

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:	3064-181-02
APPLICANT:	Reynaldo Corona
COMMUNITY:	OAK HILLS/1ST SUPERVISORIAL DISTRICT
LOCATION:	APPROXIMATELY 1,000 FEET EAST OF BALDY MESA ROAD, BETWEEN ELSINORE ROAD AND NIELSON ROAD, IN THE OAK HILLS AREA.
PROJECT No:	P201700730
STAFF:	JIM MORRISSEY, CONTRACT PLANNER
REP(S):	Debbie King, Cubit Engineering
PROPOSAL:	A TENTATIVE PARCEL MAP TO SUBDIVIDE 9.94 GROSS ACRES INTO FOUR PARCELS WITHIN THE OAK HILLS COMMUNITY PLAN/RURAL LIVING (OH/RL) LAND USE ZONING DISTRICT.

USGS Quad: BALDY MESA, CALIF.
T, R, Section: T4N, R5W, Section: 19

Planning Area: OAK HILLS

OLUD: RL (Rural Residential)

Overlays: Biological Resources Overlay, Fire Safety Overlay (FS1)

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department - Current Planning
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

Contact person: Jim Morrissey, Contract Planner
Phone No: (909) 387-4234
E-mail: Jim.Morrissey@lus.sbcounty.gov

Fax No: (909) 387-4234

Project Sponsor: Reynaldo Corona
13575 Jenny Street
Oak Hills, CA 92344

Phone No: (909) 996-0351
E-mail: coronarey@msn.com (applicant)

Fax No: N/A

PROJECT DESCRIPTION:

A Tentative Parcel Map (19880) to subdivide 9.94 gross acres into four parcels between Elsinore Road and Nielson Road within the Oak Hills Community Plan/Rural Living (OH/RL) Land Use Zoning District. The proposed parcels are either 2.48 or 2.49 gross acres in size. The County Development Code requires a minimum lot size of 2.5 gross acres in size the RL District. The County Development Code also permits lot sizes to be rounded up the nearest tenth of an acre, which allows the proposed lot sizes to achieve the minimum District lot size.

The proposal will be provided water through County Service Area (CSA) 70, Zone J. Wastewater service will be provided by individual on-site septic systems for each newly created lot. Additional

land dedication has been required for Nielson Road by the County Land Development Division as a condition of approval and as a modification to the subdivision map due to its classification as a Secondary Highway, with 88' right of way, 44' half width.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Vacant, unimproved	RL (Rural Living)
North	Single Family Residential	RL (Rural Living)
South	Single Family Residential	RL (Rural Living)
East	Single Family Residential	RL (Rural Living)
West	Single Family Residential	RL (Rural Living)

The subject property is vacant and unimproved, sloping to the northeast at less than two percent. Desert scrub and Joshua trees exist on the property. The proposed lots would obtain access from a dedicated graded dirt roadway. Baldy Mesa Road, located less than one-quarter mile to the west of the subject property, is a paved two-lane roadway.

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

Federal: None; State of California: Regional Water Quality Control Board-Lahontan Region; County of San Bernardino: Land Use Services Department – Land Development, Building and Safety, Planning, and Code Enforcement; Public Works Department; Special Districts, Environmental Health Services, and; County Fire Department: Local: None

EVALUATION FORMAT

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

Potentially Significant Impact	Less than Significant With Mitigation 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:

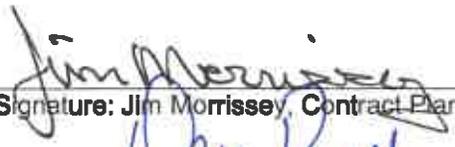
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

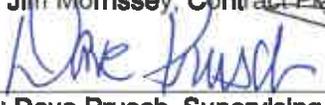
- | | | |
|-------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> 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 | | |

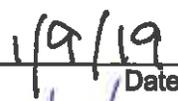
DETERMINATION: (To be completed by the Lead Agency)

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 ENVIRONMENTAL IMPACT REPORT document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. A MITIGATED NEGATIVE DECLARATION will be prepared to 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: Jim Morrissey, Contract Planner

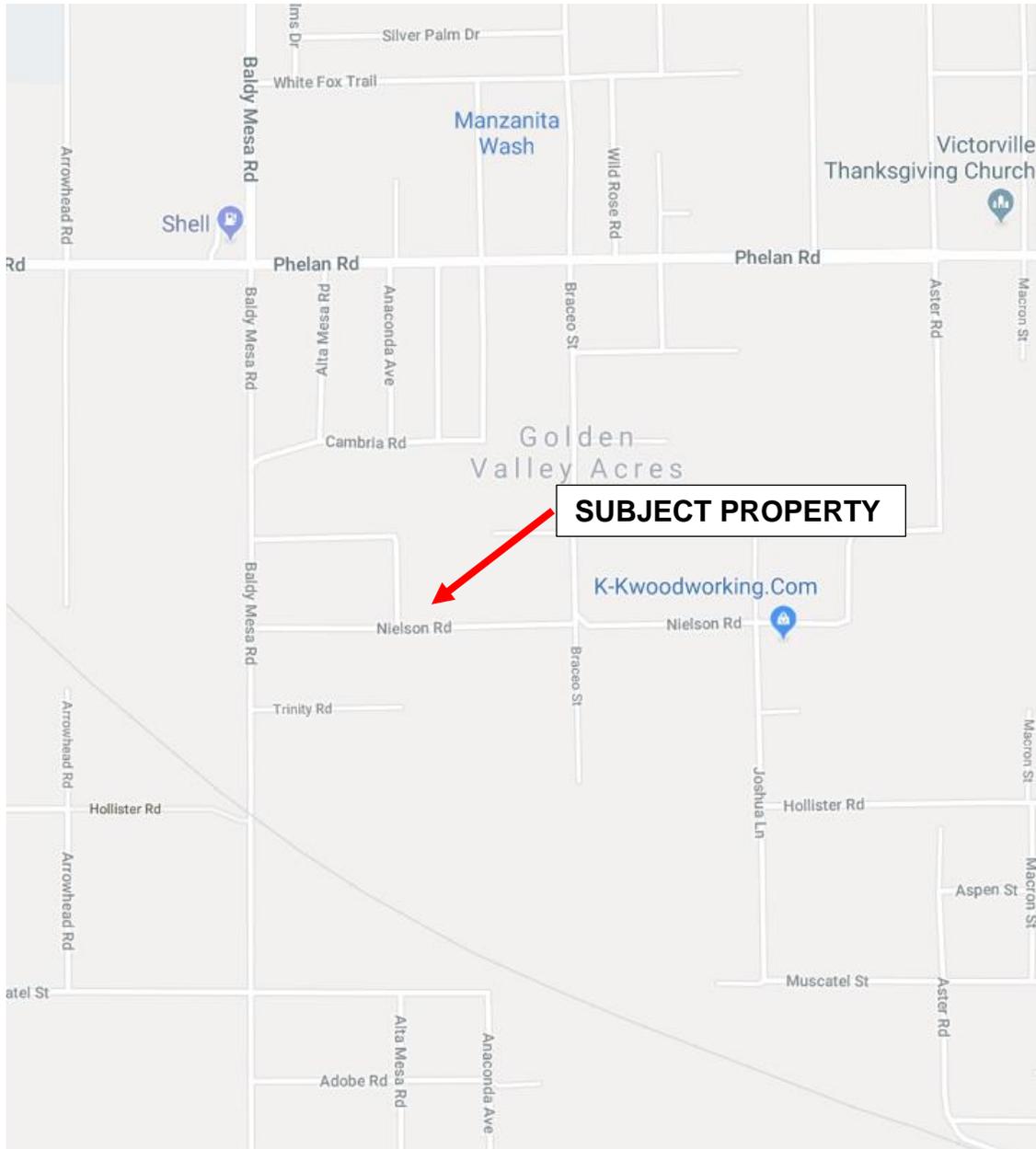

Signature: Dave Prusch, Supervising Planner


Date

Date

APPENDICES (On Compact Disk or Under Separate Cover)

