
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:	3066-251-07	USGS Quad:	PHELAN
Applicant:	VVR, LLC	T, R, Section:	T4N R7W Sec. 24
Community:	Phelan	Planning Area:	Phelan Community Plan Area
Project No:	P201500032/Conditional Use Permit and TPM19590	LUZD:	PH/CG
Staff:	John Oquendo		
Rep:	Steen Design Studio		
Proposal:	CONDITIONAL USE PERMIT to establish a commercial shopping center in 8 phases with structures totaling approximately 77,817 square feet, a Variance to allow a decrease in the landscape requirement from 20% to 10.6% and to allow for a reduction to the truck drive aisle from 40 feet to 26 feet; and a Tentative Parcel Map 19590 to create 6 commercial parcels on 8.42 acres	Overlays:	Fire Safety 2 FP1 Floodplain

PROJECT CONTACT INFORMATION:

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

Contact person: John Oquendo
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Fax No: (760) 995-8167

Project Sponsor: Steeno Design Studio
11774 Hesperia Road
Hesperia, CA 92345

PROJECT DESCRIPTION:

The proposed project is a **Conditional Use Permit** to establish a commercial shopping center in 8 phases with structures totaling approximately 77,817 square feet, a **Variance** to allow a decrease in the landscape requirement from 20% to 10.6% and a decrease to the truck drive aisle from 40 feet to 26 feet, and a **Tentative Parcel Map Number 19590** to create six commercial parcels on 8.42 acres. The project site lies within the unincorporated portion of the County of San Bernardino in the Phelan Community Plan Area. The County's General Plan designates the site PH/CG, Phelan Community Plan/General Commercial. The project is located at the southeast corner of Phelan Road and Valle Vista Road. The site is regulated by the Floodplain 1 and Fire Safety 2 overlay.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is located in the community of Phelan in the County of San Bernardino. The subject property is bound on the north by Phelan Road, a major arterial road according to the County Master Plan of Highways, and is also bound to the east by Valle Vista Road. The site is currently vacant and undeveloped. The site is presently occupied with desert native plants and scattered Joshua Trees.

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT	OVERLAYS
Site	Vacant	PH/CG	BIO/FP1/FS-2
North	Commercial Development	PH/CG	BIO/FP1/FS-2
South	Multi-family Development	PH/RM	BIO/FP1/FS-2
East	Single Family Residence	PH/CG	BIO/FP1/FS-2
West	Commercial Development	PH/CG	BIO/FP1/FS-2

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

Federal: Fish & Wildlife

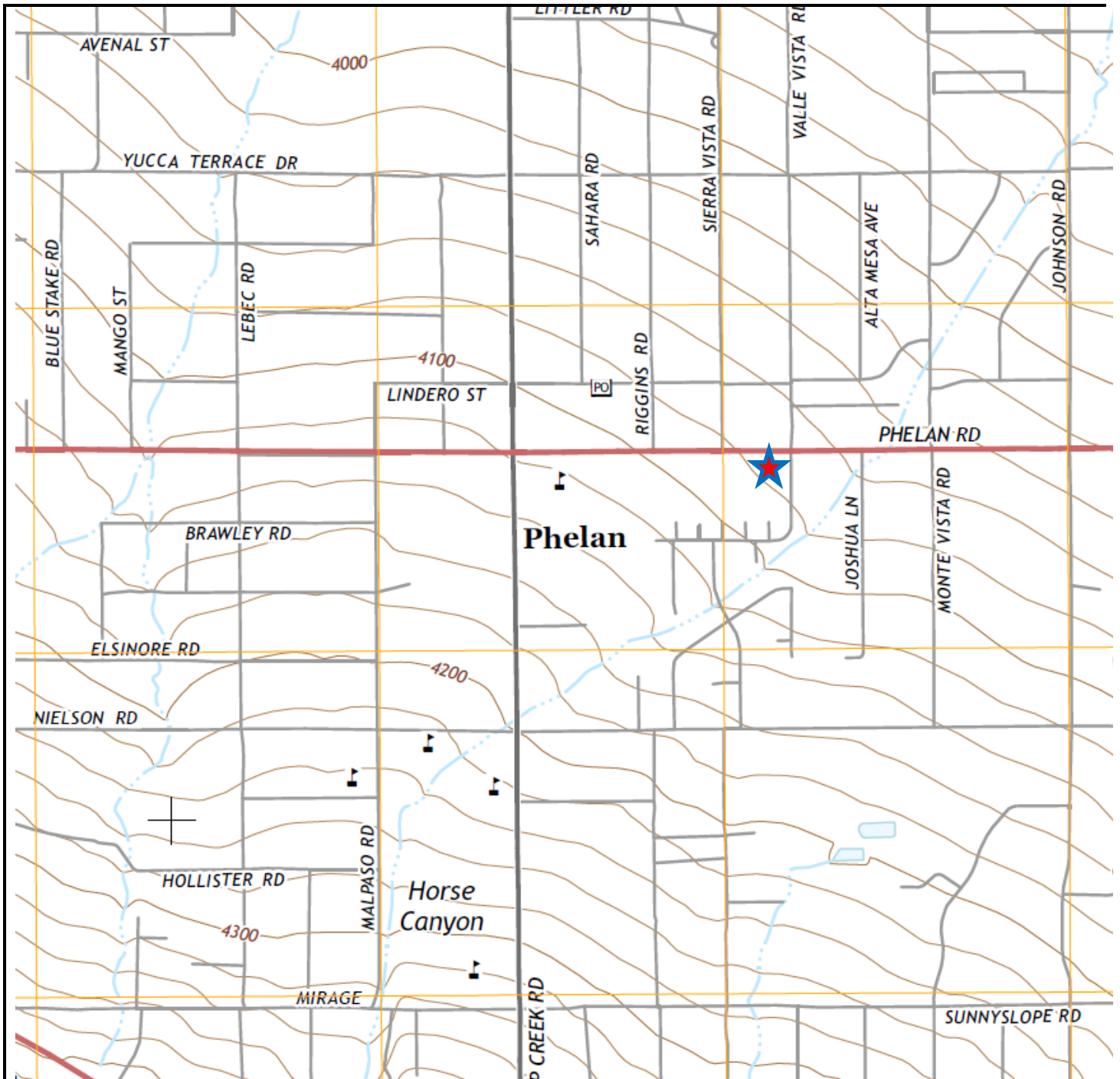
State of California: Lahontan Regional Water Quality Control Board; Fish & Wildlife, MDAQMD

