to be significant, as defined by CEQA, and cannot be avoided, a Monitoring and Treatment Plan will be developed and implemented as required by mitigation measure **MM TCR-1**. As required by **MM TCR-2**, any and all cultural archaeological documentation will be provided to the YSMN.

With implementation of **Mitigation Measures TCR-1 and TCR-2**, potential impacts related to tribal cultural resources will be reduced to less than significant levels.

Mitigation Measures

MM TCR-1- The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in **MM CR-1**, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

MM TCR-2- Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

Therefore, no significant adverse impacts are identified or anticipated with the implementation of Mitigation Measures TCR-1 and TCR-2

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:					
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

demand in addition to the provider's existing commitments?

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) | Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) | Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

CAL-A; CAL-B; CAL-C; CSB CP; CSB CP DEIR; Patel

- a) *Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

Less Than Significant Impact.

Water: Potable water supply will be provided to the Project site by two existing private wells located on-site. The wells have been approved by the San Bernardino County Environmental Health Services (EHS). The Project shall comply with all standards and requirements set forth by the County of San Bernardino and may be required to prepare a water feasibility study at the request of the County. The projected water demand of 16,200 gpd for the Project is less than the existing production capacity of 28,800 gpd and no expansion to production capacity is proposed. Because the Project will produce more than 10 AFY, the Project will install meters on the existing wells, register the wells and monitoring of well production with Watermaster, and payment of a tax to Watermaster be paid based on annual usage (Personal Communication, 11/21/24). Therefore, relocation, expansion or construction of new public facilities would not be required. Thus, a **less than significant impact** will occur.

Wastewater: The Project site currently has two on-site septic tank systems with corresponding seepage pits. The Project proposes to install five new 2,000-gallon septic tanks with corresponding seepage pits. As, mentioned in *Section VII (e)* the feasibility study percolation tests demonstrated that sewage disposal systems would be able to meet current codes and standards set forth by the San Bernardino County Environmental Health Service (Patel, p. 3) Nonetheless, the proposed disposal system is subject to review by the County's Environmental Health Services Division. Therefore, relocation, expansion or construction of new public facilities would not be required. All expansion and construction of sewer facilities would be located on the Project site, and as demonstrated throughout this Initial Study, all impacts from implementing the proposed project would be less than significant, in some cases with the incorporation of mitigation. Thus, the Project would have a **less than significant** potential to require or result in the relocation or construction of new or expanded wastewater treatment

facilities, the construction or relocation of which could cause significant environmental effects.

Stormwater: There are no existing storm drain improvements in the immediate vicinity of the Project. The existing topography of the Project site facilitates stormwater runoff to sheet flow from north to south around the existing structures. The Project includes construction of a new stormwater detention basin to be located south of the proposed building structures that is sized to capture runoff from a 100-year storm event. (WEBB-C, p. 1-3). The drainage improvements included with the Project are limited to within the property limits and there will be no offsite drainage improvements. As demonstrated throughout this Initial Study, all impacts from implementing the proposed Project would be less than significant, in some cases with the incorporation of mitigation. Thus, the Project would have a **less than significant** potential to require or result in the relocation or construction of new or expanded stormwater facilities, the construction or relocation of which could cause significant environmental effects.

Electric Power: Southern California Edison (SCE) provides electricity to the Project site. Anticipated electric power uses for the Project would include indoor and outdoor lighting, refrigeration appliances, electricity for pond pumps, and other relevant electrical needs associated with housing residents, the care and keeping of the animals and accommodating staff. All electrical uses associated with the Project would connect to the existing electric power system. Further, all utility connections to the proposed Project would be required to comply with applicable federal, state, and local regulations related to electric power supply. As demonstrated throughout this Initial Study, all impacts from implementing the proposed project would be less than significant, in some cases with the incorporation of mitigation. Thus, the Project would have a less than significant potential to require or result in the relocation or construction of new or expanded electrical facilities, the construction or relocation of which could cause significant environmental effects.