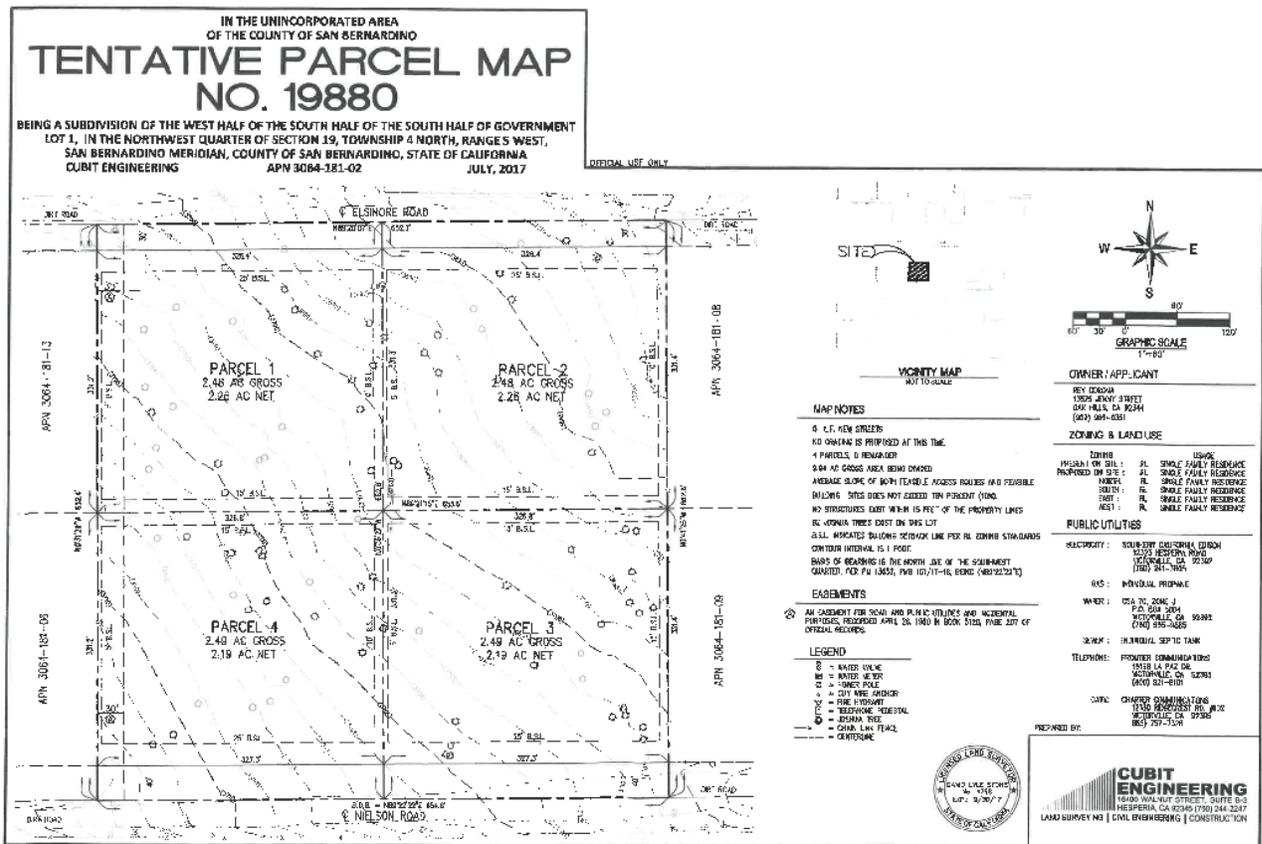
- CalEEMod Air Quality and Greenhouse Gas Spreadsheet Analysis, prepared by KPC EHS Consultants, September 2018.
- *General Biological Resource Assessment, Tentative Parcel Map No. 19880*, RCA Associates, April 10, 2018.



**Reynaldo Corona
P201700730**

Location Map

Exhibit 1



Reynaldo Corona
 P201700730

Site Plan

Exhibit 2

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- I a) **Less Than Significant Impact.** The Project area has a rather uniform grade of less than two percent, decreasing from southwest to northeast, with no unique vistas or views. The San Bernardino County General Plan does not identified any scenic highways in the area. The Project site is currently vacant and its ultimate development of four separate single family residences on approximately 10 acres would be similar to the existing development pattern in the area.
- I b) **Less that Significant Impact.** The Project site is vacant and not adjacent to a state designated scenic highway. No development is proposed at this time. However, the County Development Code requires the issuance of a Tree Removal Permit if regulated trees or plants are to be removed. Joshua trees are located on the Project site and are specifically listed as a regulated tree. Future development plans will require the evaluation of existing Joshua trees utilizing criteria within the Development Code and issuance of a Tree Removal Permit based upon proposed development plans. Compliance with existing Code requirements would ensure that development of the Project site would not affect any notable vegetation nor substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a County or State Scenic Corridor. This topic is discussed further in Section IV Biological Resources.
- I c) **Less that Significant Impact.** The Project site is vacant. The proposed Project will not substantially degrade the existing visual character of the site and its surroundings, because the proposed Project would not obstruct important or significant views of the surrounding area due to the generally level terrain, as discussed above. Therefore it will not notably change the existing visual character of the area.
- I d) **Less that Significant Impact.** Future improvements will require compliance with existing County lighting standards, specifically Section 83.07.040, Glare and Outdoor Lighting –

Mountain and Desert Regions. This Section identifies maximum lighting height and shielding requirements to preclude light pollution or light trespass on adjacent property and adjacent roadways. Adherence to this mandatory standard will ensure that the project will not create a new source of substantial light or glare trespass onto adjacent properties. As such, impacts are considered less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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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. 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, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- II a) **No Impact.** The subject property is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the San Bernardino County Important Farmland 2016 Map, Sheet 2 of 2, prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency and displayed on the Department of Conservation Web Site. The subject Property is designated "Grazing Land", which is described as "Grazing land is land on which the existing vegetation is suited to the grazing of livestock." Properties to the west and south of the property are designated "Other Land" which is described as "Land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip

mines, borrow pits, and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as other land.” The surrounding properties are a combination of Grazing Land and Other Land. Other Land is: “Land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as other land.” As such, there will be no impact to important farmland as a result of the project.

- II b) **No Impact.** As noted above, the subject property and surrounding properties are identified as either “Grazing Land” or “Other Land”. According to the California Department of Conservation, San Bernardino County Williamson Act FY 2015/2016, Sheet 2 of 2, the closest Williamson Act Contract is approximately five miles southeast of the site. A notice of non-renewal has been filed on this referenced site.
- II c) **No Impact.** The project site is currently designated RL (Rural Living). Forest Land, as defined in Section 12220 of the Public Resources Code, is “land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.” Timberland as defined in Section 4526 of the Public Resources Code as “land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis.”

The Project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the project site. Because no lands on the Project site are zoned for forestland or timberland, the Project has no potential to impact such zoning. Therefore, no impact would occur.

- II d) **No Impact.** The Project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the *General Plan*. Because forest land is not present on the Project site or in the immediate vicinity of the project site, the project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. Therefore, no impact would occur.
- II e) **No Impact.** Implementation of the proposed Project will not Involve changes in the existing environment which, due to their location or nature, could result in conversion of other farmland to non-agricultural use, because the site and surrounding properties are not designated as having either Prime Farmland, Farmland of Statewide Importance, Unique Farmland or Farmland of Local Importance. Therefore, no impact would occur.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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: *The following responses are based on MDAQMD regulations and and the California Emissions Estimator Model (CalEEMod) analysis of the proposed. Please reference that CalEEMod document for further details (Appendix A).*

III a) **No Impact.** The Mojave Desert Air Quality Management District (MDAQMD) has adopted *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines*, dated August 2016. The document indicates that significant impacts would occur if the proposed Project “triggers or exceeds the most appropriate evaluation criteria.” In general, the following factors are noted on page 9 of the document:

1. Generates total emission (direct and indirect) in excess of the thresholds given in Table 6 [see Table 1 below];
2. Generates a violation of any ambient air quality standard when added to the local background;
3. Does not conform with the applicable attainment or maintenance plan(s)¹;
4. Exposes sensitive receptors to substantial pollutant concentrations, including those resulting in a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (HI) (non-cancerous) greater than or equal to 1.

The annotation referenced above in number 3 provides as follows: “A project is deemed to not exceed this threshold, and hence not be significant, if it is consistent with the existing land use plan. Zoning changes, specific plans, general plan amendments and similar land use plan changes which do not increase dwelling unit density, do not increase vehicle trips, and do not increase vehicle miles traveled are also deemed to not exceed this threshold.” (p. 9)

The proposed Project does not involve a land use change that would vary from the criteria utilized in the District’s Air Quality Plan. As such the effects of the proposed Project would be less than significant.

- III b) **Less Than Significant Impact.** The Mojave District CEQA Guidelines provide that a significant impact would occur if the proposed Project would violate any air quality standard or contribute significantly to an existing or projected air quality violation. The applicable thresholds of significance for air emissions generated by projects are established by the Mojave Air Quality Management District (MDAQMD) and are described below in Table 1.

Table 1. MDAQMD Significant Emission Thresholds

Criteria Pollutant	Daily Threshold (pounds)
Carbon Monoxide (CO)	548
Oxides of Nitrogen (NOx)	137
Volatile Organic Compounds (VOC)	137
Oxides of Sulphur (SOx)	137
Particulate Matter (PM10)	82
Particulate Matter (PM2.5)	82
<i>Source: MDAQMD CEQA Guidelines</i>	

Construction Emissions

Short-term criteria pollutant emissions will occur during site preparation, grading, building construction, paving, and painting activities. Emissions will occur from use of equipment, workers, vendors, and hauling trips, and disturbance of onsite soils (fugitive dust). The CalEEMod program, utilized by the Mojave Air District to determine potential impacts, includes both construction and operational emissions. The proposed Project would result in the ultimate development of four homes. The applicant has proposed a “lot sales” program which provides for the individual development of each parcel by a separate landowner. As such, actual construction would likely occur periodically, depending upon the interest of each landowner. The completion of the actual home construction would also vary since the typical construction deadlines found for production housing do not exist. Due to this fact the ultimate development timing is difficult to determine and it is not typical that multiple properties would undergo construction at the same time. However, in an effort to identify the worst-case scenario, the completion/development of each home was assumed to occur within the same time period. The construction emissions are listed below.

Table 2. Construction Emissions (unmitigated)

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM10	PM2.5
	54.62	7.00	34.58	0.06	20.69	12.19
Regional Threshold	137	137	548	137	82	65
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
Source: MDAQMD and CalEEMod 2016.3.2						

Table 3. Construction Emissions (Rule 402/403/1113 Requirements)

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM10	PM2.5
	54.62	7.00	34.58	0.06	9.65	6.13
Regional Threshold	137	137	548	137	82	65
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
Source: MDAQMD and CalEEMod 2016.3.2						

Estimated construction emissions modeled for the Project were below threshold levels. As such, the levels projected would probably be even less since the model assumes all new site construction. Therefore, the actual emission levels would be less than significant.

Operational Emissions

Long-term criteria air pollutant emissions will result from the operation of the proposed Project. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the Project site. The California Emissions Estimator Model (CalEEMod) was utilized to estimate mobile source emissions.

The results of the CalEEMod outputs are summarized in Table 3 (Operational Daily Emissions). Based on the results of the model, without control measures, maximum daily emissions from the operation of the project will not exceed adopted thresholds.