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

Local: Phelan – Pinon Hills CSD

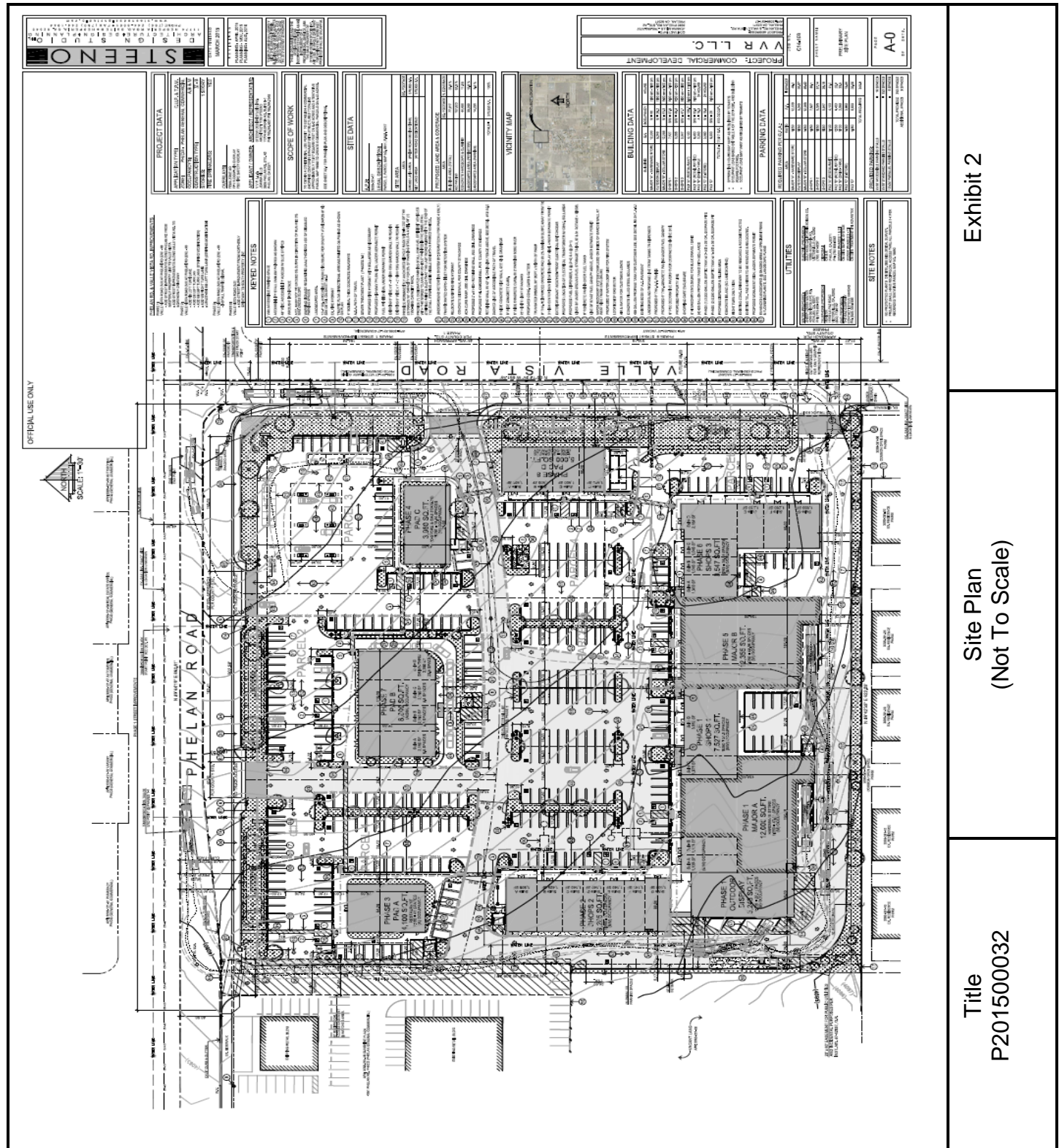
Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? The required notification of affected tribes has occurred. No additional tribal consultation has been requested.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.



Source: USGS QUAD, 2015

Title P201500032	Location Map (Not to Scale)	Exhibit 1
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EVALUATION FORMAT

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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


- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Tribal Cultural Resources | <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 John Cuquendo, Senior Planner):


Date


Signature: Heidi Duron, Supervising Planner


Date

Potentially
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I. AESTHETICS - Would the project

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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

- I a) **Less Than Significant.** The proposed project is not located within 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 development. The proposed project is consistent with other surrounding development in the area and is architecturally compatible with the visual character of the surrounding area. Impacts are considered less than significant.
- I b) **No Impact.** The proposed project is not located on or within close proximity of a state scenic highway and therefore will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. There are no existing rock outcroppings or historic buildings present on the site. Therefore, no impacts would occur and no mitigation measures are required.
- I c) **Less Than Significant.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings, because the project is consistent with the planned visual character of the area including landscaping and the provision of walls/fences, landscaping and screening of exterior mechanical equipment, loading and storage areas. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.
- I d) **Less Than Significant.** The proposed project will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area because all lighting proposed onsite will be designed in accordance with the County Development Code. These standards and code requirements will ensure that the project will not create a new source of substantial light or glare by requiring lighting to be shielded or hooded. A lighting plan will be required as a condition of approval for this project. Impacts are considered less than significant.

