

SAN BERNARDINO COUNTY INITIAL STUDY/MITIGATED NEGATIVE DECLARATION ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APNs:	0324-101-35	USGS Quad:	Forest Falls
Applicant:	Kirsten Royston/Stone Oak Manor 38433 Potato Canyon Road Oak Glen, CA 92399	Lat/Long:	35°15'50.92"N, -116°52'57.83"W
Project No:	PROJ-2019-00063	T, R, Section:	T 02N R 01E SEC 16
Staff:	Anthony DeLuca, Senior Planner	Community Plan:	N/A
Rep	N/A	LUZD:	Rural Living (RL)
Proposal:	A CONDITIONAL USE PERMIT (CUP) FOR THE ESTABLISHMENT OF A 5-BEDROOM/4.5-BATHROOM BED AND BREAKFAST WITHIN AN EXISTING 4,751 SF HOME, TO INCLUDE A LIMITED NUMBER OF SMALL EVENTS ON 14.9 ACRES IN THE COMMUNITY OF OAK GLEN.	Overlays:	Biotic – Burrowing Owl

PROJECT CONTACT INFORMATION:

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

Contact person: Anthony DeLuca, Senior Planner
Phone No: (909) 387-3067 **Fax No:** (909) 387-3223
E-mail: Anthony.DeLuca@lus.sbcounty.gov

PROJECT DESCRIPTION:

Summary

The Project proposal includes the establishment of a 5-bedroom/4.5-bathroom bed and breakfast within an existing 4,751 square feet historically designated home, to include a limited number of small events on 14.9 acres. The Bed and Breakfast will be held in the main home with five bedrooms and 4.5 bathrooms, there is an existing accessory dwelling unit to be occupied by the owners of the property.

According to the square footage of each bedroom, per county requirements, the proposal includes hosting up to 20 people in the home. As an additional use to the Bed and Breakfast the proposal includes the hosting of a limited number of events. The maximum guest count on any given day

during one of the 50 possible event days, shall never exceed 200 people. The events may be broken down as follows:

- 13 events per year with a maximum of 200 guests hosted on weekend days with limited amplified music and a curfew of 10pm (I.E Community events and private events)
- 15 seasonal agritourism based events per year to take place on weekends during apple picking season with limited amplified music and a curfew of 7pm (I.E. U-Pick apple, pumpkin patch, fall festival, farmers markets, etc.)
- 22 smaller daytime & afternoon events per year with limited to no amplified music, 100 people maximum, and a curfew of 9pm (I.E. family reunion, corporate retreat, team building events, movie nights, rehearsal dinners etc.)

Surrounding Land Uses and Setting

Land uses on the project site and surrounding parcels are governed by the San Bernardino County General Plan/Development Code. The following table lists the existing land uses and zoning districts. The property is zoned Rural Living (RL), and Rural Living 20 acre minimum lot size (RL-20). The properties to the north include a single family residence, and a commercial strip, zoned RL and CG respectively. The property to the east is a water well site zoned Rural Living (RL), and Rural Living 20 acre minimum lot size (RL-20). The properties to the west include two single family residences zoned Rural Living (RL), and Rural Living 20 acre minimum lot size (RL-20).

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Single Family Historic Residence	Rural Living (RL), Rural Living-20 (RL-20)
North	Single Family Residence/Commercial	Rural Living (RL), General Commercial (CG)
South	Vacant Government Land	Rural Living-20 (RL-20)
East	Water Well Site	Rural Living (RL), Rural Living-20 (RL-20)
West	(2) Single Family Residences	Rural Living (RL), Rural Living-10 (RL-10)

Project Site Location, Existing Site Land Uses and Conditions

The site is located at 38433 Potato Canyon Road Oak Glen, California 92399 in the Community of Oak Glen. The project is located approximately 500 feet west of the intersection of Potato Canyon and Oak Glen Road. The 14.9 acre site contains an existing Tudor style manor, a 4,751 square foot 6 bedroom home built in the 1924. The home has recently been approved as an historic point of interest by the California State Office of Historic Preservation. The topography of the parcel slopes upward at approximately 38% to the south of the Home, then continues on a downward slope of approximately 46% to a drainage course, and continuing on a steep upward 50% slope. There is no proposed development in these areas of the steepest slopes of the property.