Table 4. Operational Emissions

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM10	PM2.5
	6.47	1.01	9.25	0.02	1.38	1.15
Regional Threshold	137	137	548	137	82	65
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
Source: MDAQMD and CalEEMod 2016.3.2						

Emission levels shall not exceed the levels permitted by the rules and regulations of the Mojave Air Quality Management District, the requirements of any Air Quality Plan or the Greenhouse Gas Emissions Reduction Plan adopted by the County of San Bernardino.

III c) **Less Than Significant Impact.** The project area is designated as a non-attainment area for ozone (State and Federal standards), PM_{2.5} (State standards) and PM₁₀ (State and Federal standards). In determining whether or not the Project would 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), the non-attainment pollutants of concern for this impact are ozone, PM_{2.5}, and PM₁₀. In developing the thresholds of significance for air pollutants disclosed above under Section III b), MDAQMD has considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeded the identified significance thresholds, its emissions would be considered cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. As displayed in the tables above, the proposed Project does not exceed the identified significance thresholds. As such, emissions would not be cumulatively considerable.

III d) **Less Than Significant Impact.** A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant. According to the MDAQMD CEQA Guidelines, the following are land uses (sensitive sites) where sensitive receptors are typically located:

- Residences
- Schools
- Daycare centers
- Playgrounds
- Medical facilities

Single family homes surround the Project site, with the nearest sensitive receptor located approximately 75 feet to the east of the property line. Each proposed parcel is approximately 2.5 gross acres with a lot width and depth of over 300 feet. The surrounding properties are also on lot sizes similar to the proposed Project. As such, the ultimate construction area on each new lot will probably be located a considerable distance from the perimeter property lines.

The MDAQMD Guidelines identified distances from uses of concern, which are listed below:

- 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.

Since the proposed development involves single family residences in an area surrounded by single family residences on similar size lots the potential adverse impact upon these sensitive receptors would be less than significant.

- III e) **Less Than Significant Impact.** According to the Mojave Desert Air Quality Management District odors are not identified as an issue in the CEQA Guidelines. On-site improvements associated with the proposed Project would be close to an existing sensitive receptor. However, these odors, occurring during construction and related to improvements, such as parking/driveway area paving, would be short-term in duration. As such, impacts are considered less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input 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"/> |

(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 with Mitigation Incorporated.** The proposed Project site is vacant and unimproved. As noted in the Aesthetics Section, the Project site is vacant, with minimal vegetation that includes relatively undisturbed desert vegetation that includes California buckwheat, Sahara Mustard, paper bag plant, cholla, California juniper, Ephedra, and Joshua trees.

County Development Code Section 88.01.060, Desert Native Plant Protection, identifies the following regulated plants:

- The following desert native plants with stems two inches or greater in diameter or six feet or greater in height:
 - a) *Dalea spinose* (smoketree).
 - b) All species of the genus *Prosopis* (mesquites).
 - All species of the family *Agavaceae* (century plants, nolinias, yuccas).
 - Creosote Rings, 10 feet or greater in diameter.
 - All Joshua trees.
 - Any part of any of the following species, whether living or dead:
 - a) *Olneya tesota* (desert ironwood).
 - b) All species of the genus *Prosopis* (mesquites).
- All species of the genus *Cercidium* (palos verdes).

The County's Biotic Resources exhibit for the Desert region displays the potential for Desert Tortoise and Burrowing Owl. A *General Biological Resource Assessment*, dated April 10 2018, and prepared by RCA Associates, Inc., was completed for the property, which included a records search and field surveys that included focused surveys for desert tortoise and burrowing owl, and a habitat assessment for the Mohave ground squirrel. "...no tortoises or any potential tortoise burrows or tortoise sign (scats, etc.) being noted during the field investigations conducted on the site on April 10, 2018." (p. 7) The report also noted that "...numerous owl colonies that have been observed in the region with the nearest colony about 2-miles from the site...However, no burrows were detected on the site that were of sufficient size for burrowing owls..." (p. 6) Mohave ground squirrel were also not observed. The *Assessment* further noted the site does not support suitable habitat for any of these species.

The *Assessment* recommended the completion of a "protected plant plan" for the Joshua trees prior to issuance of any grading permits. The purpose of the plant plan is to identify the precise location and viability of the Joshua trees on the subject property for which a permit is requested. If any Joshua trees are to be relocated or removed as part of any subsequent actions, the standard procedure outlined in the San Bernardino County Development Code shall be utilized.

To ensure these requirements are addressed at the proper time, the following mitigation measures are required and shall be stipulated on the Composite Development Plan (CDP):

Note-BIO-1: Prior to issuance of a grading permit, each owner shall complete a 30-day pre-construction survey for burrowing owl and provide findings to the Planning Division.

Note-BIO-2: Prior to issuance of a grading permit, a protected plant plan shall be submitted to the Planning Division for review and acceptance to ensure compliance with the County Development Code for protected plant and trees.

- IV b) **Less Than Significant Impact.** The subject property is within a broad alluvial plain, but not traversed by any identified drainage course or blue line stream, based upon documentation in the above referenced biological report and USGS Map, Baldy Mesa, CA 1996. Due to the lack of drainage through the subject property the *Assessment* noted that “No riparian vegetation (e.g., cottonwoods, willows, etc.) exist on the site or in the adjacent habitats.” (p. 8)
- IV c) **Less Than Significant Impact.** Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.” (Ref. EPA Regulations listed at 40 CFR 230.3(t)).

The California Department of Fish and Wildlife found the U.S. Fish and Wildlife Service (Section 404 definition above) wetland definition and classification system to be the most biologically valid. The Department of Fish and Wildlife Staff uses this definition as a guide in identifying wetlands. The site slopes gently to the northwest in a uniform manner and is not traversed by any drainage courses. Soil conditions on the property are Hesperia loamy fine sand, which are well drained. Based upon the existing terrain, soils, and vegetation, the site does not contain any features that meet the definition of “wetlands.”

- IV d) **No Impact.**

Wildlife Corridors

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human development. Corridors effectively act as links between different populations of a species. Interference with the movement of native resident migratory fish or wildlife species occurs through the fragmentation of open space areas caused by urbanization

As noted in the responses to Section IV a)-c) above, the site does not have habitat or features that would support a wildlife corridor or a wildlife nursery site. In addition, the Project site is surrounded by development. The existence of adjoining development would prevent the use of the Project site and surrounding area as a wildlife corridor.

Wildlife Nursery Sites

Wildlife nursery sites are areas that provide valuable spawning and nursery habitat for fish and wildlife. Wildlife nursery sites occur in a variety of settings, such as trees, wetlands, rivers, lakes, forests, woodlands and grasslands to name a few. The use of a nursery site would be impeded if the use of the nursery site was interfered with directly or indirectly by a project’s development or activities.

The subject property has limited desert vegetation. As such, the Project site does not act as a wildlife nursery.

Based upon this finding, the proposed 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. Therefore, impacts are less than significant.

- IV e) **Less Than Significant Impact with Mitigation Incorporated.** The San Bernardino County Development Code provides criteria to evaluate and regulate the removal of native plants within the Desert region. Regulated plants within the Desert region include Joshua, mesquite, and Palo Verde trees. Several Joshua trees are located on the subject property. As such, future development of each individual lot must comply with standard Development Code criteria contained in Division 8 of the County Development Code. The combination of standard County requirements and previously recommended Mitigation Measure Note-BIO-2, contained in Section IV a), would reduce the potential environmental effects of the proposed project to less than significant.
- IV f) **No Impact.** The proposed 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. The County of San Bernardino has not adopted a Habitat Conservation Plan for the region. Likewise, there is no local, regional or state habitat conservation plan that governs the project site or vicinity.

Possible significant adverse impacts have been identified or are anticipated and the above referenced mitigation measures *BIO-1 and BIO-2* are required as conditions of project approval to reduce these impacts to a level considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

V a) **Less Than Significant Impact.** Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

CEQA Guidelines §15064.5(a) clarifies that historical resources include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Based upon a review of on-line historic aerial photos from Netronline, the property has been vacant extending back to 1938. Although a cultural resource study was not prepared for the property, a *General Biological Resource Assessment* was prepared and identified the property as “a relatively undisturbed desert vegetation community that shows little sign of past human disturbance.” (p. 2)

Based upon the completion of these measures and the current lack of data substantiating know resources, the potential for resources to exist is less than significant.

V b) **Less Than Significant Impact with Mitigation Incorporated.**

Archaeological Resources

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

Tribal Cultural Resources

On July 1, 2015 AB 52 (Gatto, 2014) went into effect. According to its author:

"[E]xisting laws lack a formal process for tribes to be involved in the CEQA process as tribal governments. CEQA projects that impact tribal resources have experienced uncertainty and delays as lead agencies attempt to work with tribes to address impacts on tribal resources. With this bill, it is the author's intent to "Set forth a process and scope that clarifies California tribal government involvement in the CEQA process, including specific requirements and timing for lead agencies to consult with tribes on avoiding or mitigating impacts to tribal cultural resources."

"Tribal cultural resources" are either of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

The Governor signed Assembly Bill 52 which created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental evaluation is appropriate for a proposed project.

