

SAN BERNARDINO COUNTY

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APN: 0397-191-07-0000
Applicant: MOREHART, JOHN
Community: HESPERIA
Project No: P200900206/TPM 19015
Staff: TYLER MANN
Rep: CUBIT ENGINEERING, INC.
Proposal: TENTATIVE PARCEL MAP 19015 TO
CREATE FOUR (4) PARCELS ON TWENTY-
FOUR (24) ACRES

USGS Quad: Hesperia
T, R, Section: T3N R4W Sec. 12 SW ½
Planning Area: Hesperia Planning Area
LUZD: Rural Living-5 (RL-5)

Overlays: FS-2 Fire Safety Overlay
Dam Inundation Overlay
Biological Resources Overlay

PROJECT CONTACT INFORMATION:

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

Contact person: Tyler Mann, Planner
Phone No: 760.995.8172
E-mail: Tyler.Mann@lus.sbcounty.gov

Fax No: 760.995.8167

Project Sponsor: CUBIT Engineering, Inc.
10770 I Avenue Suite 108
Hesperia, CA 92345

PROJECT DESCRIPTION:

The proposed project is **Tentative Parcel Map Number 19015** to create four (4) parcels on twenty-four (24) acres. The project site lies within the unincorporated portion of the County of San Bernardino in Hesperia. The project site is located on the eastside Brookover Road and 620' north of Havenhurst Road, 5890 Arrow Lane, Hesperia. The County's General Plan designates the project area as Rural Living (RL) 5-acre minimum parcel size. The site is regulated by the FS-2 Fire Safety Overlay, Dam Inundation Overlay and by the Biological Resources Overlay.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is developed with a single-family residence and several out buildings; a large portion of the site has been disturbed and cleared of native vegetation as a result of the residential use. The properties to the north, east, south and west are developed with single-family homes. The existing native desert vegetation includes a few locally protected Joshua Trees and other desert shrubs. According to the Preliminary Drainage Study dated March 25, 2009, the project site lies at the foot of the hills that are on the West side of the Mojave River. The topographic data also shows that this site is crossed by two well-defined flowpaths.

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT	OVERLAYS
Site	Vacant	(Rural Living)RL-5	FS-2/DAM/BIO
North	Vacant	(Rural Living)RL-5	FS-2/DAM/BIO
South	Single-Family Residences	(Rural Living)RL-5/RL-10-AP	FS-2/DAM/BIO
East	Single-Family Residences	(Rural Living)/(Neighborhood Commerical)RL-5/CN	FS-2/DAM/BIO
West	Vacant/ Single-Family Residences	(Rural Living)RL-5/RL-10-AP	FS-2/DAM/BIO

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

Federal: Fish & Wildlife

State of California: Regional Water Quality Control Board – Fish & Wildlife

County of San Bernardino: Land Use Services – Building and Safety; Public Health – Environmental Health Services; CSA 70 Zone J; Public Works – Roads/Drainage, Traffic, and Surveyor; and County Fire

Local: Hills Local Area Transportation Facilities Fee Plan, Regional Transportation Mitigation Plan for the City of Hesperia

EVALUATION FORMAT

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Signature (Prepared by): Tyler Mann, Project Planner

Date

3-6-15

Signature: Heidi Duron, Supervising Planner

Date

3/6/15

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

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

- I a) **Less Than Significant.** The proposed project is not located within a designated Scenic Corridor and will not have a substantial adverse effect on a scenic vista, as there are none identified within the vicinity of the project site that would be affected by the proposed subdivision. Any future development and grading would have to adhere to County standards and provide a natural topography and relief design, RL-5 land use designation restricts development to single-family homes and accessory and compatible uses, all future development will be subject to the RL-5 height limitation of 35 feet.
- I b) **No Impact.** The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no rock outcroppings or historic buildings on the project site. The project is a Tentative Parcel Map and development is not proposed at this time, therefore, there is no impact with the proposed subdivision. Any future development will comply with the County's Tree & Plant Removal Ordinance, which encourages development in areas not occupied by protected trees and plants and relocation if feasible.
- I c) **Less than Significant Impact.** The existing native desert vegetation includes a few locally protected Joshua Trees. The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings because all the newly created parcels will meet the minimum parcel size of 5-acres, per (RL-5) Land Use District Development Standards, allowing ample buildable area without significantly impacting the Joshua Trees. All building permits require a pre-construction inspection to verify the location of Joshua Trees and any such removal must comply with the County's ordinance regarding tree protection (County Development Code Section 88.01.060), so there will be no potentially significant impact in this area.
- I d) **No Impact.** The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area because at this time this