Site Photographs



Figure 1 Front View of Home

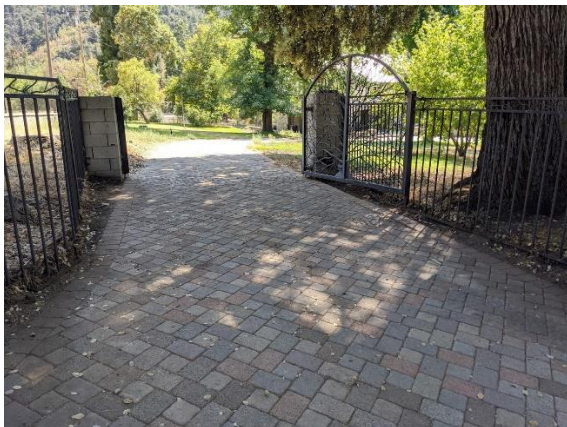


Figure 2 East Entrance

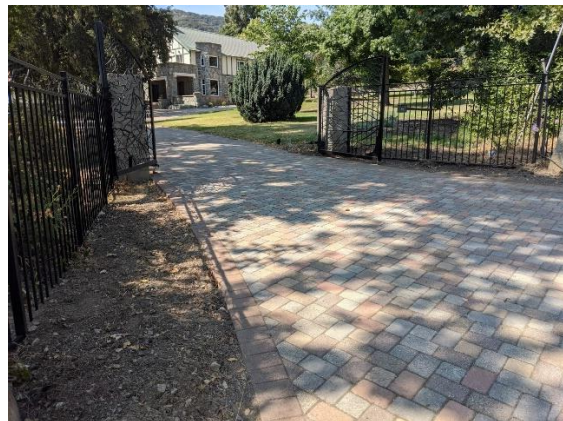


Figure 3 West Entrance



Figure 4 Tennis Court, Future Tent/Event Space



Figure 5 Aerial View of Parcel



Figure 6 Regional Vicinity Map

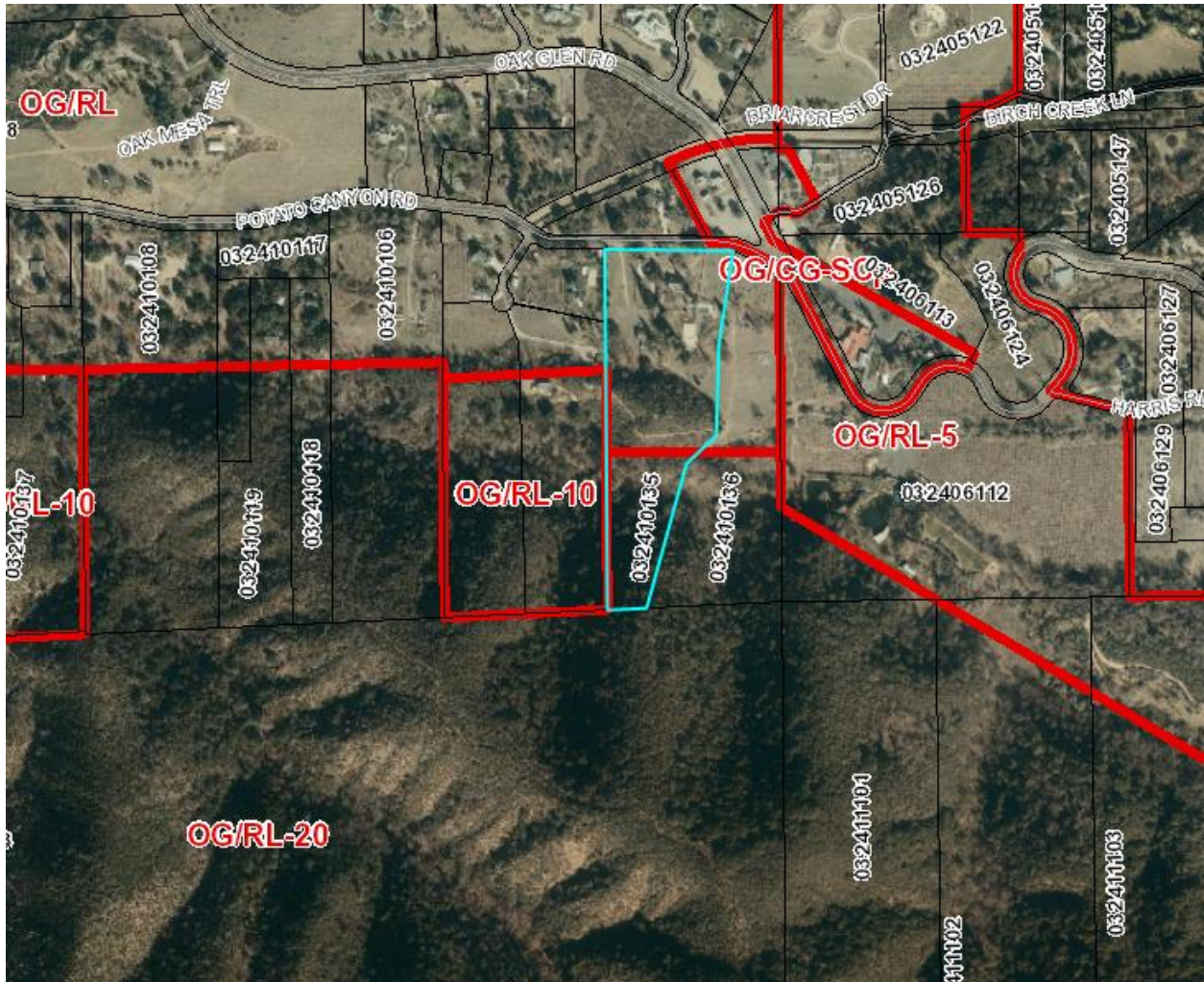


Figure 7 Land Use Designations

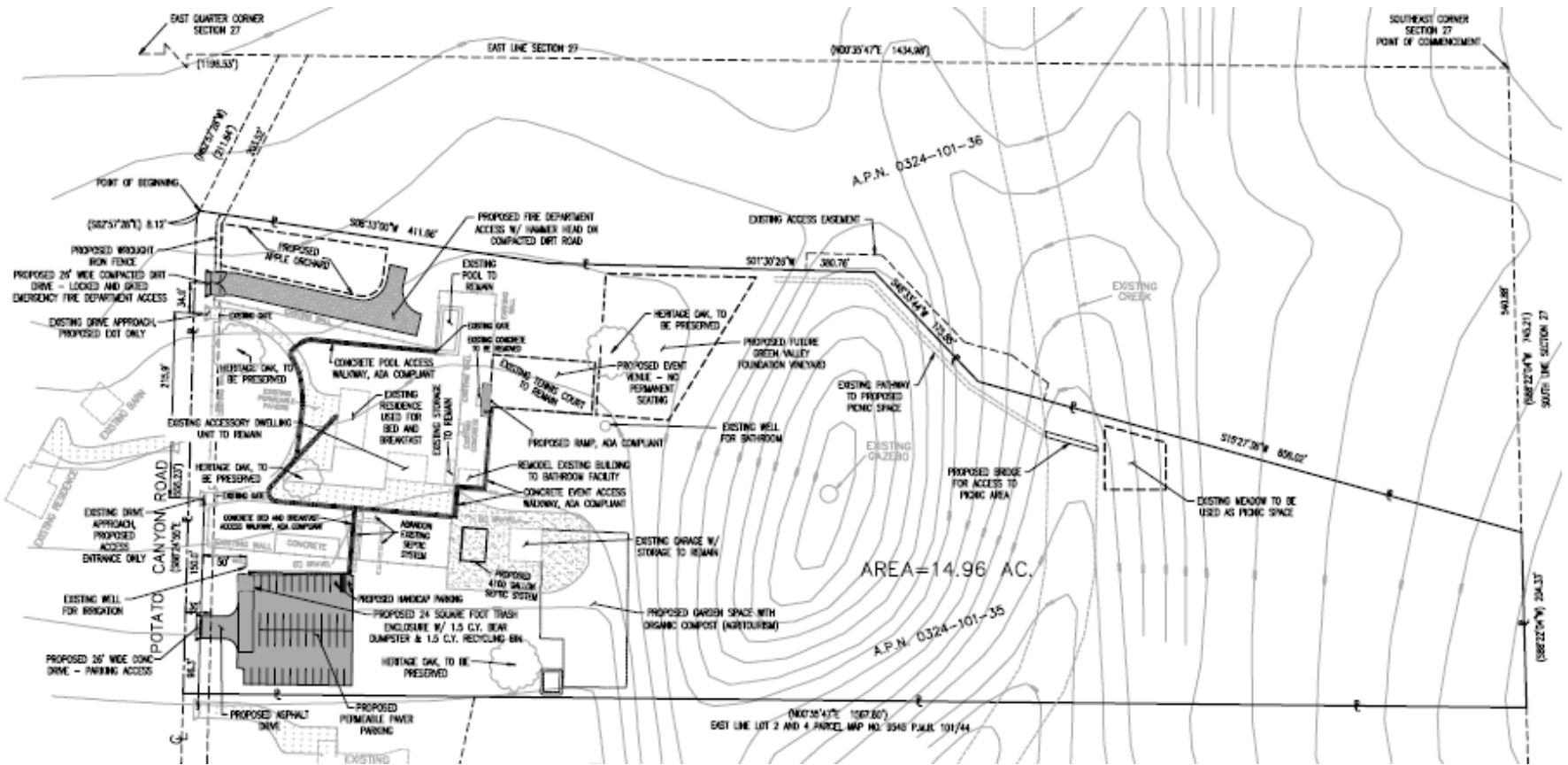


Figure 8
 Site Plan

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

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

Federal: N/A

State of California: N/A

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

Local: N/A

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? The required notification of affected tribes has occurred. The San Manuel tribe provided standard language regarding mitigation of inadvertent discovery of tribal cultural resources including human remains.