Natural Gas: The Southwest Gas Corporation provides natural gas to the North Desert Region as shown in *Figure 5.15-5 – Natural Gas Service Areas Map*. The Project site is currently equipped with two propane tanks. As part of the Project, one additional propane tank will be installed to accommodate Project expansion. The propane tank will be required to comply with California Fire Code and San Bernardino County Code Section 83.01.060 - Fire Hazards. No connections or use of natural gas provided by Southwest Gas Corporation is expected. Therefore, Project development would not require SouthWest Gas to obtain new or expand natural gas supplies. Thus, impacts would be **less than significant**.

Telecommunication Facilities: The Project site is currently serviced by Frontier Telephone Company. All telecommunication facilities would connect to the existing system and would be required to comply with all Federal, State and local regulations for installation and wiring of telecommunications. Therefore, relocation and expansion of existing facilities and construction of new facilities would not be required. Impacts would be **less than significant**.

- b) *Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?*

Less Than Significant Impact. Water supply will be provided to the Project by the existing private groundwater wells located on-site. The Project is located within the Lucerne Valley Groundwater Basin (California Department Water Resources Bulletin 118 Basin No. 7-019). This part of the groundwater basin is adjudicated and within the boundary of the Mojave Basin Judgment, specifically, the Este Subarea of the Mojave Basin. The water rights of the Mojave Basin were adjudicated in 1996 as a result of the *City of Barstow, et al v. City of Adelanto, et al, Riverside County Superior Court* (Case No. 208568). Mojave Water Agency was appointed Mojave Basin Watermaster. Watermaster's main responsibilities are to monitor and verify water production for approximately 450 parties (1,700 wells), collect required assessments, conduct studies, and prepare an annual report of its findings and activities to the Court. Watermaster also acts as the clearinghouse for recording water transfers, maintains records for all such transfers and reports changes in ownership of Base Annual Production rights to the Court (<https://www.mojavewater.org/basin-management/watermaster/>).

Per County Policy IU-1.1 development will be required to obtain County approval for private wells to ensure clean and resilient supply of portable water, even during cases of prolonged drought (CSB CP DEIR, p. 5.18-34, 5.18-39). The existing wells have been approved by the San Bernardino County Environmental Health Services (EHS).

The Project site currently uses approximately 3.14-acre feet per year ((AFY) or 2,800 gallons per day (gpd)) of water produced by the existing groundwater wells (Personal Communication, 11/21/24). Water usage of less than 10 AFY is considered by Watermaster as a "minimum producer."

The current maximum annual well production is estimated at approximately 32 acre-feet per year (AFY) based on a maximum production rate of 20 gallons per minute (gpm, or 28,800 gallons per day (gpd)) (Personal Communication, 11/21/24). The storage capacity of the existing water tanks is 12,000 gallons. The existing water demand of the facility, assuming 25 people per day, is estimated at 3,375 gallons per day (gpd), which is sufficiently met with the existing water supply and infrastructure. The Project is projected to increase from 25 people to 120 people per day. The additional projected water demand of 95 additional people per day is 12,825 gpd for a total of 16,200 gpd (18.2 AFY). Existing and projected water demands are based on a factor provided by Mojave Water Agency of 135 gallons per day per person.

According to the Watermaster's Rules and Regulations, the groundwater pumped from each groundwater well in the adjudicated Mojave Basin must be monitored by the Watermaster/Mojave Water Agency, including the wells to be used for the Project. Because the projected total water demand is more than 10 AFY, the Project will install meters on the existing wells, registration of wells and monitoring of well production with Watermaster, and payment of a tax to Watermaster be paid based on annual usage (Personal Communication, 11/21/24). Furthermore, because 16,200 gpd is less than the existing production capability of 28,800 gpd, and no expansion to production capability is proposed, the groundwater supply is anticipated to be sufficient for the Project's projected water demands.

Through compliance with the Mojave Basin Judgment and Watermaster's *Rules and Regulations*, as well as EHS approval and compliance with all standards and requirements set forth by the County of San Bernardino, the Project would have

sufficient water supply to serve the Project. Therefore, impacts would be **less than significant**, and no mitigation is required.