project is only proposing the subdivision of twenty-four (24) acres into four (4) parcels. No development is proposed at this time; therefore, there will be no impact in this area. Any future development will have to comply with San Bernardino County Code outdoor lighting standards.

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

II. AGRICULTURE AND FORESTRY RESOURCES -

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

- 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?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?

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- 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?

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

- II a) **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance on the maps prepared, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are currently no agricultural uses on the site.
- II b) **No Impact.** The proposed use does not conflict with any agricultural land use or Williamson Act land conservation contract, as none exists on the site.
- II c) **No Impact.** The subject property is designated Rural Living (RL-5) 5-acre minimum parcel size. The subject property and proposed use do not involve other changes in the existing environment that, due to their location or nature, could result in conversion of Prime Farmland, to a non-agricultural use.
- II d) **No Impact.** The proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed Project area is currently occupied by a single-family residence and several outbuildings and has never been designated as forest land or timberland.
- II e) **No Impact.** The proposed Project will not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to a non-agricultural use because the proposed site is not classified as Farmland and is not used for agricultural purposes.

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

III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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

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

- III a) **No Impact.** The project will not conflict with or obstruct implementation of the *Mojave Desert Air Quality plan*, because the proposed uses do not exceed the thresholds established for air quality concerns within the CEQA Air Quality Handbook developed by the South Coast Air Quality Management District and used as a guide by the *Mojave Desert Air Quality Management District*. The traffic increase is not significant based on the handbook criteria and will not contribute in any substantial way to the degradation of local region air quality.
- III b) **No Impact.** The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use will not exceed established thresholds of concern as established by the District.
- III c) **No Impact.** The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed use will not exceed established thresholds of concern.

- III d) **No Impact.** The project will not expose sensitive receptors to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants and the project is not located within ¼ mile of a use considered a sensitive receptor.
- III e) **No Impact.** The project will not create odors affecting a substantial number of people because there are no identified potential uses that will result in the production of objectionable odors.

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

IV. BIOLOGICAL RESOURCES - Would the project:

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

SUBSTANTIATION (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☒): Category 3

- IV a) **Less Than Significant.** The project site is located in a mapped critical habitat for Arroyo Toad by the U.S. Fish and Wildlife Service. The U.S. Fish & Wildlife Service was contacted regarding this project to determine what studies, if any would be required. Consultation with biologist from the U.S. Fish and Wildlife Service determined that Arroyo Toad protocol survey would not be required prior to any land disturbance activity because of the extremely low

likelihood that any Arroyo Toad species would be in the area given the lack of available water. The U.S. Fish and Wildlife Service did request that the applicant be informed the project location is in mapped Arroyo Toad habitat and that if any Arroyo Toads are discovered on the project site during construction activities that all work cease and the U.S. Fish and Wildlife Service be contacted for an incidental take permit and an Arroyo Toad protocol survey be conducted. A note to this effect will be placed on the Composite Development Plan.