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

Potentially
Significant Impact

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

to non-agricultural use or conversion of forest land to non-forest use?

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

- 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 no agricultural uses on the site currently
- b) **No Impact.** The subject property is not designated or zoned for agricultural use and the proposed project does not conflict with any agricultural land use or Williamson Act land conservation contract. Therefore, no impacts would occur and no mitigation measures are required.
- c) **No Impact.** The proposed project would not 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)). The proposed project area is currently vacant land, which has never been designated as forest land or timberland. No rezoning of the project site would be required as the proposed project is compatible with the current zoning designation. The proposed project would not cause the rezoning of forest land, timberland, or timberland zoned Timberland Production. Therefore, no impacts would occur and no mitigation measures are required.
- 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 vacant land, which has never been designated as forest land or timberland. The proposed project does not include forest land. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts would occur and no mitigation measures are required.
- 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 site is currently not used for agricultural purposes. Therefore, no impacts would occur and no mitigation measures are required.

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
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) **Less Than Significant Impact.** The project is within the Mojave Desert Air Basin and under the jurisdiction of the Mojave Desert Air Quality Management District. Under the Federal Clean Air Act the Mojave Desert Air Quality Management District has adopted a variety of attainment plans (i.e. "Air Quality Management Plans") for a variety of non-attainment pollutants. The Air Quality Management Plans applicable to the Project area are:

Final Mojave Desert Planning Area Federal Particulate Matter (PM 10) Attainment Plan July 31, 1995 and the MDAQMD Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment Area), June 9, 2008.

The Mojave Desert Air Quality Management District is responsible for maintaining and ensuring compliance with the above described Air Quality Management Plans. A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project may also be non-conforming if it 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).

A project is conforming if it complies with all applicable Mojave Desert Air Quality Management 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).

The *Final Mojave Desert Planning Area Federal Particulate Matter (PM 10) Attainment Plan* PM₁₀ emission inventory for the Mojave Desert Planning Area is an estimate using planning area-wide assumptions, such as a single value for silt content, average vehicle speed, number of trips per mile, etc. The MDAQMD believes these assumptions are justified based on the large number of sources within each category; which allows individual

differences to average out. These categories include: City and County Unpaved Road Travel: BLM Land Activity: City and County Unpaved Road Wind Erosion: Construction: Road Dust Entrainment: City and County Disturbed Areas: BLM Unpaved Road Wind Erosion: Stationary (Industrial) Sources.

The *MDAQMD Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment Area)* includes the latest planning assumptions regarding population, vehicle activity and industrial activity. The plan addresses all existing and forecast ozone precursor producing activities within the MDAQMD through the year 2020.

The project must comply with all applicable Mojave Desert Air Quality Management District rules and regulations and all proposed control measures identified in both plans because these are mandatory requirements. The project site will provide commercial uses to serve the surrounding residential areas and thus reduce vehicle miles traveled overall.

In addition, the project site encompasses approximately 8.42 acres and in the context of the Mojave Desert Planning Area The MDAQMD covers more than 20,000 square miles and a general plan/zoning district change of this small magnitude is not anticipated to change the land use assumptions used to prepare the Mojave Desert Air Quality Management Plans. Based on the consistency analysis presented above, the proposed project will not conflict with the applicable Mojave Desert Air Quality Management Plans described above.

- b) **Less than Significant with Mitigation.** The project could potentially violate an air quality standard and contribute substantially to an existing or projected air quality violation. Impacts to air quality may result from short term activities during construction such as fugitive dust from site preparation and grading, and emissions from equipment exhaust. There may also be long-term operational impacts to air quality when considering project-related vehicular trips, and potential stationary source emissions from project-related energy consumption. The Mojave Desert Air Quality Maintenance District (MDAQMD) is responsible for administering the Basin and setting its annual emissions thresholds for the construction and operation phases of new development projects. Criteria pollutants and their corresponding annual thresholds for MDAQMD are described in Table 2. Air quality modeling was performed for both construction and operational phases of the project using the California Emission Estimator Model (CalEEMod) Software. The modeling performed is the basis of this summary.

Criteria Pollutant	Annual Threshold (tons)
Volatile Organic Compounds (VOC)	25
Carbon Monoxide (CO)	100
Nitrogen Oxides (NOx)	25
Sulfur Oxides (SOx)	25
Particulate Matter Less than 10 Microns in Size (PM10)	15
Particulate Matter Less than 2.5 Microns in Size (PM25)	12

Table 2. MDAQMD Significance Thresholds

Based on the data provided in the modeling, the construction phase of the proposed project will not result in any exceedance of MDAQMD significance thresholds. Therefore, no significant short-term air quality impacts during are anticipated to result

from the demolition, site preparation, grading, paving, building construction and tenant improvement phases of the project. Short-term construction emissions for the project were estimated using California Emissions Estimator Model (CalEEmod) output tables listed as “Unmitigated Construction.” (Annual Construction impacts are shown in Table 3)

Table 3. Project Construction Emissions (Unmitigated)

Pollutant	Annual Maximum Unmitigated (tons)	Mojave Desert Air Quality Management District Annual Threshold (tons)	Exceeds Threshold?
Carbon Monoxide (CO)	4.69652	100	NO
Oxides of Nitrogen (NOx)	4.3587	25	NO
Volatile Organic Compounds (VOC/ROG)	2.0938	25	NO
Oxides of Sulphur (SOx)	6.6000e-003	25	NO
Particulate Matter (PM10)	0.5782	15	NO
Particulate Matter (PM2.5)	0.3698	12	NO

Source: Mojave Desert Air Quality Management District

Table 4. Project Operational Emissions (Unmitigated)

Pollutant	Annual Maximum Unmitigated (tons)	Mojave Desert Air Quality Management District Annual Threshold (tons)	Exceeds Threshold?
Carbon Monoxide (CO)	56.9656	100	NO
Oxides of Nitrogen (NOx)	9.3844	25	NO
Volatile Organic Compounds (VOC/ROG)	6.3456	25	NO
Oxides of Sulphur (SOx)	0.0485	25	NO
Particulate Matter (PM10)	3.0234	15	NO
Particulate Matter (PM2.5)	0.8894	12	NO

Source: Mojave Desert Air Quality Management District

Therefore, both short-term and long-term emissions from project will not exceed the MDAQMD established significance thresholds, with implementation of mitigation measures, and the impacts are considered less than significant. The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the

proposed use(s) do not exceed established thresholds of concern as established by the District after implementation of the identified mitigation measures.