- c) *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?*

No Impact. The Project would not be served by a public wastewater collection or treatment facility. Rather the Project proposes to install five on-site sewage disposal systems consisting of a 2,000-gallon septic tanks and seepage pits, which has been sized, (i.e., has sufficient capacity) to serve the proposed Project. Therefore, the Project would not rely on a public wastewater treatment provider. Thus, **no impacts** would occur, and no mitigation is required.

- d) *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Less Than Significant Impact. There are 50 solid waste diversion programs in the unincorporated County, including composting, material recovery facilities, household hazardous waste, public education programs, recycling, source reduction programs, and special waste materials programs including concrete/asphalt/rubble, scrap metal, wood waste, and tires (CSB CP DEIR, p. 5.18-56). There are two³ landfills serving the North Desert Region of unincorporated San Bernardino County, Barstow Sanitary Landfill, Victorville Sanitary Landfill (CSP CP DEIR, p. 5.18-54). There are three transfer processing facilities serving the North Desert Region: Advance Disposal Center for the Environment in Hesperia, Sheep Creek Transfer Station in Phelan and Victor Valley MRF Transfer Station in Victorville (CSP CP DEIR, p. 5.18-55). Furthermore, there 14 facilities in the North Desert Region accepting Construction and Demolition Debris. Solid waste (trash, mixed recyclables, and green waste) from the proposed project would be collected by Burrtec Waste Industries. Barstow Sanitary Landfill accepts up to 1,500 tons of solid waste per day and is not anticipated to close until 2071 (CAL-A). Victorville Landfill accepts up to 3,000 tons of solid waste per day and is not anticipated to close until 2047 (CAL-B).

Project construction would result in minor quantities of construction debris such as concrete, wiring, metal, packaging, and other materials. It is anticipated that approximately 8,000 sf of existing structures would be demolished. Any solid waste generated by the project would be disposed of at a licensed off-site landfill or at a recycling facility, as appropriate. Utilizing the CalRecycle's Institutional Sector Generation Rate for Nursing/Retirement home⁴ Project operation would generate approximately 785⁵ pounds of solid waste per day. Therefore, the surrounding landfills will be able to accommodate the Project's site projected solid waste quantities.

³ Barstow Sanitary Landfill and Victorville Landfill also serve the Mountain Region. Fort Irwin Landfill is also listed as a landfill serving the North Desert Region however, Fort Irwin Landfill is located on Fort Irwin National Training Center and is not open to the public.

⁴ Nursing/Retirement home is estimated to generated 5 pounds of waste per person per day.

⁵ The calculation used a population of 157 which represents the Project's potential full capacity at built out and includes all participants and staff members in the Program (both on and offsite) (157 X 5 = 785).

Solid waste collection is a “demand-responsive” service and current levels can be expanded and funded through user fees. Solid waste generated by the proposed Project, would not otherwise conflict with federal, state, and local statutes and regulations related to solid waste. Thus, the Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Therefore, **less than significant** impacts are anticipated, and no mitigation is required.

- e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Less than Significant Impact. Federal, State, and local statutes and regulations regarding solid waste generation, transport, and disposal are intended to decrease solid waste generation through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe and efficient transport of solid waste. The proposed Project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other applicable local, state, and federal solid waste disposal standards, thereby ensuring that the solid waste stream to the Lander’s Landfill is reduced in accordance with existing regulations. Impacts are considered **less than significant**, and no mitigation is required.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ☐ ☐ ☒ ☐

SUBSTANTIATION:

FIREWISE; CSB CP; CSB CP DEIR;

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

No Impact. As previously mentioned in *Section IX (f)*, the nearest evacuation route to the Project site is State Route-247, approximately 0.80 miles west of the Project site. State Route-247 is identified as an evacuation route within the County of San Bernardino. During an emergency, specific evacuation routes would be designated by the San Bernardino County Sheriff 's Department in accordance with the County's emergency management plan (CSB CP DEIR, p. 5.4-48). Additionally, the Project site and immediate surroundings do not contain emergency shelters or facilities. Furthermore, Project improvements are limited to the Project site. Therefore, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Thus, **no impact** would occur, and no mitigation is required.