- IV b) **Less Than Significant.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. Although the project site falls within mapped critical habitat for the Arroyo Toad by the U.S. Fish and Wildlife Service, the agency has indicated through consultation that given the extreme outlying location and lack of consistent available water that no species of concern would be located in the area. However, the applicant shall be informed of the possibility of Arroyo Toads and the necessary procedures for an incidental take permit and protocol survey if discovered.
- IV c) **No Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland.
- IV d) **Less Than Significant Impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors or nursery sites within or near the project site. A condition of approval will require a general biological survey to be conducted prior to final map recordation to ensure that the project will not interfere substantially with the movement of any native resident, migratory fish or wildlife species and proper mitigation measures are used if necessary. A note to this effect will be placed on the Composite Development Plan
- IV e) **Less Than Significant Impact.** The existing native desert vegetation includes a few locally protected Joshua Trees. All of the newly created parcels will meet the minimum lot size of 5-acres, per Rural Living, 5-acre minimum parcel size (RL-5) Land Use District Development Standards, allowing ample buildable area without significantly impacting the Joshua Trees. This project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because all building permits require a pre-construction inspection to verify the location of Joshua Trees and any such removal must comply with the County's ordinance regarding tree protection (County Development Code Section 88.01.060), including a Joshua Tree Protection and Relocation Plan. A general biological survey will be required as a condition of approval prior to final map recordation; the biological survey will have to identify impacts to Desert Native Plants listed in the Desert Native Plants Act and identify measures to ensure compliance with the act prior to any land disturbance activity.
- IV f) **No Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

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

V. CULTURAL RESOURCES - Would the project

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

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

- V a) **No Impact.** This project will not impact nor cause a substantial adverse change in the significance of an historical resource because the project site is not located on or near a known historical resource, as defined in §15064.5.
- V b) **No Impact.** This project will not cause a substantial adverse change to an archaeological resource because the San Bernardino County Museum was notified of this project and had no comment regarding archaeological resources on the site, as defined by §15064.5
- V c) **Less Than Significant Impact.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature because the San Bernardino County Museum was notified of this project and had no comment regarding paleontological resources on the site.
- V d) **No Impact.** This project will not disturb any human remains, including those interred outside of formal cemeteries because no such burial grounds are known to exist or have been identified in the project area.

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

VI. GEOLOGY AND SOILS - Would the project:

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

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

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ii. Strong seismic ground shaking?

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iii. Seismic-related ground failure, including liquefaction?

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iv. Landslides?

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

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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?

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d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?

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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?

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

VI a) **Less Than Significant Impact.** (i-iv) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) Seismic-related ground failure, including liquefaction or iv) Landslides, because there are no such geologic hazards identified in the immediate vicinity of the project site. Because Southern California

contains numerous earthquake faults and earthquakes are a fairly common phenomenon, the project will be reviewed by County Building and Safety. Appropriate seismic standards will be required during future construction of the project to insure that structures can endure a seismic event.

- VI b) **Less Than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil because when development is proposed, erosion control plans and grading plans will be required to be submitted, approved and implemented. Adherence with the requirements associated with such permits will prevent substantial soil erosion or loss of topsoil. Modification of the existing landform will be minimized.
- VI c) **No Impact.** The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse.
- VI d) **No Impact.** The project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils.
- VI e) **Less Than Significant Impact.** The County Environmental Health Services Department will require a percolation test prior to septic system installation. Therefore, impacts from this issue will not be potentially significant.

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

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

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

SUBSTANTIATION:

VII Less Than Significant Impact. As discussed in Section III of this document, the proposed a,b) project does not include any development. It is a residential subdivision to create four parcels. The Air Quality Plan used the maximum density of the underlying zoning. The subdivision creates parcels that are consistent with the allowed maximum density of the RL-5 zone.

On December 6, 2011, the San Bernardino County Board of Supervisors adopted the County Greenhouse Gas (GHG) Emissions Reduction Plan. As part of the GHG Plan, sample project sizes that exceed the 3000 MTCO₂e level were established. The threshold for single-family residential development is 60 to 80 units. GHGs and criteria pollutants associated with residences will remain unchanged as there are no residences currently proposed. For this reason, it is unlikely that this project would impede the state's ability to meet the reduction targets of AB32.