The Land Use Services Department notified the appropriate California Native American Tribes as required by AB 52. A response was received from the San Manuel Band of Mission Indians that recommended three measures to address the potential for construction to uncover cultural resources. Due to the fact home construction would probably occur incrementally by individual landowners rather than by one developer for future sale, individual cultural studies and on-site monitoring have been recommended at the time each home is constructed, which would require the following steps:

Note-CR-3: *A cultural resources study shall be conducted prior to any and all ground-disturbing activity, to include a Sacred Lands File search through the NAHC, a 1-mile literature search at the appropriate California Historical Resources Information System Information Center (CHRIS), additional background research using GLO maps, Sanborn maps, historical atlases, city and state records, and other historical documents, as well as a Phase I survey. The methodology for the Phase I survey shall be approved by the 'Consulting Tribe(s)' and include review of available geological information, such as a geotechnical study, USGS geology maps, and USDS soil maps. For any areas that require subsurface testing, as determined by the Consulting Tribes, a testing plan shall be created in consultation with said Tribe(s) and implemented in-field by at least one Secretary of Interior Standards-qualified archaeologist with a minimum of 3 years of regional experience in archaeology. Any findings during testing shall be properly recorded on-site and reburied within the original find location (no collection shall be permitted). A testing report shall be completed, to include recordation documents (if any finds occur), and be provided to the Lead Agency for dissemination to the Consulting Tribe(s). The Lead Agency [Planning Division] shall, in good faith, consult with said Tribe(s) concerning the results of the testing plan and, if positive, work toward avoidance of the resources, if feasible, as well as implement TCR-2. Any finds shall be subject to the Treatment and Disposition Plan, as described within TCR-3.*

Note-CR-4: *Should the Tribal-approved Phase I survey, as detailed in TCR-1, not be conducted on the project site prior to any and all ground-disturbing activity, or should the results of the survey be positive and of concern to any Tribal community, both an archaeological monitor with at least 3 years of regional experience in archaeology and, should any of the Consulting Tribe(s) request it, a Tribal monitor representing the Consulting Tribe(s) shall be present for all ground-disturbing activities that occurs within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], etc.). A sufficient number of archaeological and Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. Tribal monitors will be on-site on a rotating basis with equal amounts of time. The schedule is dependent on the project and shall be decided upon by the monitoring Tribe(s) and Lead Agency [Planning Division] at time of monitor hiring/coordination.*

A Monitoring Plan shall be created prior to any and all ground-disturbing activity in consultation with the Tribe(s) and agreed to by all Parties. The Monitoring Plan shall include

details regarding the above information as well as the Treatment and disposition Plan described in CR-5.

Note-CR-5: *A Treatment and Disposition Plan (TDP) shall be established, in good faith consultation with all Parties, prior to the commencement of any and all ground-disturbing activities for the project, including any archaeological testing. The TDP will provide details regarding the process for in-field treatment of inadvertent discoveries and the disposition of inadvertently discovered non-funerary resources. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendent (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.*

These measures have been incorporated into the conditions of approval and are to be noted on the Composite Development Plan (CPD). Although it is not anticipated that subsurface tribal cultural resources will be encountered during construction, these measures will ensure appropriate methods for properly evaluating, treating, and disposing of potential finds and result in a potentially less than significant impact.

- V c) **Less Than Significant Impact.** According to the Project's *General Biological Resource Assessment* the property is "a relatively undisturbed desert vegetation community that shows little sign of past human disturbance." Typically, paleontological resources are found at a depth greater than that necessary to construct footings for single family residences. Hence, potential resources may remain undiscovered and unaffected.
- V d) **Less than Significant Impact.** No formal cemeteries are known to be located on the project site. Disturbance of subsurface soils has the potential to uncover buried remains. If buried remains are discovered, the project proponent is required to comply with Section 5097.98 of the California Public Resources Code and Section 7050.5-7055 of the California Health and Safety Code, requiring halting of construction activities until a County coroner can evaluate the find and notify a Native American Representative if the remains are of Native American origin. Upon compliance with these regulations, impacts would be less than significant.

Possible significant adverse impacts have been identified or are anticipated and the above referenced mitigation measures CR-3 through CR-5 are required as conditions of project approval to reduce these impacts to a level considered less than significant.

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

- | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

VI a) **No Impact.** The site does not lie within, or immediately adjacent to, an Alquist-Priolo Earthquake Fault Zone, and no active or potentially-active faults are shown on or in the immediate vicinity of the site, as displayed on the County's Geologic Hazard Maps.

VI a)ii **Less Than Significant Impact.** The proposed Project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. An earthquake produced from regional faults could result in strong ground shaking. However, future housing will be reviewed and approved by the County Building and Safety Department with appropriate seismic standards implemented. Adherence to standards and requirements contained in the building code for the design of the proposed structure will ensure that any impacts are less than significant by ensuring that the structure does not collapse during strong ground shaking.

VI a)iii **Less Than Significant Impact.** Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur:

- Intense seismic shaking;
- Presence of loose granular soils prone to liquefaction; and
- Saturation of soils due to shallow groundwater.

The San Bernardino County Geologic Hazards Overlay Map for the area does not identify the site as having a susceptibility for liquefaction. As such, the liquefaction potential is considered "low."

VI a)iv **No Impact.** Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes.

The site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to seismically induced landslides. As such, there are no impacts.

VI b) **Less Than Significant Impact.** The Project site is vacant and unimproved. Development of the subject property will require conformance with the approved Stormwater Pollution Prevention Plan (SWPPP) through the Regional Water Quality Control Board. The ultimate development of the individual parcels with homes would require a Post Construction Measures Plan (PCMP), since it is assumed the amount of impervious materials would exceed 2,500 square feet. In addition, an erosion control plan would also be required as a standard measure.

With mandatory compliance of the SWPPP and PCMP, impacts related to substantial soil erosion will be less than significant.

VI c) **Less Than Significant Impact.**

Landslide

As noted in the response to Section VI a) iv above, the site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to landslides.

Lateral Spreading

Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is normally caused by earthquakes, but also by landslides. As noted in the response to Section a) iv above, the site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to lateral spreading.

Subsidence

Subsidence is the downward movement of the ground caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable, since they shrink and swell depending on their moisture content. Subsidence is an issue if buildings or structures sink which causes damage to the building or structure. Subsidence is usually remedied by excavating soil to the depth of the underlying bedrock and then recompacting the soil so that it is able to support buildings and structures.

As noted in the response to Issue VI a) iii above, the area is not identified as being within an area subject to subsidence. Based on this factor, the subsidence potential is considered "low" and can be attenuated with adherence to standards and requirements contained in the Building Code and will ensure that any impacts are less than significant. Compliance with the Building Code is a mandatory requirement.

Liquefaction

As noted in the response to Issue VI a) iii above, the area is not identified as being within an area subject to subsidence. Based upon a review of mapping information contained in the *U.S. Soil Survey, San Bernardino*, which utilizes U.S. Department of Agriculture Natural Resources Conservation Service, identified on and off-site soils consist of Hesperia loamy fine sand. Permeability is moderately rapid for this soils type and the amount of clay is identified as low. Based on this factor, the liquefaction potential is "low" and can be attenuated with adherence to mandatory standards and requirements contained in the Building Code for the design of the proposed structure to ensure that any impacts are less than significant.

Collapse

Collapse occurs in saturated soils in which the space between individual particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. The soils lose their strength beneath buildings and other structures.

As noted in the response to Issue VI a) iii above, the area is not identified as being within an area subject to subsidence. Based on this factor, the collapse potential is "low" and can be attenuated with adherence to mandatory standards and requirements contained in the Building Code for the design of the proposed structure and ensure that any impacts are less than significant.

- VI d) **Less Than Significant Impact.** According to the above listed *Soils Survey* Report, septic tank absorption fields for the subject property would function well, which typically indicate a low shrink-swell potential and a minimal adverse effect upon foundations due to expansive soils. As such, the expansion potential of the near surface soils would be "low."
- VI e) **Less Than Significant Impact.** The proposed Project is to install a water well and subsurface on-site disposal system. The septic system will need to be certified through the San Bernardino County Division of Environmental Health, meet all current standards, and obtain approval from the California Regional Water Quality Control Board, Lahontan Region. Based upon this review, potential impacts to subsurface wastewater disposal will be less than significant.

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

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

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

SUBSTANTIATION *The following responses are based in part upon the California Emissions Estimator Model (CalEEMod) and Screening Tables completed for the Project. Please reference the Screening Tables document for further details (Appendix A).*

VII a) **Less Than Significant Impact.** In December September 2011, the County of San Bernardino adopted the "*Greenhouse Gas Emissions Reduction Plan*" ("GHG Plan"). The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 consistent with State climate change goals pursuant to AB32. The GHG Plan has been designed in accordance with Section 15183.5 of the State CEQA Guidelines which provides for streamline review of climate change issues related to development projects when found consistent with an applicable greenhouse gas emissions reduction plan. The Plan was subsequently updated in March 2015

Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related greenhouse gas emissions or otherwise comply with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines. The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent (MTCO₂E) per year or more. Projects that do not exceed this threshold require no further climate change analysis, but are required to implement mandatory reducing measures in the project's conditions of approval.

A GHG emissions analysis conducted as part of the above referenced *Air Quality and Greenhouse Gas Analysis* estimated 11.54 tons per year of greenhouse gas emissions would be generated during construction (346.23 tons/30 yrs. = 11.54 per year) and 102.09 tons per year during operations (113.63/annual tons – 11.54/annual construction tons = 102.09 tons).

Table 5. Project Greenhouse Gas Emissions

Source	GHG Emissions MT/yr			
	N2O	CO2	CH4	CO2e
Mobile Sources	0.000	73.84	0.005	73.97
Area	0.0003	5.91	0.0004	6.11
Energy	0.0002	17.63	0.006	17.72
Solid Waste	0.000	0.92	0.005	2.27
Water/Wastewater	0.0002	1.75	0.009	2.02
30-year Amortized Construction GHG				11.54
TOTAL				113.63
MDAQMD Threshold				100,000
Exceed Threshold?				NO

VII b) **Less Than Significant Impact.** As noted previously, the County of San Bernardino adopted the "Greenhouse Gas Emissions Reduction Plan" (GHG Plan). The specific objectives of the GHG Plan are as follows:

- Reduce emissions from activities over which the County has jurisdictional and operational control consistent with the target reductions of Assembly Bill (AB) 32 Scoping Plan;
- Provide estimated GHG reductions associated with the County's existing sustainability efforts and integrate the County's sustainability efforts into the discrete actions of this Plan;
- Provide a list of discrete actions that will reduce GHG emissions and approve a GHG Plan that satisfies the requirements of Section 15183.5 of the California Environmental Quality Act (CEQA) Guidelines so that compliance with the GHG Plan can be used in appropriate situations to determine the significance of a project's effects relating to GHG emissions, thus providing streamlined CEQA analysis of future projects that are consistent with the approved GHG Plan.