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

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

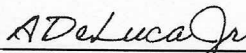
The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

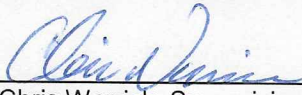
DETERMINATION: (To be completed by the Lead Agency)

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

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


 Signature: (prepared by Anthony DeLuca, Senior Planner)

1/7/2021
 Date


 Signature: (Chris Warrick, Supervising Planner)

1/7/2021
 Date

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

SUBSTANTIATION: (Check if project is located within the view-shed of any Scenic Route listed in the General Plan): **Countywide Plan 2020; Figure: NR-3 Scenic Routes & Highways; Submitted Project Materials**

- a) **No Impact.** The proposed project is located within a mountainous forested area. Oak Glen Road which is approximately 350 feet from the closest entrance to the home and will be the main access point for the property, is designated as a County Scenic Route: Locally known as Oak Glen Apple Loop. The existing Historic Home is integrated into the natural setting, and does not obstruct a scenic view or vista. The project expansion to include a limited number of events as proposed, will adhere to the design standards per the San Bernardino County Development Code, with integration into the natural setting. No new construction is proposed that may obstruct a scenic vista. Surrounding views would remain unchanged.
- b) **Less than Significant Impact.** Oak Glen Road is designated a County Scenic Route: Oak Glen Apple Loop. The proposed expansion will take place at the back of the property and will not alter the conditions of the existing home. Also, there are no protected trees, rock outcroppings, or historic buildings on the project site; therefore, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings.
- c) **No Impact.** The proposed project would not substantially degrade the existing visual character of the site and its surroundings. The project would have no impact on the existing visual character and quality of the site and its surroundings.

- d) **Less than Significant Impact.** Any future proposed on site lighting must comply with the Glare and Outdoor Lighting requirements for the Mountain Region, which includes shielding, and time frames for use. The project would result in a less than significant impact relative to light and glare.

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

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
II.	AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if project is located in the Important Farmlands Overlay): **Countywide Plan 2020; California Department of Conservation Farmland Mapping and Monitoring Program (FMMP); Natural**

Resources Conservation Service (NRCS); Submitted Project Materials

- a) **No Impact.** The California Department of Conservation, Farmland Mapping and Monitoring Program, is responsible with mapping Prime Farmland, Unique Farmland, Farmland of Statewide Importance, and Farmland of Local Importance (Farmland) across the state. As determined by the program this site falls outside the NRCS soil survey and is not mapped by the FMMP. The project would not convert Farmland to non-agricultural use. There will be no impact.
- b) **No Impact.** The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The proposed project area is not under a Williamson Act contract. There is no impact and no further analysis is warranted.
- c) **No Impact.** The proposed project does not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.
- d) **Less than Significant Impact.** The project site contains a large number of trees commonly found in high alpine habitats. In conversations with the landowner's representative, tree removal would not occur. If there is an unanticipated need for the removal of trees, an arborist report should be prepared to fully document the extent of the trees on-site and determine the potential need for applicable permits based on local and regional regulations.
- e) **No Impact.** The proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.

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

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: (Discuss conformity with the South Coast Air Quality Management Plan, if applicable): **Countywide Plan 2020; Submitted Project Materials**

- a) **Less than Significant Impact.** A project is consistent with a regional Air Quality Management Plan (AQMP) if it does not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or if the project is already included in the AQMP projection. As proposed, the project will be performing limited ground disturbing activities or construction. There will be a less than significant impact.
- b) **Less than Significant Impact.** The proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Air quality impacts include temporary construction exhaust emissions generated from diesel and gasoline-powered construction equipment, vegetation clearing, grading, fugitive dust, construction worker commuting, construction material deliveries, and operational activities upon project completion. As proposed, construction activities onsite would occur only for the proposed parking area and will be temporary. There will be a less than significant impact.
- c) **Less than Significant Impact.** The proposed project would not expose sensitive receptors to any pollutant concentrations. Construction of the parking area would be temporary thus would not result in any permanent air pollutant emissions.
- d) **No Impact.** The project does not contain land uses typically associated with emitting objectionable odors. As proposed potential odor sources associated with the project do not exist. Future development will be required to comply with all County Development Code and ordinances that aim to mitigate objectionable odors that may result from a specific land use. There will be no impact.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) | Have a substantial adverse effect on state or federally protected wetlands as (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database): **Countywide Plan 2020; Submitted Project Materials; Burrowing Owl Survey Letter, Timothy Krantz Environmental Consulting, November 11, 2020; California Natural Diversity Data Base (CNDDDB), 2019**

- a) **Less than Significant Impact.** The project site is within a County biological overlay for burrowing owl. A burrowing owl survey was prepared by Timothy Krantz Environmental Consulting with a letter addressing their findings dated November 11, 2020. The report made the following conclusions regarding the burrowing owl:
- Burrowing Owl: The existing Stone Oak Manor property includes the primary and secondary residences, garages and other outbuildings near the front of the lot. The vacant areas either side of the structures contained a high density of ground squirrel burrows, but no evidence of burrowing owls was found there, and no burrowing owls are expected to occur on site. The remainder of the unimproved portion of the property is comprised of dense scrub oak and chaparral on the lower portion of the property, ranging up to black oak and big cone spruce woodlands on the north-facing slopes of Pisgah Peak at the rear of the property.
- No burrowing owl nest sites were identified on the property; nor does the property represent suitable habitat for the species. A less than significant impact is expected.
- Vegetative Communities: A search of the USFWS Critical Habitat Portal revealed that the project does not contain identified critical habitat for any federally listed species (USFWS 2011). The project will have no impacts on any USFWS designated Critical Habitat, and there are no designated refuges within the project boundaries.
- b) **Less than Significant Impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US

Fish and Wildlife Service There are no special-status plant communities within the project boundaries, and no riparian habitat has been identified or is known to exist on the project site.