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

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VIII. HAZARDS AND HAZARDOUS MATERIALS -

Would the project:

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| a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- VII a) **No Impact.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because no use approved on the site is anticipated to be involved in such activities. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review.
- VIII c) **No Impact.** The project uses 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, because the project does not propose the use of hazardous materials and all existing and proposed schools are more than one-quarter mile away from the project site.
- VIII d) **No Impact.** The project site is not included on the San Bernardino County list of hazardous materials sites compiled pursuant to Government Code 65962.5 and therefore, will not create a significant hazard to the public or environment.
- VIII e) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a public airport.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VIII g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from two or more directions.
- VIII h) **Less Than Significant Impact.** Prior to any construction occurring on any parcel, the applicant shall contact the County Fire Department for verification of current fire protection requirements. Any new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department. The project site is in the FS-2 Fire Safety Overlay. The requirements of the overlay district are designed to reduce fire hazard risk to below a level of significance.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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VIII. HYDROLOGY AND WATER QUALITY - Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise, substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structure, which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including | | | | |

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

- VIII a) **No Impact.** The project will not violate any water quality standards or waste discharge requirements because the on-site septic systems must be approved by the County Environmental Health Services based on requirements by the Lahontan Region Water Quality Control Board.
- VIII b) **No Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project is served by CSA 70 Zone J, which has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of this project.
- VIII c) **Less Than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in erosion or siltation on- or off-site, because the project does not propose any alteration to a drainage pattern, stream or river. Building setback lines will be required, as shown on the tentative map, to be delineated on the composite development plan to ensure no disturbance will occur near any watercourse. Two San Bernardino County Drainage Easements are proposed across portions of Parcel 3 and Parcel 4 to protect existing drainage.
- VIII d) **Less Than Significant Impact.** The project will not substantially alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site because the project does not propose any alteration to a drainage pattern, stream or river. A condition of approval will require that the natural drainage courses traversing the site shall not be occupied or obstructed and all on-site flows shall be directed within a drainage easement. A California Registered Civil Engineer is required to prepare and complete drainage improvements and profiles for on-site and off-site drainage prior to any development. A note placed on the Composite Development Plan will require notification to the California Department of Fish and Wildlife for any streambed or drainage course alteration or encroachment and the streambed alteration agreement shall be provided prior to grading. Two drainage easements will be recorded across portions of Parcel 3 and Parcel 4 to protect existing drainage courses as identified in the Drainage Study prepared by Cubit Engineering dated March 25, 2009. Development will have to adhere to the County's grading ordinance and a grading plan will be required to ensure runoff of future development will not result in flooding on or off site.
- VIII e) **Less Than Significant Impact.** The future development of four (4) single-family residences will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems because the drainage of the residences will be handled by the natural drainage courses on the property. County Public Works has

reviewed the proposed project drainage and has found it to be acceptable. A condition of approval prior to final map recordation will require a Registered Civil Engineer to investigate and design adequate drainage facilities to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties, this study shall be submitted for review and approval to by the Land Development Division.

- VIII f) **No Impact.** The project will not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures and best management practices will be required and implemented when the site is developed, although no development is proposed at this time.
- VIII g) **No Impact.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map because the project is not designated as being in a flood hazard area.
- VIII h) **No Impact.** The project will not place within a 100-year flood hazard area structures, which would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area.
- VIII i) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because conditions of approval have been incorporated to restrict development in the identified dam inundation area through the recordation of drainage easements across portions of Parcel 3 and Parcel 4. A recommendation as part of the Drainage Study completed March 25, 2009 by Cubit Engineering states "To allow development in the flatter areas of all the parcels, which are impacted from flows in the A-02 alignment, a requirement that the finish floors of all habitable structures must be elevated a minimum of 2.5 feet above the natural ground or drainage analysis prepared to justify a lower elevation should be placed on the CDP". A note to this effect will be required to be placed on the Composite Development Plan. A 125' building setback from the edge of the proposed SBCDE will be required to be plotted on the Composite Development Plan to ensure no building or disturbance will occur within the natural drainage and dam inundation area.
- VIII j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow.