The GHG Plan identifies goals and strategies to obtain the 2020 reduction target. Reduction measures are classified into broad classes based on the source of the reduction measure. Class 1 (R1) reduction measures are those adopted at the state or regional level and require no additional action on behalf of the County other than required implementation. Class 2 (R2) reflects quantified measures that have or will be implemented by the County as a result of the GHG Plan. Class 3 (R3) measures are qualified actions that have or will be implemented by the County as a result of the GHG Plan.

As discussed above in Section VII a), the Project is not projected to exceed the 3,000 MTC2OE/YR screening threshold identified in the GHG Plan and will implement reduction measures that are consistent with the Screening Tables shown in the GHG Plan, as part of compliance with the adopted Building Code. Therefore, the Project is not in conflict with an applicable plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS -
 Would the project:

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- VIII a) **Less Than Significant Impact.** During site preparation and construction of the four homes sites, transportation and disposal of hazardous materials and wastes will occur that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. All hazardous materials are required to be utilized and transported in accordance with their labeling pursuant to federal and state law. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up will be sufficient to reduce potential impacts to a less than significant level.

If hazardous materials are proposed on-site for operational purposes in large quantities, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, as required by Health and Safety Code Section 25507, which requires a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Health and Safety Code Section 25503.

- VIII b) **Less Than Significant Impact.** The proposed 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 use or construction activity that might use hazardous materials will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. In addition as noted in the response to Section VIII a) above, if hazardous materials are proposed on-site for operational purposes in large quantities, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, as required by Health and Safety Code Section 25507. This Section requires a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Health and Safety Code Section 25503.

Finally, safety procedures associated with such hazards shall be clearly posted and personnel shall be properly trained in these procedures. Adequate fire alarms, fire-fighting and fire suppression equipment and devices must be provided on-site in accordance with the requirements of the California Building Code and the California Fire Code.

- VIII c) **No Impact.** The proposed Project site is located within the Victor Valley Union High School District and Helendale School District. The Project site is approximately 0.75 miles and 1.2 miles southeast of Quail Valley Middle School (6-8 grades) and Baldy Mesa Elementary School (K-5 grades), respectively. No existing or proposed schools are located within ¼ mile of the Project site. The identified distances are straight-line aerial distances and do not account for the circuitous roads or changes in elevation.

- VIII d) **No Impact.** The project site is not included on the list of hazardous materials sites compiled in accordance with Government Code No. 65962.5.

- VIII e) **No Impact.** The Project site is not 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. The closest airports are Hesperia Airport, approximately 8.25 miles to the southeast and the Southern California Logistics Airport approximately 12 miles to the northeast. Hesperia Airport is a public-use and privately owned airport that includes a flight school and airport motel.
- VIII f) **No Impact.** The Project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VIII g) **Less Than Significant Impact.** The proposed Project intends to obtain access from both Elsinore Road to the north and Nielson Road to the south. Both are graded dirt roadways. As such, the proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed Project will also not result in any substantial change to road design or capacity that would affect implementation of evacuation procedures nor result in any substantial increase in natural or man-made hazards that would increase the potential for evacuation. Baldy Mesa Road is the only paved road in the area and located approximately 1,000 feet from the Project site. The intersection of Baldy Mesa Road and Elsinore Road or Nielson Road is a two-way stop and visibility from the Project site along each roadway is good. Both adjoining roadways have limited vehicle trips.
- VIII h) **Less Than Significant Impact.** The Project site is beyond the boundaries of the California Fire Hazard Severity Zone Map Update Project that delineates local and state areas of responsibility and urban and wildland interface areas. According to the County's LUSD Permit GIS Viewer, however, the Project site is located within a Fire Safety Area 1 (FS1). The County's fire safety zones include "all the land generally characterized by areas varying from relatively flat to steep sloping terrain and with moderate to heavy fuel loading contributing to high fire hazard conditions." (Section 82.13.030) Implementation of appropriate Building and Safety and the applicable Fire Department requirements associated with the FS1 Overlay District will ensure people or structures are not exposed to a significant risk of loss, injury or death involving wildland fires.

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

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

- | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| IX a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| IX 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"/> |
| IX 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 which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| IX 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"/> |
| IX 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"/> |
| IX f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| IX g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| IX h) Place within a 100-year flood hazard area structure, which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| IX i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IX j) Inundation by seiche, tsunami, or mudflow?

SUBSTANTIATION

IX a) **Less Than Significant Impact.** The proposed Project will not violate any water quality standards or waste discharge requirements, because the Project's design incorporates measures to diminish impacts to water quality to an acceptable level as required by state and federal regulations. Due to the location of the property a Water Quality Management Plan (WQMP) is not required. However, the applicant is required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent with the Regional Water Quality Control Board to obtain coverage under the General Permit for *Discharges of Storm Water Associated with Construction Activity*, because the individual parcels are greater than one acre. This provision is listed as a condition of approval for the Building and Safety Division prior to issuance of grading permits.

The proposed Project will utilize an on-site subsurface septic system. This system would require approval from County Environmental Health Services (DEHS) as part of the standard review and approval process. Once approved it would then be sent to the Regional Water Quality Control Board for clearance.

IX b) **Less Than Significant Impact.** The proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the Project would obtain water through County Service Area 70J, using water purchased from the Mojave Water Agency. 10 retail water purveyors, including County Service Area (CSA) 70J, provide water within the Mojave Water Agency service area. CSA 70J includes a 28 square mile area within the Oak Hills area. The Mojave Water Agency obtains virtually all its water from groundwater sources and is divided into various subareas. CSA 70J will provide water service to the subject property with water extracted within the Alto Subarea of the Mojave Basin. The *2015 Urban Water Management Plan for Mojave Water Agency* indicates that "essentially all water supplies within MWA [Mojave Water Agency] are pumped from the local groundwater basins and historically groundwater levels generally had been declining for 50 years or more in many parts of the region." (p. 3-19) Due to the size and location of the Alto Subarea water levels vary due to pumping and replenishment levels. "As a whole, the Alto Subarea presently appears to be in relative regional balance." (p. 3-20) According to the *2015 Urban Water Management Plan for Mojave Water Agency* (UWMP), Agency-wide water supplies can be maintained, even in multiple dry years and based upon historical well data, groundwater levels have remained relatively constant.

Upon a review of well data available on-line from the State Water Resources Control Board, area wells have been at similar high and low depths ranging between 647 feet and 708 feet below ground surface. Groundwater data from Well No. 04N05W21H001S located generally 2.5 miles east of the Project site indicated groundwater at a median depth of approximately 653 feet, ranging between 647 feet and 655 feet, between the years 1995 and 2016. Well No. 04N06W04D001S, located northwest of the Project site approximately 5.3 miles, indicated groundwater at a median depth of approximately 657 feet, ranging between 648

feet and 705 feet, between the years 1990 and 2007. Due to the general stability of groundwater depth at both locations, and the region in general, the project will not adversely affect groundwater supplies.

At present the Mojave Basin Area is under an adopted Judgement to regulate groundwater extractions. A Watermaster has been assigned to monitor the Judgement. A Base Annual Production (BAP) has been established and a variable Free Production Allowance (FPA), which is a percentage of the BAP, has been established for each area. The 2014-2015 verified production of groundwater wells from the Alto Basin was less than the FPA. If any water user pump more than their FPA in any year they are required to buy replacement water equal to the amount extracted. This cost equates to paying the Watermaster to purchase imported water from the Mojave Water Agency or by temporarily transferring unused FPA from another party involved in the Judgement. Due to the ability to pump additional groundwater the potential effects of the proposed use would not adversely affect the Basin.

Development of the proposed Project would result in the installation of new impervious surface coverage on the site since the property is currently vacant. However, the amount of probable impervious surface for each lot would be small relative to the size of each parcel. An on-site infiltration basin will be required for each proposed home. This would have a less than significant impact on groundwater recharge in the Alto Basin.

- IX c) **Less Than Significant Impact.** The Project site has a slight topographic change, generally decreasing from south to north. No building plans are proposed at this time, although the general drainage/slope pattern would be maintained. As such, there would be no significant alteration of the site's existing drainage pattern and, as a result, there would not be any significant increases in the rates of erosion or siltation on or off site due to the design of the basin area.
- IX d) **Less Than Significant Impact.** No significant increase in runoff flow rates and volumes is anticipated in the developed condition due to the size of the property related to the probable impervious surface areas. The incremental increase in stormwater flows from the site would need to be retained as part of the required Post Construction Measure Plan (PCMP). As such, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in flooding on or off-site and no mitigation measures are required.
- IX e) **Less Than Significant Impact.** No storm drain systems exist in the area. Due to the slope of the area's topography a general sheet flow condition exists. As noted previously, the incremental increase in stormwater flows from the site would need to be retained as part of the required Post Construction Measure Plan. Upon construction of the new homes there would not be a significant alteration of the existing drainage pattern and there would not be any significant sources of pollution runoff.
- IX f) **Less Than Significant Impact.** There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in the responses to Sections IX a), IX c), and IX e).