- c) **No Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland. Therefore, there would be no impacts related to jurisdictional waters and/or wetlands. Because no jurisdictional waters or wetlands would be impacted by project development, these potential impacts are not addressed in the impact analysis and recommendations section of this document.
- d) **No Impact.** The approximately 15 acre site is developed with an existing Bed and Breakfast, caretakers unit, and ancillary structures. The project will not further 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. No further development is being proposed, adding to what already exists. The majority of the south portion of the site will remain undeveloped as well. There will be no impact.
- e) **No Impact.** The project as proposed will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- f) **No Impact.** The project site does not fall within the coverage area of a habitat conservation plan or natural community conservation plan. Therefore, there would be no impact related to consistency with a habitat conservation plan or natural community conservation plan. There will be no impact.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
V. CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if the project is located in the Cultural or Paleontological Resources overlays or cite results of cultural resource review):
Countywide Plan 2020; Cultural Historical Resources Information System (CHRIS), South Central Coast Information

Center, California State University, Fullerton; Submitted Project Materials

- a) **No Impact.** This project will not impact nor cause a substantial adverse change in the significance of an historical resource as defined in §15064.5. The results of the records searches and field survey were negative for cultural resources. Based on these results, the project site should be considered to have low sensitivity for cultural and paleontological resources.
- b) **Less than Significant Impact with Mitigation.** The results of the records searches and field survey were negative for cultural resources. However, in the event that archaeological resources are encountered during development of this project, work near the resource should be diverted and a qualified archaeologist should be notified. The archaeologist will assess the significance of the find and provide mitigation recommendations. Impacts would be reduced to less than significant with the implementation of mitigation measure **CUL-1(b)** outlined below.
- c) **Less than Significant Impact with Mitigation.** This project is not expected to disturb any human remains, including those interred outside of formal cemeteries because no such burial grounds are known to exist or have been identified in the project area. However, inadvertent discoveries are always possible. Any discoveries would be reduced to less than significant with the implementation of mitigation measures **CUL-2(c)**, and **CUL-3(c)** outlined below.

Mitigation Measures:

- CUL-1 (b):** In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within **TCR-1**, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
- CUL-2 (c):** If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within **TCR-1**. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
- CUL-3 (c):** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

<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>
VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if the project is located in the Cultural or Paleontological Resources overlays or cite results of cultural resource review):
Countywide Plan 2020; Renewable Energy and Conservation Element, Aspen Environmental Group, August 2017

- a) **No Impact.** This project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. As proposed project development consists of grading for a 50 space parking lot as accessory to the existing home to be used as a Bed and Breakfast.
- b) **No Impact.** This project will not cause a substantial adverse conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The project will not conflict with goals and policies of the San Bernardino County Renewable Energy and Conservation Element, adopted August 8, 2017, amended February 2019.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII. GEOLOGY AND SOILS - Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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): **Countywide Plan 2020; Figure: HZ-1 Earthquake Fault Zones; Submitted Project Materials**

- a)
 - i) **Less than Significant Impact.** The project site is located within an official Alquist-Priolo earthquake fault zone according to the Countywide Plan Earthquake Fault Zones Map HZ-1 however, all of Southern California is subject to major earthquake activity. Adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* help to assure a less than significant impact.
 - ii) **Less than Significant Impact.** The subject property is within an area that is subject to severe ground shaking as is most of Southern California. Adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* help to assure a less than significant impact.
 - iii) **Less than Significant Impact.** The project site is not located in an area of high liquefaction susceptibility however, adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* would assure a less than significant impact due to liquefaction.
 - iv) **Less than Significant Impact.** The project site is in a mountainous area with the southern portion of the parcel within a Low to Moderate zone for landslide susceptibility. Landslide hazards are not identified to be a particular hazard to the proposed area of the existing home and proposed activities associated with the Bed and Breakfast. There would be a less than significant impact.
- b) **Less than Significant Impact.** The near surface sandy soils may be subject to water erosion. Positive drainage should be provided around the perimeter of all structures and proposed event spaces toward streets or approved drainage devices to minimize water

infiltrating into the underlying natural and any engineered fill soils. Erosion control plans and grading plans may be required to be submitted, approved, and implemented for the proposed development dependent on the amount of proposed disturbance. There will be minimal addition of impervious surface in the form of a driveway into the permeable surfaced parking area to the west of the existing home. There will be a less than significant impact.

- c) **Less than Significant Impact.** The project site is located not in an area of high liquefaction susceptibility. However, adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* would assure a less than significant impact due to liquefaction.
- d) **Less than Significant Impact.** The project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils. The project is not located within a Geologic Hazards Overlay.
- e) **Less than Significant Impact.** The project site is subject to soils testing to support an onsite wastewater treatment system. The existing onsite wastewater treatment system can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function. The existing septic system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper. Adherence to EHS requirements would result in a less than significant impact.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: Countywide Plan 2020; Greenhouse Gas Emissions Reduction Plan (GHG Plan) December 6, 2011; Submitted Project Materials

- a) **No Impact.** The County's Greenhouse Gas Emissions Reduction Plan (GHG Plan) was adopted on December 6, 2011 and became effective on January 6, 2012. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The plan is consistent with AB 32 and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this

level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

In 2007, the California State Legislature adopted Senate Bill 97 (SB97) requiring that the CEQA Guidelines be amended to include provisions addressing the effects and mitigation of GHG emissions. New CEQA Guidelines have been adopted that require: inclusion of a GHG analyses in CEQA documents; quantification of GHG emissions; a determination of significance for GHG emissions; and, adoption of feasible mitigation to address significant impacts.

The CEQA Guidelines [Cal. Code of Regulations Section 15083.5 (b)] also provide that the environmental analysis of specific projects may be tiered from a programmatic GHG plan that substantially lessens the cumulative effect of GHG emissions. If a public agency adopts such a programmatic GHG Plan, the environmental review of subsequent projects may be streamlined. A project's incremental contribution of GHG emissions will not be considered cumulatively significant if the project is consistent with the adopted GHG plan.

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new development is required to quantify the project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of carbon dioxide equivalent (MTCO2e) per year is used to identify and mitigate project emissions.

- b) **No Impact.** The proposed project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. In January of 2012, the County of San Bernardino adopted a Greenhouse Gas Emissions Reduction Plan (GHG Plan). The proposed project is consistent with the GHG Reduction Plan as described in Section a) above. There will be no impact.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- substances, or waste within one-quarter mile of an existing or proposed school?
- 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?
- 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, will the project result in a safety hazard or excessive noise for people residing or working in the project area?
- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

SUBSTANTIATION: Countywide Plan 2020; Figure HZ-5: Fire Hazard Severity Zone, and Figure HZ-6: Fire Responsibility Areas; Submitted Project Materials

- a) **No Impact.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because no use approved on the site is anticipated to be involved in such activities. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review.
- b) **No Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- c) **No Impact.** There are no schools within 0.25 miles of the project site. The project use will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances. There will be no impact.
- d) **No Impact.** The project site is not included on the San Bernardino County list of hazardous materials sites compiled pursuant to Government Code 65962.5 and therefore, will not create a significant hazard to the public or environment.
- e) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a public airport. The nearest public airport is Redlands Municipal Airport which is located approximately 10 miles west of the project site. The proposed use will not result in a safety hazard or excessive noise for people residing or working in the project area.