- b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?*

Less Than Significant Impact. As previously mentioned in *Section IX (g)*, the Project site is located within a Local Responsibility Area (LRA). The Countywide Plan *Policy Map HZ-5 Fire Hazard Severity Zones* shows the Project site is located outside of the County Fire Safety Overlay and is located within a Moderate Fire Severity Zone (CSB CP). The Project site is relatively flat and does not contain considerable slopes that would exacerbate wildfire risk. Additionally, the surrounding wildland conditions consist of sparse desert vegetation. Due to the clearing of natural vegetation, the Project site would not be as prone to wildland brush fires. Furthermore, all new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department which will not likely aid the spread of wildfire. Therefore, the Project would not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire. Thus, **less than significant impacts** would occur, and no mitigation is required.

- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

Less Than Significant Impact. A Fire Water Supply report was prepared by FIREWISE 2000 LCC, dated May 6, 2024, revised September 9, 2024, and is attached as Appendix I. Currently, the Project is equipped with seven water storage tanks that

may be used in the event of a fire risk. Three water storage tanks are located on the southern property line along Verdugo Road and four water storage tanks are located west of the existing pond area. Water is pumped from the onsite wells and stored into these tanks (FIREWISE, p. 2).

As part of the proposed Project one 70,000-gallon water storage tank and one fire hydrant will be installed and dedicated for fire related uses. The intent is to separate water supplies for domestic use and fire related uses. Existing water storage tanks will remain in place to serve the Project site expansion. Similarly, water will be pumped from the onsite well and stored into the proposed water storage tanks. Due to the existing portion of the development, the Project site is already equipped with on-site utilities such as propane tanks and electrical connection points.

Additionally, as mentioned in the Project Description the Project proposes a 26-foot wide all-weather road that provides continuous access from one driveway entry to the other. The minor infrastructure improvements associated with the Project will not exacerbate fire risk or result in environmental impacts. Nonetheless, the County will review the final site plans to ensure that the proposed Project complies with all regulations and procedures pertaining to wildfire. The proposed Project will comply with federal, state, and local regulations. Therefore, Project would not require the installation or maintenance of associated public infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Therefore, impacts are **less than significant**, and no mitigation is required.

- d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Less Than Significant Impact. As mentioned in *Section VII (a (iv))*, the topography of the Project site and surrounding area is relatively flat and the Project site is not located in an area susceptible to landslides. The Project site is already developed with the existing buildings and the surrounding area contains mostly vacant parcels. Therefore, implementation of the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability. Thus, a **less than significant impact** would occur, and no mitigation is required.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to substantially 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, substantially 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 would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Does the project have the potential to substantially 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, substantially 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?*

Less Than Significant Impact with Mitigation Incorporated. As discussed in *Section IV (a) through (f)* the proposed Project area does not contain sensitive biological resources that could potentially be affected by the proposed Project. All potentially significant impacts to biological resources would be avoided or reduced to a less than significant impact with the implementation of mitigation measures **MM BIO-1** and **MM BIO-2** set forth in *Section IV. Biological Resources* of this Initial Study.

As discussed in *Section V (a)* there are no known historic resources at the Project site. As discussed in *Section V (b)* none of the 43 previously recorded cultural resources

located within a one-mile radius are located within the Project site. Further, the Project site has been previously disturbed, and it is highly unlikely that any cultural resources exist. The Yuhaaviatam of San Manuel Nation also reviewed the Project, consistent with AB52 and identified no concerns, however, requested that mitigation measures be included to address unanticipated tribal resource discovery. However, in order to provide protection in the unlikely event that cultural resources are unearthed during Project construction, implementation of mitigation measures **MM CUL-1, MM CUL-2, MM CUL-3, MM TCR-1, and MM TCR-2** set forth in *Section V. Cultural Resources* and *Section VIII. Tribal Cultural Resources* shall be implemented to reduce potential impacts to less than significant.

Thus, the proposed Project will not 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 an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Therefore, impacts are **less than significant with mitigation incorporated**.

- 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)?*

Less Than Significant Impact. Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- (a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Air Quality

Cumulative projects include local development as well as general growth within the Project site. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the proposed Project's air quality must be generic by nature.