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

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

SUBSTANTIATION

- IX a) **No Impact.** The project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. The proposed subdivision will create residential parcels that conform to the RL-5 district, which allows a single-family residence on a minimum 5-acre lot
- IX b) **No Impact.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect because the project is consistent with all applicable land use policies and regulations of the County Code and General Plan. The project complies with all hazard protection, resource preservation, and land-use-modifying Overlay District regulations.
- IX c) **No Impact.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchase as mitigation for the proposed project.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
X. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SUBSTANTIATION (Check <input type="checkbox"/> if project is located within the Mineral Resource Zone Overlay):				
X a) Less Than Significant. The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site.				
X b) Less Than Significant. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site. There are no mining activities on-site.				
Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.				

XI. NOISE - Would the project:

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

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

- XI a) **No Impact.** The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because the project will be required to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the proposed uses.
- XI b) **No Impact.** The project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels, because the project will be required to comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by the proposed uses.

- XI c) **No Impact.** The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project, because the project is required to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the project.
- XI d) **Less Than Significant.** There may be some temporary noise associated with construction of the roads and installation of the water system, but it will not be substantial or cause a potentially significant impact. The project is required to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the future residential uses.
- XI e) **No Impact.** The project is not located within an airport land-use plan area or within 2 miles of a public/public use airport.
- XI f) **No Impact.** The project is not within the vicinity of a private airstrip.

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

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

SUBSTANTIATION

- XII a) **Less Than Significant.** The project will not induce substantial population growth in an area either directly or indirectly. The proposed four (4) parcels will generate 3 new homes, with one parcel occupying an existing single-family residence. The proposed project will not induce substantial population growth indirectly because the surrounding areas are also zoned Rural Living, 5-acre minimum lot size (RL-5).
- XII b) **No Impact.** The proposed use will not displace any housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished as a result of this proposal.
- XII c) **No Impact.** The proposed use will not displace any people necessitating the construction of replacement housing elsewhere, because the project will not displace any existing housing or existing residents.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XIII. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- XIII a) **Less Than Significant.** The proposed project will not result substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. Future development on the proposed parcels should increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this project. The future development of the proposed subdivision will also require development impact fees associated with new development.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XIV. RECREATION

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| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- XIV a) **Less Than Significant.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Any impacts from this proposed subdivision will be minimal because this project is only a minor subdivision proposing the subdivision of 4 parcels on 24 acres. There will be sufficient size available on each parcel to allow for recreation on each developed parcel in the future.
- XIV b) **Less Than Significant.** This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment, because the type of project proposed will not result in an increased demand for recreational facilities. No development of new parkland is required per the County General Plan because of the insignificant number of additional home sites proposed. Development of new parkland, which is required under County General Plan Guidelines at a rate of three acres per thousand population, does not apply to this proposed project because the small population increase (>50 anticipated persons) would not warrant the acquisition of new parkland.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XV. TRANSPORTATION/TRAFFIC - Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

- XV a) **Less Than Significant.** The future development of four (4) parcels will not cause a substantial increase in traffic. Local roads are currently operating at a level of service at or above the standard established by the County General Plan. The property is located within the Local Area Transportation Facilities Fee Plan and Regional Transportation Mitigation Plan for the City of Hesperia city sphere of influence subarea. Developers of future residences will be required to contribute to the plans before building permits are issued.
- XV b) **No Impact.** The project will not exceed, either individually or cumulatively, a Level Of Service (LOS) standard established by the county congestion management agency for designated roads or highways, because County Public Works – Traffic Division has reviewed the traffic generation of the proposed project and anticipates that traffic service will remain at an LOS of “C” or better, as required by the County General Plan.
- XV c) **No Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, because there are no airports in the vicinity of the project and there is no anticipated notable

impact on air traffic volumes by passengers or freight generated by the proposed use.