- f) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the proposed project will have adequate access from two or more directions.
- g) **Less than Significant Impact with Mitigation.** The proposed project is within a County Fire Safety Overlay (FS1), and a “Very High” Fire Hazard Severity Zone, Federal Responsibility Area (FRA). However, the wildfire threat will not be further exacerbated by the expansion of the existing use. No new buildings are being proposed. The resulting Bed and Breakfast with a limited amount of small events, would however expose a negligible number of additional users of the property. Adherence to California Building Code Chapter 47 *Requirements for Wildland-Urban Interface Fire Areas*, will reduce impacts from wildfires to a less than significant level.

Mitigation Measures

HAZ-1(g). Section 4705 of the California Building Code *Wildland-Urban Interface Fire Area*

HAZ-2(g). Section 4708 of the California Building Code *Materials and Construction Methods for Exterior Wildfire Exposure*

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

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

SUBSTANTIATION: *Drainage Study and Hydraulic Calculations, SITETECH, Inc., March 13, 2020; Non-Category Water Quality Management Plan (WQMP), Kirsten Royston August 2020; Countywide Plan 2020; Submitted Project Materials*

- a) **Less than Significant Impact.** Compliance with County development standards, requirements by the Santa Ana Region Water Quality Control Board, and recommendations as outlined in the hydrology study, insure that the project will not violate any water quality standards or waste discharge requirements.
- b) **Less than Significant Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project is served by private well to be certified by County Environmental Services Department (EHS). There will be a less than significant impact.
- c) **Less than Significant Impact.** The existing drainage flows into approved dedicated drainage BMPs,
- i. Based on the Hydrology Report both prepared by Sitetech, Inc, implementation of the proposed drainage improvements for the site would not result in substantial erosion or siltation on- or off-site.
 - ii. Although impervious surfaces will be added to the site, implementation of the proposed drainage improvements as outlined in Hydrology Report would reduce impacts due to increased surface runoff and would not result in flooding on or offsite
 - iii. The proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; based on the findings of the Hydrology Report prepared by Sitetech, Inc.
 - iv. The proposed design would redirect flows allowing drainage to flow away from the neighboring lots and filtration through approved BMPs as outlined in the preliminary WQMP that will be incorporated into the site design. No streams or rivers have been identified onsite. BMPs will provide direction of surface runoff in a manner which would prevent flooding on or off-site.
- d) **No Impact.** The project will not substantially alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site. The project site is not within a flood hazard area, or tsunami, or seiche zones, risking the release of pollutants due to project inundation. There would be no impact.

- e) **Less than Significant Impact.** There is no additional construction proposed with the project. The proposed parking area will be constructed of permeable pavers and would not contribute substantially to runoff water that would exceed the capacity of existing or planned storm water drainage systems. County Public Works has reviewed the proposed project drainage and has determined that the existing systems are adequate to handle anticipated flows. There will be adequate capacity in the local and regional drainage systems, so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of storm water flows originating from or altered by the project.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XI. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: Countywide Plan 2020; Submitted Project Materials

- a) **No Impact.** The proposed project is for the establishment of a Bed and Breakfast in an existing residence and property. With the inclusion of a specified number of events to take place throughout the year any additional use would be temporary in nature. The project will not physically divide an established community, because the project is a logical and orderly extension of the existing land use and is compatible with developments that are established within the surrounding area.
- b) **No Impact.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect because the project is consistent with all applicable land use policies and regulations of the County Development Code, and General Plan.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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): **Countywide Plan 2020; Figure NR-4: Mineral Resource Zones; Submitted Project Materials**

- a) **No Impact.** The project site does not lie within a Mineral Resources Zone (MRZ-4) Overlay according to the Countywide Plan Mineral Resource Zones Map NR-4, which indicates that there are no identified protected mineral resources in the project area.
- 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. The project site lies outside of a Mineral Resource Zone according to the Countywide Plan Mineral Resource Zones Map NR-4, which indicates that there are no known mineral occurrences of significant mineral resources in the project area.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIII. NOISE - Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?	<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): **Noise Impact Analysis, KW Air Quality and Noise, LLC, December 11, 2020 Appendix D; Countywide Plan 2020; Submitted Project Materials**

- a) **Less than Significant Impact with Mitigation.** Substantial increases in ambient noise levels are usually associated with project construction noise (temporary) and project operational noise (permanent).

Project Construction Noise: Construction noise sources are regulated within Section 83.01.080(g)(3) of the County of San Bernardino's Development Code which prohibits construction activities other than between the hours of 7:00 AM and 7:00 PM, except Sundays and Federal holidays. Although construction activity may be exempt from the noise standards in the County's Development Code, CEQA requires that potential noise impacts still be evaluated for significance.

The County of San Bernardino has not adopted a numerical threshold that identifies what a substantial increase would be. For purposes of this analysis, the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (2006) criteria will be used to establish significance thresholds. The FTA provides reasonable criteria for assessing construction noise impacts based on the potential for adverse community reaction. For residential uses, the daytime noise threshold is 80 dBA_{Leq} averaged over an 8-hour period (Leq (8-hr)); and the nighttime noise threshold is 70 dBA_{Leq} (8-hr). For commercial uses, the daytime and nighttime noise threshold is 85 dBA_{Leq} (8-hr). In compliance with the County's Code, it is assumed that construction would not occur during the noise-sensitive nighttime hours.

Project Operational Noise: The proposed project has the potential to generate on-site and off-site noise. For on-site generated noise, the County's stationary noise source standards apply.

For off-site project generated noise, increases in ambient noise along affected roadways due to project generated vehicle traffic is considered substantial if they result in an increase of at least 5 dBA CNEL and: (1) the existing noise levels already exceed the applicable mobile noise source standard for the affected sensitive receptors set forth in the County's Development Code (Table 3); or (2) the project increases noise levels by at least 5 dBA CNEL and raises the ambient noise level from below the applicable standard to above the applicable standard.