AQ-1 Dust Control. Prior to the issuance of grading permits the following shall occur:

- a) The project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.**
- b) The project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered at least 3 times per day.**
- c) The project proponent shall ensure that all disturbed areas are treated to prevent erosion.**
- d) The project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour.**

AQ-2 Construction Emissions Control. Prior to the issuance of grading permits the following shall occur:

- a) All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.**
- b) The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.**
- c) The operator shall comply with all existing and future California Air Resources Board and Mojave Desert Air Quality Management District regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. Mojave Desert Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.**
- d) Use low VOC paints/coatings.**

- c) Less Than Significant Impact.** A project's air pollution emissions although individually limited, may be cumulatively considerable when taken in combination with past, present, and future development projects. In order to be considered significant, a project's air pollutant emissions must exceed the emission thresholds established

by the Mojave Desert Air Quality Management District and be inconsistent with growth associated with regional projections.

The results of the CalEEMod computer model prepared for the project determined that the thresholds for criteria pollutants will not be exceeded as a result of the project. (See Tables 4 and 5). Therefore, impacts from the project are not cumulatively considerable when included with other past, present, and future probable projects.

- d) **Less Than Significant Impact.** According to the Mojave Desert Air Quality Management District, residences, schools, daycare centers, playgrounds and medical facilities are considered sensitive receptor land uses. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor must not expose sensitive receptors to substantial pollutant concentrations.

- Any industrial project within 1000 feet;
- A distribution center (40 or more trucks per day) within 1000 feet;
- A major transportation project (50,000 or more vehicles per day) within 1000 feet;
- A dry cleaner using perchloroethylene within 500 feet;
- A gasoline dispensing facility within 300 feet.

The project does not propose any of the above described uses. In addition, The project's air pollutant emissions will not exceed construction or operational emission thresholds. (See Tables above). Therefore, the project's emissions are in compliance with the thresholds established by the Mojave Desert Air Quality Management District and the project will not expose sensitive receptors to substantial pollutant concentrations.

- e) **Less than Significant Impact.** The proposed project is not expected to create objectionable odors affecting a substantial number of people. The proposal is a request to construct and operate a multi-tenant commercial shopping center, and is not anticipated to create any objectionable odors during construction, and once operational, the facility will not accommodate tenants likely to create objectionable odors. Therefore, the impact is considered less than significant.

Possible significant adverse impacts have been identified or anticipated and the above mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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IV. BIOLOGICAL RESOURCES - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- IV a) **Less Than Significant Impact.** The project site is not located in an area known to have supportive habitat for any endangered, critical or threatened species. A general biological survey was conducted by RCA and Associates on October 14, 2014 with an update on November 30, 2015, the report concluded that no sensitive species were observed during the biological survey. Accordingly, no significant impact will result from implementation of the project and no mitigation measures are required.
- IV b) **Less Than Significant Impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. According to the general biological survey performed by RCA and Associates on October 14, 2014 (with an update on November 30, 2015) no sensitive habitats (i.e. blue line channels, wetlands, etc.) or wildlife movement corridors were noted on the property. The project implementation would not have any significant impacts to sensitive or regulated habitat because the

project site is devoid of native riparian vegetation or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Services (USFWS). No significant impact is estimated based upon the review of the drainage study, the biological report as well as the review of the site plan and application, therefore no mitigation is required

- 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 according to the biological survey there are no established wildlife corridors on site and the surrounding areas have been developed and disturbed.
- IV e) **Less Than Significant Impact.** The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because future construction or land disturbance is required to adhere to the County's Tree & Plant Protection Ordinance. The project proponent will be required to obtain a Tree & Plant Removal Permit prior to any land disturbance for the removal of any Native Desert Plant listed in Chapter 88.01.060(c) of the Development Code and any removal or relocation of any Joshua Tree. Prior to any land disturbance, issuance of a grading or building permit, whichever occurs first, a Native Desert Plant Expert or certified arborist with experience with Joshua Trees must provide certification that the removal, replacement, or revegetation activities are appropriate, supportive of a healthy environment and in compliance with Chapter 88.01 of the Development Code and/or Food and Agriculture Code Section 80001 et seq). Only if one of the findings listed in Chapter 88.01.050(f)(1) and Chapter 88.01.050(f)(3) are made can any Desert Native Plant or Joshua Tree be removed.
- 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 impacts would occur and no mitigation measures are required.

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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V. CULTURAL RESOURCES - Would the project

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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

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

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

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of on-site wastewater treatment tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- VI a) **Less Than Significant.** The entire San Bernardino County area is particularly susceptible to strong ground shaking and other geologic hazards. However, the proposed project site is not located within an Alquist-Priolo Earthquake fault zone. While the potential for onsite ground rupture cannot be totally discounted (e.g., unmapped faults could conceivably underlie the project corridor), the likelihood of such an occurrence is considered low due to the absence of known faults within the site. Therefore, impacts from proximity to fault zones are considered less than significant. The project site is expected to experience earthquake activity that is typical of the Southern California area. The site is beyond the limits of the liquefaction zone for the aforementioned earthquake faults. Therefore, impacts from liquefaction are considered less than significant. The proposed project would not have any risks associated with landslides. Landslides are the downslope movement of geologic materials. The stability of slopes is related to a variety of factors, including the slope's steepness, the strength of geologic materials, and the characteristics of bedding planes, joints, faults, vegetation, surface water, and groundwater conditions. The project area is relatively flat terrain where landslides have not historically been an issue;

therefore, less than significant impacts are anticipated with respect to seismic-related (or other) landslide hazards.