- IX g) **No Impact.** The proposed Project will not 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, because although the Project does propose housing it is not within a designated 100-year flood hazard area as shown on *San Bernardino County's General Plan Hazard Overlays Map* and FEMA FIRM Panel No. 06071C6475H. The area is designated Zone D, which is an area of undetermined flood hazard.
- IX h) **No Impact.** The proposed Project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows, because the site is not within an identified FEMA designated 100-year flood hazard area as shown on *San Bernardino County's General Plan Hazard Overlays Map* and FEMA FIRM Panel No. 06071C6475H.
- IX i) **No Impact.** According to the *County of San Bernardino Hazards Overlay Map* the Project site and surrounding area is not located within a designated dam inundation area. The Project would 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, as no levee or dam is located in the vicinity of the project.
- IX j) **No Impact.** The proposed Project will not be impacted by inundation by seiche, tsunami, or mudflow, because the Project is not adjacent to any body of water that has the potential of seiche or tsunami. Based on the responses to Issues VI a) and VI c) of this Initial Study Checklist, the Project site is not located in an area prone to landslides, soil slips, or slumps. Therefore, the proposed Project would have no impacts from seiche, tsunami, or mudflows.

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

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

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 site is currently unimproved and will not physically divide an established community, because the Project site is located between two existing graded roadways and adjoining existing housing. Parcels adjoining and near the property are improved. Therefore no impact will occur.
- X b) **Less Than Significant Impact.** The purpose of the proposed Project is to subdivide the property to provide single family homes, consistent with current development requirements contained in the San Bernardino County General Plan and County Development Code.

As demonstrated throughout this Initial Study Checklist, the proposed Project would otherwise not conflict with any applicable goals, objectives, and policies of the General Plan, San Bernardino County Development Code or any plans whose purpose is to avoid or mitigate an environmental effect. In all instances where significant impacts have been identified, compliance with mandatory requirements or mitigation measures are provided to reduce each impact to less than significant levels.

- X c) **No Impact.** The Project site is not located within any habitat conservation plan or natural community conservation plan, therefore no conflict will occur.

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

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

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

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

XI a) **No Impact.** The Project site is approximately 10 acres in size, abuts two publically maintained roadways, and is vacant and unimproved. The property and general area is identified as MRZ-3a (may contain significant aggregate deposit), based upon *Mineral Land Classification Map, Concrete Aggregate Resources, Barstow-Victorville Area*, completed by the State Geologist. No mines, oil or gas wells, or other resource extraction activity occurs on the property nor is it known to have ever occurred on the property or in the area. Due to the size of the property and relatively close proximity of adjoining residential uses, it is very unlikely mineral extraction would occur on the subject property.

Based on the above analysis, there is no impact related to the loss of known or valuable mineral resources.

XI b) **No Impact.** The Project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the Project site and the surrounding properties have been improved and utilized in a manner similar to that proposed.

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

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

- | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 With Mitigation Incorporated.** There are no known unusual or loud noises that would occur on the property on a regular basis. Primary noise sources near the site include vehicle/truck noise from surrounding roadways. Construction of the individual parcels subsequent to recordation of the subdivision map would result in an increase in noise levels above existing levels. The surrounding properties are designated RL (Rural Living). The closest residence on adjoining properties is approximately 70 feet from the subject property line.

Construction Noise

The most significant source of short-term noise impact is related to noise generated during construction activities on the Project site which would result in potential noise impacts to residences around the property.

Construction is performed in discrete steps, each of which has its own mix of equipment and consequently its own noise characteristics. Thus, noise levels will fluctuate depending upon the construction phase, equipment type, duration of equipment use, distance between the noise source and receptor, and the presence or absence of noise attenuation structures. As shown on Table 8 below, noise levels generated by heavy construction equipment can range from approximately 75 dBA to 99 dBA when measured at 50 feet.

Table 6. Typical Construction Equipment Noise Levels

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)
Pile Drivers	81 to 96
Rock Drills	83 to 99
Jack Hammers	75 to 85
Pneumatic Tools	78 to 88
Pumps	68 to 80
Dozers	85 to 90
Tractors	77 to 82
Front-End Loaders	86 to 90
Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87

Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek & Newman, 1987, as cited in the General Plan EIR.

Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during the grading phase. A typical worst-case construction noise scenario during grading assumes the use of construction equipment operating at 50 feet from the nearest sensitive receptor, although in this case the distance would be greater.

Construction activities on the project site, especially those involving heavy equipment, would initially create intermittent, short-term noise increases affecting sensitive receptors in the vicinity of the project site, representing a temporary effect on ambient noise levels. Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels at 50 feet have the potential to reach 90 dBA Leq and 92 dBA Lmax. Noise levels for the other construction phases would be lower and range between 85 to 90 dBA. Noise levels typically decrease at a rate of six decibels for each doubling of distance. Soft site conditions, such as grass, soft dirt or landscaping further absorb sound, which decrease noise levels another 1.5 dB per doubling of distance. Due to the minimal amount of vegetation and other structures, it is assumed that no interruption in the standard noise propagation rate would occur. It is also reasonable to conclude that the placement of future homes would be more oriented towards the center of the newly created lots, thereby adding additional separation

from existing homes and property lines. In addition, the type of construction would not necessitate the use of pile drivers, rock drills, jack hammers or graders. The combination of these factors would increase the separation of existing homes and newly constructed homes to over 100 feet. The County's Development Code, Section 83.01.080 (g) exempts temporary construction noise from adopted standards. However, due to the distance to sensitive receptor, it is expected that construction activities would result in adverse noise levels.

Although the County's noise regulations assist in reducing potential noise impacts during short-term project construction activities, the proximity of adjoining residential structures would necessitate additional measures to further reduce the level of impact. Implementation of Mitigation Measures listed below and placed on the Composite Development Plan (CPD) would ensure that additional noise attenuation measures are incorporated into the Project's construction plans to minimize noise exposure to nearby sensitive receptors to the maximum extent feasible, consistent with CEQA practice.

Mitigation Measures Construction Noise. *Prior to grading permit issuance, the County shall verify that the following mitigation measures are included on the Grading and Building plans:*

"Note-N-6: Construction Equipment Controls. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site."

"Note-N-7: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt from the County adopted noise standards: Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 7:00 a.m. and 7:00 p.m. However, this exemption does not apply on Sundays and national holidays."

"Note-N-8: Equipment Staging. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction."

Operational Noise

Operational noise will result from vehicle traffic generated by individual home construction as well as on-site operational noise from loading and unloading activities, landscape, and human activity. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible. Therefore, an increase of more than 5 dBA is considered significant.

The provisions in Section 83.01.080 of the County of San Bernardino Development Code establish standards concerning acceptable noise levels for both noise-sensitive land uses and for noise-generating land uses. As such, impacts are considered less than significant.

- XII b) **Less Than Significant Impact.** Construction equipment may result in vibration levels that are considered annoying at nearby sensitive receptors when the most vibration causing equipment is within 100 feet. As a standard condition of approval, the Project will be conditioned to comply with the vibration standards of the County Development Code. This standard measure would reduce potential impacts to less than significant.
- XII c) **Less Than Significant Impact.** As noted in the response to Issue XII a) above, the increased level of operational noise from the proposed Project will be less than significant upon mandatory compliance with County Development Standards. These standard measures would reduce potential impacts to less than significant.
- XII d) **Less Than Significant Impact With Mitigation Incorporated.** As noted in the response to Issue XII a) above, the increased level of noise from the Project will be less than significant with implementation of Mitigation Measures listed for Notes-N-6 through N-8 and compliance with standard County Development Standards noted above. Therefore, the Project will not result in a substantial temporary increase in ambient noise levels in the Project vicinity above existing levels through the imposition of the previously identified mitigation measures.
- XII e) **No Impact.** The Project site is not 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. The closest airports are Hesperia Airport, approximately 8.25 miles to the southeast and the Southern California Logistics Airport approximately 12 miles to the northeast. As such, no impact would occur as a result of the proposed Project because it would not expose people residing or working in the project area to excessive noise levels.
- XII f) **No Impact.** As noted above, the Project site is not located within an airport land use plan or within two miles of a public or private airport. The closest airports are Hesperia Airport, approximately 8.25 miles to the southeast and the Southern California Logistics Airport approximately 12 miles to the northeast. As such, no impact would occur as a result of the proposed Project, because it would not expose people residing or working in the project area to excessive noise levels.

Possible significant adverse impacts have been identified or are anticipated and the above referenced mitigation measures *N-6 through N-8* are required as conditions of project approval to reduce these impacts to a level considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XIII. POPULATION AND HOUSING - Would the project:

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 proposed Project would directly result in population growth, because it proposes four residential dwelling units. Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities. The proposed Project will be developed for single family use and will not require the extension of any new roads or infrastructure to serve the Project, because the site is already bordered by two unpaved roadways and has electrical service available to adjoining properties. Municipal water service will be provided through the County of San Bernardino Water and Sanitation Division of the Special Districts Department and wastewater disposal will occur through the use of individual on-site septic systems. The applicant/property owner has paid the required property assessment for water connections to each new parcel. As such, the proposed Project would not induce substantial population growth, directly or indirectly and therefore, not result in a significant impact upon the environment.
- XIII b) **No Impact.** The proposed use will not displace a substantial numbers of existing housing units, necessitating the construction of replacement housing, because the site is vacant and new housing units are proposed.
- XIII c) **No Impact.** The proposed use will not displace substantial numbers of people, thereby necessitating the construction of replacement housing elsewhere, because the site is vacant.