Analysis of on-site operational noise is typically not conducted for residential projects as they usually do not include stationary noise sources that could result in substantial increases in ambient noise levels resulting in violation of established standards. However, the project proposes the conversion of the existing residential use to a Bed and Breakfast that will also host a limited number of events which could generated noise that may disturb adjacent sensitive receptors. As stated previously, the site will never host more than 25 guests per year for more than 50 days out of the year. The maximum guest count on any given day during one of those 50 event days, shall never exceed 200 people. The events will be broken down per year as follows:

- 13 events with 200 guests hosted on weekend days with limited amplified music and a curfew of 10pm (I.E. Community events and private events)
- 15 seasonal agritourism based events to take place on weekends during apple picking season with limited amplified music and a curfew of 7pm (I.E. U-Pick apple, pumpkin patch, fall festival, farmers markets, etc.)
- 22 smaller daytime & afternoon events with limited to no amplified music, 100 people, and a curfew of 9pm (I.E. family reunion, corporate retreat, team building events, movie nights, rehearsal dinners etc.)

The owner stated that when the home is rented out for Bed and Breakfast, guests will have 24-hour access to the house and parking. During events, all gates will be left open to allow for proper traffic flow into and out of the property. On those limited event days the guests will abide by all noise curfew requirements, and ensure that events end in a timely manner, with time for guests to leave the premise in order to create as little noise disturbance to our neighbors as possible.

As shown on the site plan (Figure 3), the proposed event venue will be located on the existing tennis court, in the middle of the site, south of the swimming pool area. The event venue is located approximately 350 feet to the southeast of the boundary of the residential use located at 38387 Potato Canyon Road (close to the noise measurement location NM1), approximately 325 feet east of the residential use located at the end of the cul-de-sac on Bauman Oaks Road (close to the noise measurement location NM2) and approximately 370 feet south of the boundary of the closest residential use located at 38454 Potato Canyon Road (closest to the noise measurement location NM3 as represented in Appendix D).

In order to calculate the potential noise impacts from the on-site events, amplified music was anticipated to be between 80 to 90 dB at a distance of 5 feet from the source. Therefore, at a distance of 325 feet, using 90 dB and a noise drop-off rate of 6 dBA per each doubling of the distance (dBA/DD), the noise level at the façade of the closest residential receptor (on Bauman Oaks Road) directly west of the event venue area would be approximately 53.74 dB, which would not exceed the County's residential daytime noise standard for stationary noise sources of 55 dBA_{leq}. As the other receptor locations to the northwest and north are further away from the source, the noise levels at those receptor locations would be even lower and would also not exceed 55 dBA. Although music would be audible at the closest receptor locations, the noise levels would not be considered significant. Furthermore, as stated above, the amplified music would be discontinued at 10 PM; therefore, the noise levels associated with amplified music would not exceed the County's residential nighttime noise standard for stationary noise sources of 45 dBA_{leq} either.

Another source of on-site noise would be from parking activities in the improved paved parking area, located approximately 25 feet from the boundary (55 feet from the façade) of the residential use located at 38387 Potato Canyon Road. The proposed parking areas have the potential to generate noise due to cars entering and exiting, engines accelerating, braking, car alarms, and other general activities associated with people using the parking areas (i.e., talking, opening/closing doors, etc.). Noise levels within the parking areas would fluctuate with the amount of automobile and human activity. Activity levels would be highest during events, when the largest number of people would enter and exit. However, these events would occur at low exiting and entering speeds, which

would not generate high noise levels. During these times, the noise levels can range from 44 to 63 dB_{Leq}. At a distance of 25 feet, the noise levels would be reduced down to approximately 30.02 to 49.02 dB. This type of noise would not be constant, rather occur at instantaneous peaks. The average ambient noise levels is 46.9 dB_{Leq} and the maximum ambient noise level is 59.2 dB at this location (NM1 as represented in the Noise Impact Analysis – Appendix D). Therefore, parking lot activity is anticipated to be similar to existing noise levels in the area and would not exceed the County's residential daytime noise standard for stationary noise sources of 55 dBA_{leq} at closest receptor locations.

Noise associated with the use of the outdoor spaces would consist primarily of people talking. This would result in noise levels of approximately 60-70 dBA at three feet. At an average distance of approximately 55 feet from the parking area and open space area adjacent to the receptors at 38387 Potato Canyon Road and Bauman Oaks Road, the noise levels from conversation would be reduced to 34.74 to 44.74 dB, which would not exceed either the daytime standard of 55 dBA or the nighttime standard of 45 dBA. Although conversations maybe audible, the noise levels generated would not be considered significant.

The project as proposed will not expose persons to, or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The project is not within a County designated Noise Hazard Overlay however, will be required to comply with the noise standards of the County Development Code section 83.01.080 *Noise*, and no noise exceeding these standards is anticipated to be generated by the proposed uses. An acoustical review sheet demonstrating that the County's exterior and interior residential noise standards will not be exceeded and if exceeded, the manner in which those levels will be mitigated to an acceptable level shall be submitted to County Environmental Health Services prior to issuance of occupancy permits.

- b) **Less than Significant Impact.** A peak particle velocity (PPV) of 0.20 is the threshold at which there is a risk to "architectural" damage to normal dwellings. It is also the level at which groundborne vibration can become annoying. Impacts would be significant if construction activities result in groundborne vibration of 0.20 PPV or higher at a sensitive receptor.

The project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. The project is required to comply with the vibration standards of the County Development Code. No vibration exceeding these standards is anticipated to be generated by the proposed uses.

- c) **No Impact.** The project is not located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels. There will be no impact.

Mitigation Measures

NOI-1(a): In addition to the required noise standards pursuant to the County Development Code section 83.01.080 *Noise*, the events associated with the project will be required to adhere to the following curfews:

- 13 events with 200 guests hosted on weekend days with limited amplified music and a curfew of 10pm (I.E. Community events and private events)
- 15 seasonal agritourism based events to take place on weekends during apple picking season with limited amplified music and a curfew of 7pm (I.E. U-Pick apple, pumpkin patch, fall festival, farmers markets, etc.)
- 22 smaller daytime & afternoon events with limited to no amplified music, 100 people, and a curfew of 9pm (I.E. family reunion, corporate retreat, team building events, movie nights, rehearsal dinners etc.)

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

SUBSTANTIATION: Countywide Plan 2020; Submitted Project Materials.

- a) **Less than Significant Impact.** The project will not induce substantial population growth in an area either directly or indirectly. The proposed Bed and Breakfast will not add permanent residents to the area.
- b) **No Impact.** The proposed use will not displace any housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished as a result of this proposal.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XV. PUBLIC SERVICES				

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

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: Countywide Plan 2020; Submitted Project Materials

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

Therefore, no significant adverse impacts are 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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XVI. RECREATION

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

SUBSTANTIATION: Countywide Plan 2020; Submitted Project Materials

- a) **No Impact.** This Project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The Project as proposed includes a Bed and Breakfast in an existing historic home with a specified number of events throughout the year. The proposed use will involve a temporary negligible increase of the tourist population. There would be no physical deterioration of an existing neighborhood, regional park or other recreational facilities as a result of the proposed use.
- b) **Less than Significant Impact.** This Project does include a proposal for a specified number of events throughout the year to include but not limited to: Farmers Markets, Fall Festivals, Apple Picking, and small events for guests during their stay at the Bed and Breakfast. None of the existing facilities require construction or expansion except

for the addition of a small paved parking lot on the west side of the property as required by the San Bernardino County Development Code. No additional facilities are proposed, and any alteration of existing facilities to accommodate an event would be temporary in nature and would not have an adverse physical effect on the environment. Impacts from the proposed Project will be less than significant.