- VI b) **Less Than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil, because the site will be paved and landscaped. Erosion control plans will be required to be submitted, approved and implemented. Measures to reduce and control erosion of soil during construction and long term operation are required by MDAQMD through its Rule 403 for control of fugitive dust, the Lahontan Regional Water Quality Control Board (RWQCB) under its administration of the State's General Construction Permit, and the County of San Bernardino Public Works Department through its Storm Water Management Program. Implementation of requirements under MDAQMD Rule 403 for control of fugitive dust would reduce or eliminate the potential for soil erosion due to wind. Implementation of Best Management Practices (BMPs) that would be included in the applicant's Storm Water Pollution Prevention Plan (SWPPP), would reduce soil erosion due to storm water or water associated with construction.
- 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. Where a potential for these is identified a geology report is required to be reviewed and approved by the County Building and Safety Geologist, who will require implementation of appropriate mitigation measures, if any additional measures are required.
- VI d) **No Impact.** The project site is not located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property.
- VI e) **Less Than Significant Impact.** The site will be required to have an Environmental Health Services approved wastewater treatment device or connect to sewer service. The County's Environmental Health Services Department reviewed the subject property for adequate soils for wastewater treatment and preliminarily determined the soils are adequate. A note placed on the Composite Development Plan will state "An approved percolation report, (EHS reference number) prepared by (person/firm name & credentials) on (date prepared), is on file with EHS. A plot plan showing the location of the septic system shall be submitted to EHS prior to the issuance of building permits for the individual lots."

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

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

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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 a) **Less than Significant.** The County's Greenhouse Gas Emissions Reduction Plan (GHG Plan) was adopted on December 6, 2011 and became effective on January 6, 2012. An update to the Greenhouse Gas Emissions plan was implemented by the County of San Bernardino Land Use Services Department in March 2015. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The plan is consistent with AB 32 and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

In 2007, the California State Legislature adopted Senate Bill 97 (SB97) requiring that the CEQA Guidelines be amended to include provisions addressing the effects and mitigation of GHG emissions. New CEQA Guidelines have been adopted that require: inclusion of a GHG analyses in CEQA documents; quantification of GHG emissions; a determination of significance for GHG emissions; and, adoption of feasible mitigation to address significant impacts. The CEQA Guidelines [Cal. Code of Regulations Section 15083.5 (b)] also provide that the environmental analysis of specific projects may be tiered from a programmatic GHG plan that substantially lessens the cumulative effect of GHG emissions. If a public agency adopts such a programmatic GHG Plan, the environmental review of subsequent projects may be streamlined. A project's incremental contribution of GHG emissions will not be considered cumulatively significant if the project is consistent with the adopted GHG plan.

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new development is required to quantify the project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) per year is used to identify and mitigate project emissions. Based on CalEEMod modeling, the project is projected to generate more than 3,000 MTCO₂e. For projects exceeding 3,000 MTCO₂e per year of GHG emissions, the developer may use the GHG Plan Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner 100 or more points in the Screening Tables do not require quantification of project-specific GHG emissions. The point system was 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.

The proposed project is required to garner 100 points on the Screening Tables through the application of Energy Efficient Reduction measures, Construction Debris Diversion Measures, and Per Capita Water use Reductions, and as a result, the project is considered to be consistent with the GHG Plan and is therefore determined to have a less than significant individual and cumulative impact for GHG emissions. The GHG reduction measures proposed by the developer through the Screening Tables Review Process will be included in the final project design or will be included as Conditions of Approval for the project.

- VII b) **Less than Significant Impact.** The proposed project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. In January of 2012, the County of San Bernardino adopted a Greenhouse Gas Emissions Reduction Plan (GHG Plan). The proposed project is consistent with the GHG Plan with the inclusion in that 100 points were garnered through the Screening Table Analysis as described in Section a) above.

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

Potentially
Significant Impact

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Mitigation
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Significant

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VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

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

SUBSTANTIATION

- VIII a) **Less Than Significant Impact.** Hazardous Material means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the environment. Hazardous materials include, but are not limited to hazardous substances and hazardous waste. Phase four (4) of the development includes the construction of a convenience market with gas pumps. The site will receive delivery of petroleum products for dispensing at gas pumps. The type and quantity of these materials is not considered a significant hazard. The development proposes two underground storage tanks located along the Valle Vista edge of the site. Upon

evaluation of the site plan and surrounding land uses, no significant constraints or risks have been identified. The Project is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.

- VIII b) **Less Than Significant Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the County Fire Department. Phase four (4) of the development includes the construction of a convenience market with gas pumps. Best practices and compliance with the regulations of the Lahontan Regional Water Quality Control Board, the Building and Safety Division, and the County Fire Department will be required to be implemented with all phases of the development. No significant impact will result from the implementation of the project as proposed, and no mitigation measures are required.
- VIII c) **Less Than Significant Impact.** Phase four (4) of the development includes the construction of a convenience market with gas pumps. All existing and proposed schools are more than 1/4 mile away from the project site. Phelan Elementary is located just beyond the one-quarter mile measurement based upon review of the San Bernardino County Land Use Service Geographic Information System measuring tools. As discussed in the responses to Questions VIIIa and VIIIb above, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste because the project does not propose the use of hazardous materials in large quantities. The Project is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- VIII d) **No Impact.** The project site is not included on the San Bernardino County list of hazardous materials sites compiled pursuant to Government Code 65962.5 and therefore, will not create a significant hazard to the public or environment.
- VIII e) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a public airport. The nearest public airport is the Southern California Logistics Airport, which is located approximately 13 miles northeast of the project site.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. The nearest private airstrip is the Hesperia Airport, which is located approximately 8.5 miles southeast of the project site.
- VIII g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from two or more directions.
- VIII h) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with lands because future development will have to meet the Fire Department development standards for construction in the Fire Safety 2 overlay zone. The Fire Safety 2 overlay development standards are meant to reduce the risk of injury, death, loss of persons and structures. Prior to any construction occurring on any parcel, the applicant shall contact the County Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department and the County's Fire Safety 2 Development Standards.