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

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

Fire Protection: The nearest fire station is County Fire Harvard Station # 305 located at 8331 Caliente Road, Hesperia, approximately 2.8 miles to the southeast, measured in a direct line distance. The Station is manned full-time with one Type 1 Fire Engine, one Type 3 Brush Engine, one Swift Water Patrol, one Heavy Rescue Apparatus, and a Command Post Trailer. The four eventual homes to be constructed will utilize water from the County's Water and Sanitation Division for domestic and fire suppression purposes, along with interior water sprinklers standard for new homes to provide fire suppression.

To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, use of fire sprinklers, a fire hydrant system or adequate connection to a water tank, paved access, secondary access routes, and adequate on-site water storage capacity.

Police Protection: The San Bernardino County Sheriff Department provides the police protection for unincorporated areas of San Bernardino County. The closest area station is in the Victor Valley Station in Adelanto, approximately 11.0 miles from the Project site and provides services to Adelanto, Helendale, Oro Grande, Silver Lakes, El Mirage, Spring Valley Lake, Oak Hills, Wrightwood, and the unincorporated areas of Victor Valley. The County also operates a Sheriff's Sub-Station in Phelan, located approximately 7.25 miles west of the Project site. The proposed Project demand on police protection services would not be significant due to the limited number of potential residences and the existence of surrounding homes. As such, the Project would not create the need to construct a new police station or

physically alter an existing station, because the proposed Project would result in the construction of only four new homes.

Schools: The proposed Project site is located within the Snowline Joint Unified School District. The Project site is approximately 1.2 miles southeast of Baldy Mesa Elementary School and approximately one mile southeast of Quail Valley Middle School.

No existing or proposed schools are located within ¼ mile of the Project site. The identified distances are straight-line aerial distances and do not account for the circuitous roads or changes in elevation. Each individual home would be required to contribute fees to the School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for project related impacts to school services.

Parks: The Project will not create a demand for additional park service in that the Project proposes four large lot residential development that would provide significant on-site land area for recreation and open space.

Other Public Facilities: As noted above, development of the proposed Project would result in the development of a maximum of four residential homes. As such, the Project would not increase the demand for public services, including public health services and library services, which would require the construction of new or expanded public facilities.

Based on the above analysis, the proposed Project will not result in substantial adverse physical impacts associated with the provision of 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 increases in the anticipated demands for public services generated by this project.

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

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

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

SUBSTANTIATION

- XV a) **Less Than Significant Impact.** The proposed 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, because the Project will result in only four new residential units on large parcels, thereby reducing the need for off-site recreational facilities or open space areas. As such, additional demand for recreational services generated by this limited number of future residents will be minimal and the potential impact would be less than significant.
- XV b) **No Impact.** The proposed Project is a large lot residential parcel map and does not include recreational facilities open to the public or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

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

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

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION *A traffic study was not prepared for the proposed Project.*

XVI a) Less Than Significant Impact.

Project Trip Generation

Trip generation represents the amount of traffic that is departing and arriving at the Project site. Determining traffic generation for a specific project is based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses proposed for a given development. A traffic study was not prepared for the proposed project. However, based upon previous traffic studies submitted to the County, the projected number of vehicle trips is approximately 10 per day per parcel or a total of 40 daily trips. This number of trips would not adversely affect the Level of Service (LOS) of any area roadways.

Transit Service Analysis

The Project site is currently served by the Victor Valley Transit Authority, with Route 21P/W running east/west along Phelan Road to either Pinon Hills to the west or Hesperia to the east, along with Wrightwood to the south. Since the proposed project does not abut Phelan Road

the proposed Project would not construct any improvements interfering with future bus service. As such, the Project as proposed will not conflict with an applicable plan, ordinance or policy applying to transit services.

Bicycle & Pedestrian Facilities Analysis

The proposed Project does not intend to construct any improvements that will interfere with bicycle and pedestrian use. Pedestrian and bicycle access is available on each adjoining street, although no bicycle lanes exist. Therefore, the Project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel.

- XVI b) **Less Than Significant Impact.** The proposed Project will not exceed, either individually or cumulatively, a Level of Service (LOS) standard established by the County Congestion Management Agency for designated roads or highways, because the Project is not projected to generate a significant amount of vehicle trips per day that would reduce the LOS to less than level "C". The *San Bernardino County Congestion Management Program (CMP), 2016 Update*, does not identify either adjoining roadway as a CMP designated roadway. The closest designated roadway is Phelan Road, which is either LOS A/B for east and west bound traffic on the easterly side of Baldy Mesa Road or LOS B/B for east and west bound traffic on the westerly side of Baldy Mesa Road.
- XVI c) **No Impact.** The closest airports are Hesperia Airport, approximately 8.25 miles to the southeast and the Southern California Logistics Airport approximately 12 miles to the northeast. The proposed Project site would not alter air traffic patterns and would therefore not result in substantial safety risks.
- XVI d) **Less Than Significant Impact.** The proposed Project will not substantially increase hazards due to a design feature or incompatible uses, because the Project site is adjacent to Elsinore Road and Nielson Road, which are flat, graded, dirt roadways. The proposed Project would not require additional street improvements (pavement or curb and gutter), other than roadway dedication, due to its distance from a paved road and the existing level of street improvements. In addition, the Project is a residential use located in an area that includes existing residential uses and would not create a hazard due to the establishment of an incompatible use (e.g., farm equipment). The area is relatively flat and no significant visual obstructions exist that would recreate a potential hazard. The property is approximately 1,000 feet east of Baldy Mesa Road, which is a paved two-lane roadway.
- XVI e) **Less Than Significant Impact.** The proposed Project will be accessible via Elsinore Road on the north side of the property and Nielson Road on the south. The proposed subdivision provides adequate fire department access due to frontage on these separate roadways and multiple access points to those roadways. Therefore, the Project would have adequate emergency access that would result in a less than significant impact.
- XVI f) **Less Than Significant Impact.** The Project is located adjacent to Elsinore Road and Nielson Road which are unpaved roadways and will not be further improved at the time of building permit issuance, due to its distance from a paved road and the existing level of street improvements. Therefore, access for alternative transportation (i.e., public transit) can be

accommodated, if desired, and the Project will not decrease the performance of existing alternative transportation facilities or be in conflict with policies, plans, or programs supporting alternative transportation.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XVII. TRIBAL CULTURAL RESOURCES - Will 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?
 - i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 - ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

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

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. Public Resources Code section 21082.3(c) also contains provisions specific to confidentiality.

- i) **Less than Significant Impact.** The Project site is currently vacant. Area Tribes were contacted as required by AB 52. Two responses was received from the Twenty-Nine Palms Band of Mission Indians and San Manuel Band of Mission Indians. The Twenty-Nine Palms Band indicated they did not have any specific concerns, but if an inadvertent find occurred, work should stop and appropriate entity contacted. The San Manuel Tribe recommended three separate actions: 1) Completion of a Cultural Resource Study prior to any ground disturbance, including a Sacred Lands File search, a one-mile literature search through the California Historical Resources Information System Center (CHRIS); 2) On-site monitoring by an archaeologist and Tribal monitor if a Phase I survey is not completed or if results of the survey are positive. Included in this task is a Monitoring Plan created prior to any ground disturbance, and; 3) Preparation of a Treatment and Disposition Plan. These three items have been incorporated into the conditions of approval and listed as mitigation measures in Section V, Cultural Resources. No historical resources were identified through Tribal consultation and no resources are known to exist on the property. As such, the potential environmental affect is less than significant.

- ii) **Less than Significant Impact with Mitigation Incorporated.** Section 5024.1 (c) of the California Public Resources Code provides that an historical resource can be listed in the California Register if it meets any of the following criteria:
- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
 - Is associated with the lives of persons important in our past.
 - Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
 - Has yielded, or may be likely to yield, information important in prehistory or history.

Based upon a review of on-line Web based historic aerial photos from Netronline, the property has been vacant extending back to 1938. Although a cultural resource study was not prepared for the property, a *General Biological Resource Assessment* was prepared and identified the property as "a relatively undisturbed desert vegetation community that shows little sign of past human disturbance." (p. 2) As noted in the previous response and in Section V, Cultural Resources, mitigation measures have been recommended by the San Manuel Tribe as part of the development of each individual parcel. Actions consistent with these previously identified mitigation measures (Note-CR-3 through Note-CR-5) would reduce the potential for Tribal resources is less than significant.

Possible significant adverse impacts have been identified or are anticipated and previously referenced mitigation measures *CR-3 through CR-5* are required as conditions of project approval to reduce these impacts to a level considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

XVII a) **Less Than Significant Impact.** The proposed Project will utilize on-site septic disposal and connect to an existing water system provided through the County's Special District Department, Water and Sanitation Division through CSA (County Service Area) 70J. Based upon conversations with the Water and Sanitation Division and subsequent correspondence indicating the various requirements necessary for establishment of water service to each new parcel, the County's existing domestic water pipelines will be utilized and required assessment fees have been paid.

As noted previously in Section IX a) the proposed Project would require the review and approval of County Environmental Health Department and the Regional Water Quality Control Board for

on-site waste disposal. Due to the use of this standard review and approval process the potential to exceed the applicable discharge requirements would be minimal and the impacts would be less than significant.

- XVII b) **No Impact.** The proposed Project will connect to an existing County operated domestic water system and utilize an on-site septic system. These improvements would not require construction of new water or wastewater facilities that would serve a broader area. As such, no impacts would occur to existing water or wastewater systems.
- XVII c) **Less Than Significant Impact.** The proposed Project would construct on-site water infiltration basins as part of the development of individual homes on each parcel. The size of each basin would be determined based upon the amount of impervious material associated with each new residence. As previously noted in the response to Section IX a), implementation of the proposed Project, including the construction of new homes and associated infiltration basins, would not increase peak runoff flows from the property above existing levels. Therefore, the proposed Project would not require the expansion of any offsite storm water drainage facilities.