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

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

SUBSTANTIATION: Trip Generation Report, Kunzman Associates, September 1, 2020, Appendix E; Countywide Plan 2020; SBCTA VMT Screening Tool; Submitted Project Materials,

- a) **Less than Significant Impact.** The Trip Generation Report prepared by Kunzman Associates, dated September 1, 2020, describes the potential events associated with the Bed and Breakfast as follows:

The proposed project is a 5 room bed and breakfast with special event space. The facility may have up to 50 special events per year. It is important to note that all calculations are based on the maximum possible number of patrons and that actual attendance will be less than the maximum.

There may be up to 13 major special events (community and private) with up to 200 guests. They will occur on the weekends. They may start as early as 10:00 AM and have to end by 10:00 PM. They will last 4-6 hours and guests will remain on-site during the entire event. 20 guests could be staying at the bed and breakfast. Food vendors will be coming from off-site. It is assumed that 1.5 guests will be in each vehicle. It is assumed that there will be up to 10% vendors. It is assumed that there will be up to 10% ride sharing services.

There may be up to 15 seasonal agritourism based events (u-pick apple, pumpkin patch, fall festival, and farmer markets). They will occur on the weekends during apple picking season. They may start as early as 11:00 AM and have to end by 7:00 PM. It is estimated that up to 60 patrons could be on-site. Patrons will be on-site for 1-2 hours.

It is assumed that 2.5 patrons will be in each vehicle. It is assumed that there will be up to 10% vendors.

There may be up to 22 minor special events in the daytime and afternoon (i.e. family reunion, corporate retreat, team building events, movie nights, and rehearsal dinners) with up to 100 guests. They may start as early as 10:00 AM and have to end by 9:00 PM. They will last 2-4 hours and guests will remain on-site during the entire event. 20 guests could be staying at the bed and breakfast. Food vendors will be coming from off-site. It is assumed that 1.5 guests will be in each vehicle. It is assumed that there will be up to 10% vendors. It is assumed that there will be up to 10% ride sharing services.

Traffic generation rates were determined for weekday daily traffic, weekday morning peak hour inbound and outbound traffic, and weekday evening peak hour inbound and outbound traffic for the proposed land use. Table 1 as represented in the Trip Generation Report (Appendix E) exhibits the traffic generation rates, project peak hour volumes, and project daily traffic volumes. The traffic generation rates are from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. Table 2 of the report exhibits the calculated trip generation based on operational data from the applicant. It is important to note that all calculations are based on the maximum possible number of patrons and that actual attendance will be less than the maximum.

During a typical day, the proposed development is projected to generate approximately 42 weekday daily vehicle trips, 2 of which will occur during the weekday morning peak hour and 3 of which will occur during the weekday evening peak hour and approximately 41 weekend day daily vehicle trips, 4 of which will occur during the weekend day mid-day peak hour.

During a major special event (up to 13 times per year), the proposed development is projected to generate approximately 71 weekday daily vehicle trips, 4 of which will occur during the weekday morning peak hour and 6 of which will occur during the weekday evening peak hour and approximately 381 weekend day daily vehicle trips, 147 of which will occur during the weekend day mid-day peak hour.

During an agritourism event (up to 15 days per year), the proposed development is projected to generate approximately 50 weekday daily vehicle trips, 4 of which will occur during the weekday morning peak hour and 5 of which will occur during the weekday evening peak hour and approximately 393 weekend day daily vehicle trips, 52 of which will occur during the weekend day mid-day peak hour.

During a minor special event (up to 22 times a year), the proposed development is projected to generate approximately 231 weekday daily vehicle trips, 4 of which will occur during the weekday morning peak hour and 77 of which will occur during the weekday evening peak hour and approximately 221 weekend day daily vehicle trips, 79 of which will occur during the weekend day mid-day peak hour.

- b) **Less than Significant Impact.** As described in CEQA Guidelines section 15064.3 subdivision (b) Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2)

regarding “roadway capacity”, a project’s effect on automobile delay shall not constitute a significant environmental impact.

According to the SBCTA VMT Screening Tool, the project will not exceed the applicable threshold of significance (23.9 miles) that may indicate a significant impact to vehicle miles traveled. The project is not within a Transit Priority Area (TPA), or within a Traffic analysis Zone.

Also, the project will not exceed, either individually or cumulatively, a level of service [LOS] standard established by the county congestion management agency for designated roads or highways. County Public Works – Traffic Division has reviewed the traffic generation of the proposed project and anticipates that traffic service will remain at an LOS of “C” or better, as required by the County General Plan. County Traffic has approved the Trip Generation Report with no mitigation required.

- c) **No Impact.** The project design as proposed would not cause a substantial increase to hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) **No Impact.** The proposed project will provide vehicular access as follows: One existing full access one way horseshoe driveway with one ingress and one egress point. One proposed emergency access only driveway for use by Emergency Vehicles only. One separate entrance to the proposed parking area on the west side of the parcel. These access ingress and egress points will provide adequate access for emergency purposes.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

consider the significance of the resource to a California Native American tribe?

SUBSTANTIATION: Countywide Plan 2020; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials

Assembly Bill (AB) 52 took effect on July 1, 2015. AB 52 requires a lead agency to make best efforts to avoid, preserve, and protect tribal cultural resources.

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.

Prior to the release of the CEQA document for a project, AB 52 requires the lead agency to initiate consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if: (1) the California Native American tribe requested the lead agency, in writing, to be informed by the lead agency through formal notification of proposed project in the geographic area that is traditionally and through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.

Tribal consultation request letters were sent to the San Manuel Band of Mission Indians, Morongo Band of Mission Indians, Colorado River Indian Tribes, and Twenty-Nine Palms Band of Mission Indians, Fort Mojave Indian Tribe, and the Soboba Band of Luiseno Indians. The San Manuel tribe indicated that this project is within their ancestral tribal land and requested consultation. No comments were received from the Morongo tribe, Twenty-nine Palms tribe, Fort Mojave, Soboba, or Colorado Indian tribes. Upon further review, the San Manuel withdrew their request for consultation and provided standard mitigation that would address their concerns for the inadvertent discovery of human remains and other archaeological/cultural resources on-site. This language will be included in the final conditions of approval for the project.

a) **i). No Impact.** According to the South Central Coast Information Center, California Historical Resources Information System records search, there were no 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) within the project area.

ii). Less than Significant Impact with Mitigation. The project proponent shall consider the significance of any possible resource to a California Native American tribe. With required mitigation and monitoring requested by tribes with ancestral interest in the project area, the impact will be reduced to a less than significant level.