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

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

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

SUBSTANTIATION

- IX a) **Less Than Significant.** The project will not violate any water quality standards or waste discharge requirements because any future on-site wastewater treatment systems associated with the project development must be approved by the County Environmental Health Services based on requirements by the Lahontan Regional Water Quality Control Board. A condition of approval and note placed on the Composite Development Plan will also require a Water Quality Management Plan to be submitted and reviewed by County Land Development Division and an EHS approved wastewater treatment facility.
- IX b) **Less Than Significant.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project is served by Sheep Creek Water Company, which will supply water and has indicated there is sufficient water to supply the project.
- IX c) **Less Than Significant.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in erosion or siltation on or off-site. Proposed development, grading and land disturbance will be required to adhere to County ordinances for erosion control and Best Management Practices shall be implemented. A Water Quality Management Plan (WQMP) is required to be submitted by a Registered Civil Engineer and approved by County Land Development Division prior to any ground disturbance activity.
- IX d) **Less Than Significant.** The project will not substantially alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site. A condition of approval shall state, "a Registered Civil Engineer is required to investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties". A similar note shall be placed on the Composite Development Plan and will be required for each lot/parcel prior to development.
- IX e) **Less Than Significant.** The project will not create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff because development will be required to submit a complete Water Quality Management Plan and the report shall adhere to the latest requirements established by the Mojave River Watershed Region. Prior to any development the applicant is required to provide drainage improvements and a drainage study to the Land Development Division.
- IX f) **Less Than Significant.** The project will not otherwise substantially degrade water quality, because the project is required to provide a Water Quality Management Plan (WQMP) that meets the latest requirements established by the Mojave River Watershed Region to ensure all runoff is treated prior to entering any natural drainage course.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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X. LAND USE AND PLANNING - Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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XI. MINERAL RESOURCES - Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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XII. NOISE - Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- XII a) **Less than Significant Impact.** The project is not expected to 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 is not located in the Noise Hazard (NH) Overlay District and will not be subject to severe noise levels according to the General Plan Noise Element.
Prior to the issuance of a building permit for the proposed project the County Department of Environmental Health Services will require the submittal of a preliminary acoustical questionnaire demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required and appropriate noise attenuating measures may be required of this project. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.
- XII b) **Less Than Significant Impact.** The project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. The project will have to adhere to the County Development Code for grading and construction noise. The project location is not in the surrounding area of any industries or activities that generate excessive ground borne vibration.

-
- XII c) **Less than Significant Impact.** The project is not expected to 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 not located in the Noise Hazard (NH) Overlay District and will not be subject to severe noise levels according to the General Plan Noise Element. The project is in the vicinity of single family uses, though the standard requirements of development and the County Code should maintain the levels of the project to at or below the required noise thresholds. .

Prior to the issuance of a building permit for the proposed project the County Department of Environmental Health Services will require the submittal of a preliminary acoustical questionnaire demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required and appropriate noise attenuating measures may be required of this project. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.

- XII d) **Less Than Significant Impact.** Construction of the project will temporarily increase ambient noise levels primarily due to construction activities. Construction noise is exempt from County Noise Standards during 7:00am and 7:00pm except Sundays and federal holidays. Thus, temporary construction noise impacts will be less than significant.
- XII 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.
- XII f) **No Impact.** The proposed project area is not located within the vicinity of a private airstrip. Therefore, no impacts would occur and no mitigation measures are required.

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

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

SUBSTANTIATION

- XIII a) **Less Than Significant Impact.** The Project will not induce substantial population growth in the area either directly (it does not propose housing) or indirectly (it does not create a significant number of new jobs). The Project will serve the existing population in the area. Jobs and employment opportunities created would most likely be absorbed by the employment needs of the existing residents of the area.
- XIII b) **No Impact.** The proposed use will not displace any housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished as a result of this proposal and the subject site is vacant.
- XIII c) **No Impact.** The proposed use will not displace any people necessitating the construction of replacement housing elsewhere, because the project will not displace any existing housing or existing residents because the subject site is vacant.

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

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XIV. PUBLIC SERVICES

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

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- XIV a) **Less Than Significant Impact.** The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. Construction of the project will 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. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.

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

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XV. RECREATION

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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

- XV a) **Less than Significant Impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, because the project will not generate any new residential units and the impacts to parks generated by the employees of this project will be minimal. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.
- XV b) **Less than Significant Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities, which 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. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.

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

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

SUBSTANTIATION The information cited in this section is based upon Traffic Impact Analysis (Revised) July 7, 2016, prepared by Kunzman Associates, Inc.

- XVI a) **Less Than Significant Impact with Mitigation Incorporation.** The Project is the subject of a Traffic Impact Analysis which has been reviewed and approved by the San Bernardino County Department of Public Works, Traffic Division. The report assesses the potential impacts the Project may have upon traffic volumes and roadway improvements in the area. The report analyzes traffic impacts for the following project milestones: the initial opening date with partial occupancy in 2017, the final opening date with full occupancy projected in 2024, and the Horizon Year of 2035 per County Policy. Regional access to the Project is provided by SR-138 and the I-15 Freeway. The traffic study identifies several local roads that will be affected by the proposed development. The proposed development is projected to generate a total of approximately 8,895 daily vehicle trips, 268 which will occur in the morning peak hours and 453 of which will occur in the evening peak hour. Potentially significant impacts upon the local roadway system have been identified in the traffic study. Project-related vehicle trips contribute to degraded level of service, LOS D or worse, for three intersections for "with project" scenarios, they are listed as follows: Clovis Road at Phelan Road, Sierra Vista Road and Phelan Road, Valle Vista Road at Phelan Road. In relation to impacts upon the local roadway system, the Project is within the boundary of the High Desert Local Area Transportation Facilities Fee Plan. Prior to occupancy or final inspection, the required fees for the proposed commercial development will be paid to the Department of Public Works Business Office. Payment of

this fee is a standard requirement for any proposals within the boundary of the Local Area Transportation Facilities Fee Plan Area. Along with the payment of the Local Transportation fee, a fair share contribution to the required improvements at Phelan Road and Clovis Road has been identified in the traffic study as a measure to address potential project-related impacts. Finally, specific road improvements have also been stipulated as requirements from the Traffic Division for the implementation of the Project. In order to accommodate the proposed 8-phase implementation of the Project, Traffic Division payments and project-related road improvements have been separated into a corresponding 8-phase sequence. Impacts related to this factor can be mitigated to a less than significant level with the implementation of the mitigation measures identified below.