The construction of drainage facilities as proposed would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study Checklist. In instances where significant impacts may have been identified for the Project's construction phase, standard actions/measures or specific mitigation measures related to this Project site are recommended in each applicable subsection of this Initial Study Checklist to reduce impacts to less than significant levels.

As such, the construction of on-site storm water retention area to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Initial Study Checklist. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study Checklist would not be required.

- XVII d) **Less Than Significant Impact.** Water will be provided by the County Water and Sanitation Division through CSA 70J. As previously noted in Section IX of this Initial Study, adequate groundwater supplies exist within the Alto Basin for the development of additional land uses. Please refer to Section IX b) for further information. Therefore, the proposed Project will have sufficient water supplies available to serve the use from existing entitlements and resources, and no new or expanded entitlements are needed.
- XVII e) **No Impact.** The proposed use will not utilize an existing wastewater treatment plant, but an underground septic system. Section IX a) has outlined the standard review and approval process associated with the septic system. Since the proposed Project would not connect to an existing wastewater treatment facility, the Project would not affect such a system and no further evaluation is warranted.

XVII f, g) **Less Than Significant Impact.**

Construction Waste

County of San Bernardino Department of Public Works, Solid Waste Management Division, reviews and approves all new construction projects required to submit a Construction and Demolition Solid Waste Management Plan (waste management plan).

Effective January 1, 2011, the California Green Building Standards Code (CALGreen) requires all newly constructed buildings, including low-rise residential and most non-residential commercial projects, to develop a waste management plan and divert a minimum of 50% of the construction waste. This factor has been recently increased to 65%.

The waste management plan consists of two parts which are incorporated into the Conditions of Approval (COA's) for County Planning and Building & Safety. Part I requires projects to estimate the amount of tonnage/waste to be disposed and diverted during construction. Part II requires projects to show what tonnage/waste was actually diverted and disposed. Disposal/diversion receipts or certifications are required as a part of that summary. At this time CR&R is the franchisee waste hauler for the area.

The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan will ensure that impacts related to construction waste will be less than significant.

Operational Waste

Based on a waste generation factor of 4.9/lbs./resident/day for residential use obtained from one of the samples listed on the State of California CalRecycle Website, the proposed Project would generate approximately 64 pounds of waste per day or 11.6 tons of waste per year.

The closest landfill to the Project site is the Victorville Sanitary Landfill operated by the County of San Bernardino. According to the CalRecycle website accessed on September 6, 2018, the Victorville Landfill had a remaining capacity of 81,510,000 cubic yards and is estimated to remain open until 2047. Therefore, sufficient permitted capacity is available to accommodate the Project's solid waste disposal needs for the foreseeable future.

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

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

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

SUBSTANTIATION

XVIII a) **Less Than Significant Impact with Mitigation Incorporated.** The following apply to the project and would reduce impacts relating to this issue:

Mitigation Measures Note-BIO-1, Note-BIO-2, and Note-CR-1 through Note-CR-3.

Impact Analysis

All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study Checklist. Potential biological impacts to burrowing owls, along with potential impacts to cultural resources were identified and mitigation measures were recommended to reduce impacts to that species and potential resources to levels that are less than significant.

XVIII b) **Less Than Significant Impact.**

Impact Analysis

As discussed throughout this Initial Study Checklist, implementation of the proposed Project has the potential to result in effects to the environment that are individually limited, but cumulatively considerable.

In instances where potentially significant impacts have been identified, Mitigation Measures would be listed to reduce impacts to less than significant levels. However, no significant effects were identified for the proposed Project related to cumulative effects. Therefore, the project would not contribute to environmental effects that are individually limited, but cumulatively considerable.

XVIII c) **Less Than Significant Impact With Mitigation Incorporated.** The following apply to the project and would reduce impacts relating to this issue:

Mitigation Measures Note-N-6 through Note-N-8.

Impact Analysis

The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study Checklist document. With regards to noise in particular, potential impacts from construction noise were identified due to the close proximity of sensitive receptors to the property.

In instances where impacts have been identified, including the Mitigation Measures listed above, would be necessary to reduce those potential effects to less than significant levels. Therefore, the proposed Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Therefore, 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 or appropriate mitigation measures have been made by or agreed to by the project proponent. No significant adverse impacts are identified or anticipated. A Mitigated Negative Declaration will be prepared.

XVIII. 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. Condition compliance will be verified by existing procedure. (CCRF).

Biological Resources

Mitigation Measures: The following mitigation measures shall be stipulated on the Composite Development Plan (CDP) and prior to grading permit issuance the County shall verify that the following mitigation measures are included on the Grading and Building plans:

Note-BIO-1: Prior to issuance of a grading permit, each owner shall complete a 30-day pre-construction survey for burrowing owl and provide findings to the Planning Division.

Note-BIO-2: Prior to issuance of a grading permit, a protected plant plan shall be submitted to the Planning Division for review and acceptance to ensure compliance with the County Development Code for protected plant and trees.

Cultural Resources

Mitigation Measures: The following mitigation measures shall be stipulated on the Composite Development Plan (CDP) and prior to grading permit issuance the County shall verify that the following mitigation measures are included on the Grading and Building plans:

Note-CR-3: A cultural resources study shall be conducted prior to any and all ground-disturbing activity, to include a Sacred Lands File search through the NAHC, a 1-mile literature search at the appropriate California Historical Resources Information System Information Center (CHRIS), additional background research using GLO maps, Sanborn maps, historical atlases, city and state records, and other historical documents, as well as a Phase I survey. The methodology for the Phase I survey shall be approved by the 'Consulting Tribe(s)' and include review of available geological information, such as a geotechnical study, USGS geology maps, and USDS soil maps. For any areas that require subsurface testing, as determined by the Consulting Tribes, a testing plan shall be created in consultation with said Tribe(s) and implemented in-field by at least one Secretary of Interior Standards-qualified archaeologist with a minimum of 3 years of regional experience in archaeology. Any findings during testing shall be properly recorded on-site and reburied within the original find location (no collection shall be permitted). A testing report shall be completed, to include recordation documents (if any finds occur), and be provided to the Lead Agency for dissemination to the Consulting Tribe(s). The Lead Agency [Planning Division] shall, in good faith, consult with said Tribe(s) concerning the results of the testing plan and, if positive, work toward avoidance of the resources, if feasible, as well as implement CR-4. Any finds shall be subject to the Treatment and Disposition Plan, as described within CR-5.

Note-CR-4: Should the Tribal-approved Phase I survey, as detailed in CR-3, not be conducted on the project site prior to any and all ground-disturbing activity, or should the results of the survey be positive and of concern to any Tribal community, both an archaeological monitor with at least 3 years of regional experience in archaeology and, should any of the Consulting Tribe(s) request it, a Tribal monitor representing the Consulting Tribe(s) shall be present for all ground-disturbing activities that occurs within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting,

clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], etc.). A sufficient number of archaeological and Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. Tribal monitors will be on-site on a rotating basis with equal amounts of time. The schedule is dependent on the project and shall be decided upon by the monitoring Tribe(s) and Lead Agency [Planning Division] at time of monitor hiring/coordination.

A Monitoring Plan shall be created prior to any and all ground-disturbing activity in consultation with the Tribe(s) and agreed to by all Parties. The Monitoring Plan shall include details regarding the above information as well as the Treatment and disposition Plan described in CR-5.

Note-CR-5: A Treatment and Disposition Plan (TDP) shall be established, in good faith consultation with all Parties, prior to the commencement of any and all ground-disturbing activities for the project, including any archaeological testing. The TDP will provide details regarding the process for in-field treatment of inadvertent discoveries and the disposition of inadvertently discovered non-funerary resources. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendent (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.

Noise

Mitigation Measures. Prior to grading permit issuance, the County shall verify that the following mitigation measures are included on the Grading and Building plans:

“Note-N-6: Construction Equipment Controls. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.”

“Note-N-7: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt from the San Bernardino County Development Code noise standards: Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 7:00 a.m. and 7:00 p.m. However, this exemption does not apply on Sundays and national holidays.

“Note-N-8: Equipment Staging. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.”

GENERAL REFERENCES

Alquist-Priolo Special Studies Zone Act Map Series

California Department of Conservation, <http://www.conservation.ca.gov/>, for agricultural land, Williamson Act, and mineral resource information

California Department of Water Resources, <http://www.water.ca.gov/waterdatalibrary/>, for water wells.

CalRecycle, State of California, <http://www.calrecycle.ca.gov/>, for landfill information.

CEQA Guidelines, Appendix G

County of San Bernardino Development Code, 2007

County of San Bernardino General Plan, 2007

County of San Bernardino Geologic Hazard Map, EHFHC, Baldy Mesa.

County of San Bernardino Hazards Map, FH05B, Baldy Mesa.

County of San Bernardino LUSD Permit GIS Viewer.

Federal Emergency Management Agency, Flood Insurance Rate Map Number 06071C6475H.

Mojave Desert Air Quality Management District California Environmental Quality Act (CEQA) and Federal Conformity Guidelines, August 2016.

Mojave Water Agency, 2015 Urban Water Management Plan.

San Bernardino County Transportation Authority, San Bernardino County Congestion Management Program (CMP), 2016 Update.

State Water Resources Control Board; https://www.waterboards.ca.gov/gama/geotracker_gama.shtml

U.S. Department of Agriculture, Soil Conservation Service, *Soil Survey of San Bernardino County, Mojave River Area, 1986.*

U.S.G.S. Map, Baldy Mesa, CA, 1996.

PROJECT SPECIFIC REFERENCES

CalEEMod Air Quality and Greenhouse Gas Spreadsheet Analysis, prepared by KPC EHS Consultants, September 2018.

General Biological Resource Assessment, Tentative Parcel Map No. 19880, RCA Associates, April 10, 2018.