- XV d) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. The proposed development of Musket Court and Stonehenge Avenue will adhere to the County's development standards for roadway improvements. The Land Development Engineering will require Improvement Plans to be submitted and approved prior to construction. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- XV e) **No Impact.** The project will not result in inadequate emergency access because there are a minimum of two access points.
- XV f) **No Impact.** The project will not result in inadequate parking capacity because the project will meet the parking standards established by the County Development Code at the time development is proposed.
- XV g) **No Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks) because this is a minor subdivision to create four (4) parcels and a remainder for residential purposes only, therefore this project will have no impact on alternative methods of transportation.

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

XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:

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

SUBSTANTIATION

- XVI a) **No Impact.** The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, *Lahontan* Region, as determined by County Public Health – Environmental Health Services.
- XVI b) **No Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. There is no wastewater treatment provider serving the project area. On-site septic systems will serve future residences. These septic systems must be approved by the County Environmental Health Services based on requirements by the Lahontan Region Water Quality Control Board; therefore, there will be no impact in this area.
- XVI c) **No Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects, as County Public Works has determined that there is sufficient

capacity in the existing storm water system to absorb any additional stormwater drainage caused by the project. All future residential construction must meet the requirements from the County Public Works, Land Development Division (Roads/Drainage).

- XVI d) **No Impact.** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, as CSA 70 Zone J has given assurance that it has adequate water service capacity to serve the projected demand for the project, in addition to the provider's existing commitments.
- XVI e) **No Impact.** There is no wastewater treatment provider serving the project area. The on-site septic systems will serve future residences. These septic systems must be approved by the County Environmental Health Services based on requirements by the Lahontan Region Water Quality Control Board.
- XVI f) **No Impact.** The proposed project is served by the Victorville landfill, which has sufficient permitted capacity to accommodate the proposed project's future solid waste disposal needs.
- XVI g) **No Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

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| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

- XVII a) **Less Than Significant.** The project does not appear to have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

There are no identified historic or prehistoric resources identified on this site. No archaeological or paleontological resources have been identified in the project area.

The existing native desert vegetation includes a few locally protected Joshua Trees. The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings because all the newly created parcels will meet the minimum parcel size of 5-acres, per Rural Living-5 (RL-5) Land Use District Development Standards, allowing ample buildable area without significantly impacting the Joshua Trees. A condition of approval and note placed on the CDP will require a pre-construction inspection for Joshua Trees and any activity that impacts Joshua Trees will have to adhere to the County's Tree and Plant Protection Management Ordinance.

The project site is not located in any known protected species habitat site and it will not have a

substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. U.S. Fish and Wildlife Service was contacted regarding the proposed project and responded that no further studies would be required and no mitigation measures were necessary. The U.S. Fish and Wildlife Service asked the County to make the applicant and future applicants aware of the possibility of Arroyo Toads on the project site and to properly inform the applicant of the process necessary if an Arroyo Toad is discovered during construction activities. A note to this effect will be placed on the CDP.

- XVII b) **Less Than Significant.** The project does not have impacts that are individually limited, but cumulatively considerable. The sites of projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts.
- XVII c) **No Impact.** The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of other sources or by other agencies.

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

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

GENERAL REFERENCES

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)
California Department of Water Resources Bulletin #118 (Critical Regional Aquifers), 1975.
CEQA Guidelines, Appendix G
California Standard Specifications, July 1992
County Museum Archaeological Information Center
County of San Bernardino Development Code, 2007
County of San Bernardino General Plan, 2007
County of San Bernardino Hazard Overlay Map: FH06
County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998
County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995
County of San Bernardino, June 2004, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.
County of San Bernardino Road Planning and Design Standards
Environmental Impact Report, San Bernardino County General Plan, 1989
Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map
Mojave Desert Air Quality Management District, Mojave Desert Planning Area – Federal Particulate Matter (PM10) Attainment Plan, July 1995
Mojave Desert Air Quality Management District, 2004 Ozone Attainment Plan, June 2007.
Mojave Desert Air Quality Management District, California Environmental Quality Act (CEQA) and federal Conformity Guidelines, June 2007.

PROJECT SPECIFIC REFERENCES

Cubit Engineering Incorporated, March 25, 2009, Drainage Study for: John Morehart PM 19015, APN: 0397-191-07