TR-1 Prior to the issuance of Building Permits the following shall occur:

The applicant shall design their Phased street improvement plans to include the following:

Phase	Intersection	Improvement
1	Westerly Project Driveway at Phelan Road	Establish a no-parking zone from 110 feet west of the driveway to 20 feet east of the driveway
1	Easterly Project Driveway at Phelan Road	Construct a Right in/Right out only Driveway
2	Valle Vista Rd at Phelan Rd	Construct northbound left turn lane Construct southbound left turn lane Striping modification to add eastbound left turn lane Construct westbound right turn lane Striping modification to lengthen westbound left turn lane
3	Valle Vista Rd at Phelan Rd	Construct traffic signal w/ interconnect
6	South Project Driveway at Valle Vista Rd	Construct a Right in/ right out only Driveway

TR-2 Prior to the issuance of Building Permits the following payments shall be made:

The total fair share contribution for this project is required based on the traffic report dated July, 7, 2016 from Kunzman Associates, Inc. The total estimated cost to signalize the intersection of Phelan Road at Clovis Road is \$600,000. The total estimated project fair share contribution for this improvement is \$169,800 (28.3% of \$600,000). The estimated fair share contribution per phase is shown below:

Phase	Percentage of project fair share per phase	Fair share contribution towards the Phelan
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		Rd. at Clovis Road Intersection
1	21.7%	\$36,846.60
2	8.1%	\$13,753.80
3	5.9%	\$10,018.20
4	22.0%	\$37,356.00
5	10.8%	\$18,338.40
6	8.4%	\$14,263.20
7	18.8%	\$31,922.40
8	4.3%	\$7,301.40
Total		\$169,800.00

The total fair share contribution will be based on the fair share percentages listed above and the estimated construction costs at the time of application for each building permit and shall be paid to the Department of Public Works – Traffic Divisions. At the present time, the total estimated cost for construction is \$600,000. This amount will be adjusted to reflect actual construction costs incurred, if available, or will be adjusted to account for future construction costs using the Caltrans Construction Cost Index.

TR-3 The Project falls within the High Desert Local Area Transportation Facilities Fee Plan. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. These fees are subject to change. Based on the Traffic Study dated July, 7, 2016, this project generates 8,895 daily vehicle trips. This fee is \$193.55 per trip multiplied by the number of vehicle trips (8,895) and multiplied by an induced trip adjustment factor of 20% as shown in the fee plan. Therefore, the total estimated Local Transportation fees for this project is \$344,325.45. The breakdown per phase is shown below.

Phase	Daily Project Trips	Fee Cost
1	1931	\$74,749.01
2	724	\$28,026.04
3	521	\$20,167.91
4	1953	\$75,600.63
5	963	\$37,277.73
6	744	\$28,800.24
7	1669	\$64,606.99
8	390	\$15,096.90
Total		\$344,325.45

The current High Desert Local Transportation Facilities plan can be found at the following website:
<http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>

TR-4 The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans.

XVI b) **Less Than Significant 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. The traffic study did not report impacts to roads with this designation in its findings.

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- XVI c) **No Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There are no airports in the vicinity of the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed use. No new air traffic facilities are proposed.
- XVI d) **Less than Significant Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the Project that will impact surrounding land uses. Access to the site will occur at a driveway off of drive ways at Valle Vista Road and Phelan Road. A less than significant impact is anticipated.
- XVI e) **Less Than Significant Impact.** The Project will not result in inadequate emergency access, because the site is adjacent to public roads, and proposes sufficient access to address public safety concerns.
- XVI f) **Less than Significant Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because these have been required to be installed as conditions of approval.

Possible significant adverse impacts have been identified or anticipated and the above mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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XVII. TRIABL CULTURAL RESOURCES - Would the project

- 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:

a) 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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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SUBSTANTIATION: Confidential CHRIS Report submitted by the Applicant in response to information request from interested tribes.

- XVII a) **Less than Significant Impact.** This project will not impact nor cause a substantial adverse change in the significance of a tribal cultural resource because the project site is not located on or near any known a tribal cultural resource, defined in Public Resources Code section 21074, nor is the site listed or eligible for listing as a historical resource. No significant adverse impacts are anticipated and no mitigation measures are required.

- XVII b) **Less than Significant Impact.** Tribal cultural resources will not be impacted as a result of this project being constructed. The County has concluded its consultation with identified Tribes as required under AB52. There are no known cultural resources of concern to consulting Tribes. No additional measures beyond the inadvertent discovery conditions for both archeological resources and human remains will be required for the Project. No significant adverse impacts are anticipated and no mitigation measures are required.