Tribal comments received include protocol, and procedures in the event human remains or other cultural resources are discovered once the properties are sold and subsequently developed. These comments are incorporated into the projects final conditions of approval.

Mitigation Measures

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

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

Monitoring Measures:

No Monitoring measures are required at this time

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

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

SUBSTANTIATION: Countywide Plan 2020; Submitted Project Materials

- a) **Less than Significant Impact.** The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Regional Board 8: Santa Ana, as determined by County Public Health – Environmental Health Services (EHS). Existing private well, and septic systems will remain in place and will be evaluated by County Public Health – Environmental Health Services.
- b) **Less than Significant Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The proposed project will utilize existing private wells approved by EHS.
- c) **Less than Significant Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects.
- d) **Less than Significant Impact.** The proposed project will not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The project will be required to be in compliance with Solid Waste Management Division (SWMD) conditions of approval prior to issuance of permits.
- e) **Less than Significant Impact.** The project will be required to comply with federal, state, and local management and reduction statutes and regulations related to solid waste. There would be a less than significant impact.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: Countywide Plan 2020; HZ-5 Fire Hazard Severity Zones Map; HZ-6 Fire Responsibility Areas Map; Submitted Project Materials

- a) **Less than Significant Impact.** With the required Emergency Vehicle Access only point of ingress/egress to be used during emergencies, the proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan, there will be no impact.
- b) **Less than Significant Impact.** Implementation of the proposed project will cause a significant impact due to slope, prevailing winds, and other factors, exacerbate wildfire risks, thereby exposing project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire.
- c) **Less than Significant Impact.** The proposed project will require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) but is not expected to exacerbate fire risk that may result in temporary or ongoing impacts to the environment.
- d) **Less than Significant Impact.** The proposed project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

<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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XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

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|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?
-

a) **Less than Significant Impact with Mitigation.** As discussed in this Initial Study, Section V Cultural Resources, all direct, indirect, and cumulative can be reduced to a less than significant level with implementation of Mitigation Measures CUL-1 through CUL-3. Adherence to mitigation measures as presented in this Initial Study would ensure that important examples of the major periods of California history or prehistory are not eliminated as a result of the proposed project. As discussed in Section IX Hazards and Hazardous Materials, the proposed project is within a County Fire Safety Overlay (FS1), and a “Very High” Fire Hazard Severity Zone, Federal Responsibility Area (FRA). However, the wildfire threat will not be further exacerbated by the expansion of the existing use. No new buildings are being proposed. The Bed and Breakfast with a limited amount of small events, would however expose a negligible number of additional users of the property. Mitigation Measures HAZ-1, and HAZ-2, will reduce impacts from wildfires to a less than significant level. With the addition of a number of events being proposed as part of the establishment of the Bed and Breakfast it is important for the project proponents to adhere to the County Development Code section 83.01.080 *Noise* standards. Noise levels would be reduced to less than significant levels with strict adherence to NOI-1, as described in Section XIII Noise, of this study.

Pursuant to Assembly Bill 52 (AB 52) Tribal communities were notified and given the opportunity to comment on the project. As a result mitigation and monitoring measures TCR-1 and TCR-2 are described in section XVIII Tribal Cultural Resources. Adherence to these mitigation measures and the use of a tribal and/or archaeological monitor will reduce impacts to a less than significant level.

- b) **Less than Significant Impact.** Cumulative impacts are defined as two or more individual effects that when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impacts from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant developments taking place over a period. The CEQA Guidelines, Section 15130(a) and (b), states:
- a) Cumulative impacts shall be discussed when the project’s incremental effect is cumulatively considerable.
 - b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail

as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

The proposed project would not have impacts that are considered individually limited, but cumulatively considerable. The location of planned and/or foreseeable future projects in the area to which this proposed project could add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses without generating any cumulatively significant impacts. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) **Less than Significant Impact.** 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. In instances where impacts have been identified, the Mitigation Measure listed is required to reduce impacts to less than significant levels. The incorporation of design measures, development requirements, standards, policies, and guidelines included in the County of San Bernardino General Plan and Development Code, would ensure that the proposed project would not have substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. Therefore, no significant adverse impact is identified or anticipated.

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

Cultural Resources (CUL)

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

CUL-2 (c): If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

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

Hazards and Hazardous Materials (HAZ)

HAZ-1(g): Section 4705 of the California Building Code *Wildland-Urban Interface Fire Area*

HAZ-2(g): Section 4708 of the California Building Code *Materials and Construction Methods for Exterior Wildfire Exposure*

Noise (NOI)

NOI-1 (a): In addition to the required noise standards pursuant to the County Development Code section 83.01.080 *Noise*, the events associated with the project will be required to adhere to the following curfews:

- 13 events with 200 guests hosted on weekend days with limited amplified music and a curfew of 10pm (I.E. Community events and private events)
- 15 seasonal agritourism based events to take place on weekends during apple picking season with limited amplified music and a curfew of 7pm (I.E. U-Pick apple, pumpkin patch, fall festival, farmers markets, etc.)
- 22 smaller daytime & afternoon events with limited to no amplified music, 100 people, and a curfew of 9pm (I.E. family reunion, corporate retreat, team building events, movie nights, rehearsal dinners etc.)

Tribal Cultural Resources (TCR)

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

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

GENERAL REFERENCES

California Department of Conservation, California Geological Survey, Mineral Resources and Mineral Hazards

County of San Bernardino 2007 Development Code

County of San Bernardino Geologic Hazards Overlays Map

County of San Bernardino Hazard Overlay Map

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998.

County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995.

County of San Bernardino, Greenhouse Gas Emissions Reduction Plan, January 6, 2012.

County of San Bernardino, *San Bernardino County Storm Water Program, Model Water Quality Management Plan Guidance*.

County of San Bernardino Road Planning and Design Standards.

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map.

San Bernardino County Countywide Plan, Policy Plan 2020

San Bernardino County General Plan, 2007; Environmental Impact Report

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993.

U.S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. Available at <http://websoilsurvey.nrcs.usda.gov/>

PROJECT-SPECIFIC REFERENCES

Biological Resources Assessment, First Carbon Solutions, March 26, 2019

Burrowing Owl Survey, Timothy Krantz Environmental Consulting, November 11, 2020

Noise Impact Analysis, KW Air Quality and Noise LLC, December 11, 2020

Preliminary Drainage Study and Hydraulic Calculations, SITETECH, Inc. August 3, 2020

South Central Coast Information Center, California State University Fullerton

Trip Generation Report, Kunzman Associates, September 1, 2020