The MDAB is out of attainment for both ozone and particulate matter. Construction and operation of cumulative projects will further degrade the air quality of the MDAB. The greatest cumulative impact on the quality of regional air cell will be the incremental

addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously.

However, in accordance with the MDAQMD methodology, projects that do not exceed the MDAQMD criteria for air emissions or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. Project operations would generate emissions of NO_x, ROG, CO, PM-10, and PM-2.5, which would not exceed the MDAQMD thresholds and would not be expected to result in ground level concentrations that exceed the National Ambient Air Quality Standards or California Ambient Air Quality Standards. Therefore, operation of the proposed Project would not result in a cumulatively considerable net increase for non-attainment of criteria pollutants or ozone precursors. As a result, the proposed Project would result in a less than significant cumulative impact for operational emissions.

Greenhouse Gas

The County GHG Reduction Plan's initial screening procedure is used to determine if a project will emit 3,000 metric tons of carbon dioxide equivalents (MTCO₂e) per year or more. Projects that do not exceed this threshold require no further climate change analysis. Therefore, consistent with CEQA Guidelines Section 15064h(3),10 the County, as lead agency, has determined that the project's contribution to cumulative GHG emissions and global climate change would be less than significant if the project is consistent with the applicable regulatory plans and policies to reduce GHG emissions. As discussed previously, the proposed Project is consistent with the goals and objectives of the County's GHG Reduction Plan. Therefore, the Project's incremental contribution to greenhouse gas emissions and their effects on climate change would not be cumulatively considerable.

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

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

Less Than Significant Impact. All 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 ensure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the Project approval.

The incorporation of design measures, County of San Bernardino policies, standards, and guidelines and proposed mitigation measures as identified within this Initial Study would ensure that the proposed Project would have no significant adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. Therefore, impacts are **less than significant** and no mitigation is required.

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

XXII. 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: (Compliance monitoring will be verified by existing procedures for condition compliance)

Biological Resources

Mitigation Measure BIO-1:

Preconstruction surveys for burrowing owls and desert tortoise shall be conducted by a qualified biologist no less than 14 days prior to the start of Project-related activities and within 24-hours prior to ground disturbance to determine if any burrowing owls and/or desert tortoise have moved in. In the event that burrowing owls and/or desert tortoise are found within the Project site, work shall be halted and consultation with the California Department of Fish and Wildlife and United States Fish and Wildlife Service to discuss specific mitigation measures and or to authorize "take" of burrowing owls and/or desert tortoise. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the preconstruction survey, the area shall be resurveyed for burrowing owls and desert tortoise.

Mitigation Measure BIO 2:

In order to avoid violation of the MBTA and the California Fish and Game Code, site-preparation activities (removal of trees and vegetation) for the Project site shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species. If site-preparation activities for an implementing project are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits for such project, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If active nests are not located within the implementing project site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or 100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.

Cultural Resources

Mitigation Measure CUL-1:

In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural

Resources Department (YSMN) shall be contacted, as detailed within **MM TCR-1**, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Mitigation Measure CUL-2:

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within MM TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Mitigation Measure CUL-3:

In the event human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

Tribal Cultural Resources

Mitigation Measure TCR-1:

The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in **MM CR-1**, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

Mitigation Measure TCR-2:

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

GENERAL REFERENCES

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- CalRecycle, *SWIS Facility/Site Activity Details, Barstow Sanitary Landfill (36-AA-0046)*, July 18, 2024. (Available at <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1871?siteID=2653>, accessed August 29, 2024.) [Cited as CAL-A]
- CalRecycle, *SWIS Facility/Site Activity Details, Victorville Sanitary Landfill (36-AA-0045)*, July 9, 2024. (Available at <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1870?siteID=2652>, accessed August 29, 2024.) [Cited as CAL-B]
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- County of San Bernardino. *County of San Bernardino 2007 Development Code*. Adopted March 13, 2007, as amended through May 2, 2019. (Available at <http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DCWebsite.pdf>, accessed August 8, 2024.) [Cited as CSB DC]
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