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

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

SUBSTANTIATION

XVIII **Less than Significant Impact.** Domestic water will be treated and disposed of through multiple onsite treatment systems subject to permit and review requirements of the County of San Bernardino Division of Environmental Health Services and the Lahontan Regional Water Quality Control Board (Regional Board). The Regional Board has reviewed the project and issued a comment letter on July 1, 2015. In compliance with the requirements of the Regional Board, the development will be required through conditions of approval to construct wastewater treatment based upon the proposed project phasing with various appropriately sized septic systems utilized for the first two phases of the development, and a package treatment plan utilized for phase 3 and beyond. The Regional Board's basin plan limits the total flow on this parcel to 1,330 gal/day for septic systems. Additionally, flow shall not exceed 500 gal/acre/day on any individual lot created by the proposed parcel map associated with this project where septic systems may be utilized. Any planned uses that would require a total flow beyond these limits would require the construction of the package treatment plant and compliance with the applicable regulations of the Regional Board. Moreover, the County Environmental Health Services requires submittal and approval of a percolation report in order to use proposed onsite wastewater treatment systems. Considering the above discussion, No significant adverse impacts will result from the proposed wastewater treatment systems and no mitigation measures are required.

XVIII c) **Less than Significant Impact.** The proposed Project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects. As stated

in the Hydrology and Water Quality section of this document, the proposed Project will not increase storm flow rates from the site. It will not create any additional impacts on downstream storm drain facilities that will necessitate expansion of existing facilities or construction of new facilities.

- XVIII d) **Less Than Significant Impact.** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources as the local water purveyor, 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. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.
- XVIII e) **Less than Significant Impact.** The County's Division of Environmental Health Services (DEHS) will approve and oversee the proposed OWTS. Septic system pumpers must be approved by DEHS. Septage, the waste or sewage in a septic tank, is accepted at the Barstow Sanitary Landfill which is approximately 45 miles northeast of the site.
- XVIII f) **Less Than Significant Impact.** The proposed project is served by the Victorville Sanitary Landfill via the Phelan/Sheep Creek transfer station, which has sufficient permitted capacity to accommodate the proposed project's future solid waste disposal needs.
- XVIII g) **Less Than Significant Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

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

SUBSTANTIATION

- XVIII a) **Less Than Significant Impact.** The Project have the potential to significantly degrade the overall quality of the region's environment or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Additionally, no significant historic or prehistoric resources have been identified on this site. No special status species were observed during the biological site survey conducted for the Project. The Project proposes to relocate Joshua Trees found on site in compliance with County ordinance. Due to the absence of special status species as well as the absence of significant cultural resources on the subject property or within the area of potential impact, implementation and operation of the proposed development will have a less than significant impact upon the identified areas of concern.
- XVIII b) **Less Than Significant Impact.** 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.
- XVIII c) **Less than Significant Impact.** The incorporation of design measures, County policies, standards, and guidelines would ensure that there would be no substantial adverse effects on human beings, either directly or indirectly. Impacts of the proposed project would be less than significant.

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

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.)

AQ-1 Dust Control.

- e) *The project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.*
- f) *The project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered at least 3 times per day.*
- g) *The project proponent shall ensure that all disturbed areas are treated to prevent erosion.*
- h) *The project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour.*

AQ-2 Construction Emissions Control.

- e) *All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.*
- f) *The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.*
- g) *The operator shall comply with all existing and future California Air Resources Board and Mojave Desert Air Quality Management District regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. Mojave Desert Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.*
- h) *Use low VOC paints/coatings.*

TR-1 Prior to the issuance of Building Permits the following shall occur:

The applicant shall design their Phased street improvement plans to include the following:

Phase	Intersection	Improvement
1	Westerly Project Driveway at Phelan Road	Establish a no-parking zone from 110 feet west of the driveway to 20 feet east of the driveway
1	Easterly Project Driveway at Phelan Road	Construct a Right in/Right out only Driveway
2	Valle Vista Rd at Phelan Rd	Construct northbound left turn lane Construct southbound left turn lane Striping modification to add eastbound left turn lane Construct westbound right turn lane Striping modification to lengthen westbound left turn lane
3	Valle Vista Rd at Phelan Rd	Construct traffic signal w/ interconnect
6	South Project Driveway at Valle Vista Rd	Construct a Right in/ right out only Driveway

TR-2 Prior to the issuance of Building Permits the following payments shall be made:

The total fair share contribution for this project is required based on the traffic report dated July, 7, 2016 from Kunzman Associates, Inc. The total estimated cost to signalize the intersection of Phelan Road at Clovis Road is \$600,000. The total estimated project fair share contribution for this improvement is \$169,800 (28.3% of \$600,000). The estimated fair share contribution per phase is shown below:

Phase	Percentage of project fair share per phase	Fair share contribution towards the Phelan Rd. at Clovis Road Intersection
1	21.7%	\$36,846.60
2	8.1%	\$13,753.80
3	5.9%	\$10,018.20
4	22.0%	\$37,356.00
5	10.8%	\$18,338.40
6	8.4%	\$14,263.20
7	18.8%	\$31,922.40
8	4.3%	\$7,301.40
Total		\$169,800.00

The total fair share contribution will be based on the fair share percentages listed above and the estimated construction costs at the time of application for each building permit and shall be paid to the Department of Public Works – Traffic Divisions. At the present time, the total estimated cost for construction is \$600,000. This amount will be adjusted to reflect actual construction costs incurred, if available, or will be adjusted to account for future construction costs using the Caltrans Construction Cost Index.

- TR-3 The Project falls within the High Desert Local Area Transportation Facilities Fee Plan. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. These fees are subject to change. Based on the Traffic Study dated July, 7, 2016, this project generates 8,895 daily vehicle trips. This fee is \$193.55 per trip multiplied by the number of vehicle trips (8,895) and multiplied by an induced trip adjustment factor of 20% as shown in the fee plan. Therefore, the total estimated Local Transportation fees for this project is \$344,325.45. The breakdown per phase is shown below.

Phase	Daily Project Trips	Fee Cost
1	1931	\$74,749.01
2	724	\$28,026.04
3	521	\$20,167.91
4	1953	\$75,600.63
5	963	\$37,277.73
6	744	\$28,800.24
7	1669	\$64,606.99
8	390	\$15,096.90
Total		\$344,325.45

The current High Desert Local Transportation Facilities plan can be found at the following website:
<http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>

- TR-4 The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans.

GENERAL REFERENCES

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

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