

**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:**

<b>APNs:</b>	1003-281-08 and -09	<b>USGS Quad:</b>	Mount Baldy 7.5" series
<b>Applicant:</b>	Atabak Youssefzadeh & Wruir Arabian	<b>T, R, Section:</b>	T1N, R7W, Section 19
<b>Location</b>	San Antonio Heights area, on the north side of 26 <sup>th</sup> Street, approx. 800 feet east of Holly Drive.	<b>Thomas Bros</b>	Page 571; Grid A1; San Bernardino and Riverside County (2013)
<b>Project No:</b>	PROJ-2020-00111	<b>Community</b>	San Antonio Heights
<b>Rep</b>	Atabak Youssefzadeh	<b>LUC: Zone:</b>	Very Low Residential SD-RES
<b>Proposal:</b>	Planned Development Permit and Parcel Map 19985 to consist of the subdivision of 7.1 acres into four residential lots.	<b>Overlays:</b>	Fire Hazards

**PROJECT CONTACT INFORMATION:**

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

**Contact person:** Jim Morrissey, Contract Planner  
**Phone No:** (909) 387-4180     **Fax No:** (909) 387-3223  
**E-mail:** Jim.Morrissey@lus.sbcounty.gov

**PROJECT DESCRIPTION:**

***Summary***

Atabak Youssefzadeh has submitted an Application to the County of San Bernardino for a Planned Development Permit (PDP) and the subdivision of a 7.1-acre property into four residential lots to be known as the San Antonio Heights Development. The property consists of two Assessor's Parcel Numbers: 1003-281-08 and -09 and is located at 201 West 26<sup>th</sup> Street in the Upland area of unincorporated San Bernardino County (see Figure 1 – Regional Vicinity and Figure 2 – Project Location).

Each residential lot would be a minimum of 1.71 acres and the single-family residences would be 4,500 square-foot (SF) to 7,000 SF. The Parcel Map is shown as Figure 3. The property density would be one residential unit per 1.71 acres and the Applicant's estimated household size is a maximum of 4 persons/unit. All homes would be fully sprinklered and developed with a swimming pool and landscaping.

## Fire Hazard Mapping

The County of San Bernardino Development includes a Fire Safety Overlay requirement that reflects Hazards Maps derived from these Fire Authorities: California Department of Fire and Rescue (Cal Fire), U.S. Forest Service, and the San Bernardino County Fire Protection District (County Fire). The subject property is within the Very High Fire Hazard Zone, as displayed on the County's Fire Hazard Severity Zones. The County Development Code utilizes Hazard Mapping to determine appropriate slope ranges, such as one unit per three acres on slopes of 30 to 40%, which is consistent with the existing Project slope category.

## Planned Development Permit

PDP's are intended to provide for flexibility in the application of County Development Code (Development Code) Standards under limited and unique circumstances. The PDP process is allows consideration of innovation in site planning and other aspects of project design, to facilitate effective design responses to topographic features of a site, as well environmental constraints. A PDP project to be of significantly higher quality than would be achieved through conventional design practices and development standards. Pursuant to Section 85.10.040 (b) of the Development Code, the Board of Supervisors shall act upon all applications for PDPs, following a recommendation from the Planning Commission.

The proposed Project would allow for an increase in residential density in an area with very steep terrain. The design flexibility offered by the PDP application process is intended to allow achievement of a superior project through site-specific design consideration and that will adequately protect residents from fire hazards.

## Policy Plan Land Use Density

A Policy Plan Amendment is typically associated with a PDP, but in this instance the Countywide Policy Plan Land Use Designation for the property is Very Low Density Residential, allowing up to two dwelling units per acre, which is consistent with the proposed plan. The proposed design elements contained in the PDP would also permit the increased density and lot size proposed in the subdivision and an increase from two existing lots to four lots.

The site is located near the northeast corner of Holly Drive and West 26<sup>th</sup> Street and is located in Township 1 North, Range 7 West, Section 19, USGS Mount Baldy, California Quadrangle. Adjacent properties are all single-family residential uses and their internal circulation is served by a single driveway onto 26<sup>th</sup> Street. 26<sup>th</sup> Street is the main collector streets for the immediate community including the Project Site. The proposed Project includes a 26-foot wide road to accommodate the internal circulation requirements of the four homes.

The property is at the base of the San Gabriel Mountains and topography of Project Site is hilly with an elevation differential within the property of 202 feet. The proposed Project has been designed not alter or change the nature of the hills. Vegetation observed during a 2020 site visit by biologist's team primarily consisted of California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), yerba santa (*Eriodictyon californicum*), chamise (*Adenostoma fasciculatum*) and our lord's candle (*Hesperoyucca whipplei*).

The proposed Project is consistent with the Policy Plan Land Use designation and Zoning currently applied to the Project Site. The property is designated in the Countywide Plan as VLDR (Very Low Density Residential) and is zoned SD-RES (Special Development-Residential). Adjacent properties are all designated for residential uses.

<b>Existing Land Use and Land Use Category</b>			
<b>Location</b>	<b>Existing Land Use</b>	<b>Land Use Category</b>	<b>Zoning</b>
<b>Project Site</b>	Vacant land	VLDR (Very Low Density Residential )	SD-RES (Special Development-Residential)
North	Vacant land	OS (Open Space)	SD-RES (Special Development-Residential)
South	Vacant Land	RL(Rural Living)	RL-5 (Rural Living – 5 Acre Minimum)
East	Vacant Land; Residential Development	RL(Rural Living)	RL-5 (Rural Living – 5 Acre Minimum)
West	Vacant Land	RL(Rural Living)	RL-5 (Rural Living – 5 Acre Minimum)

**ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES**

Federal: None.

State of California: None.

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

Regional: South Coast Air Quality Management District.

Local: None

Figure 1 Regional Map

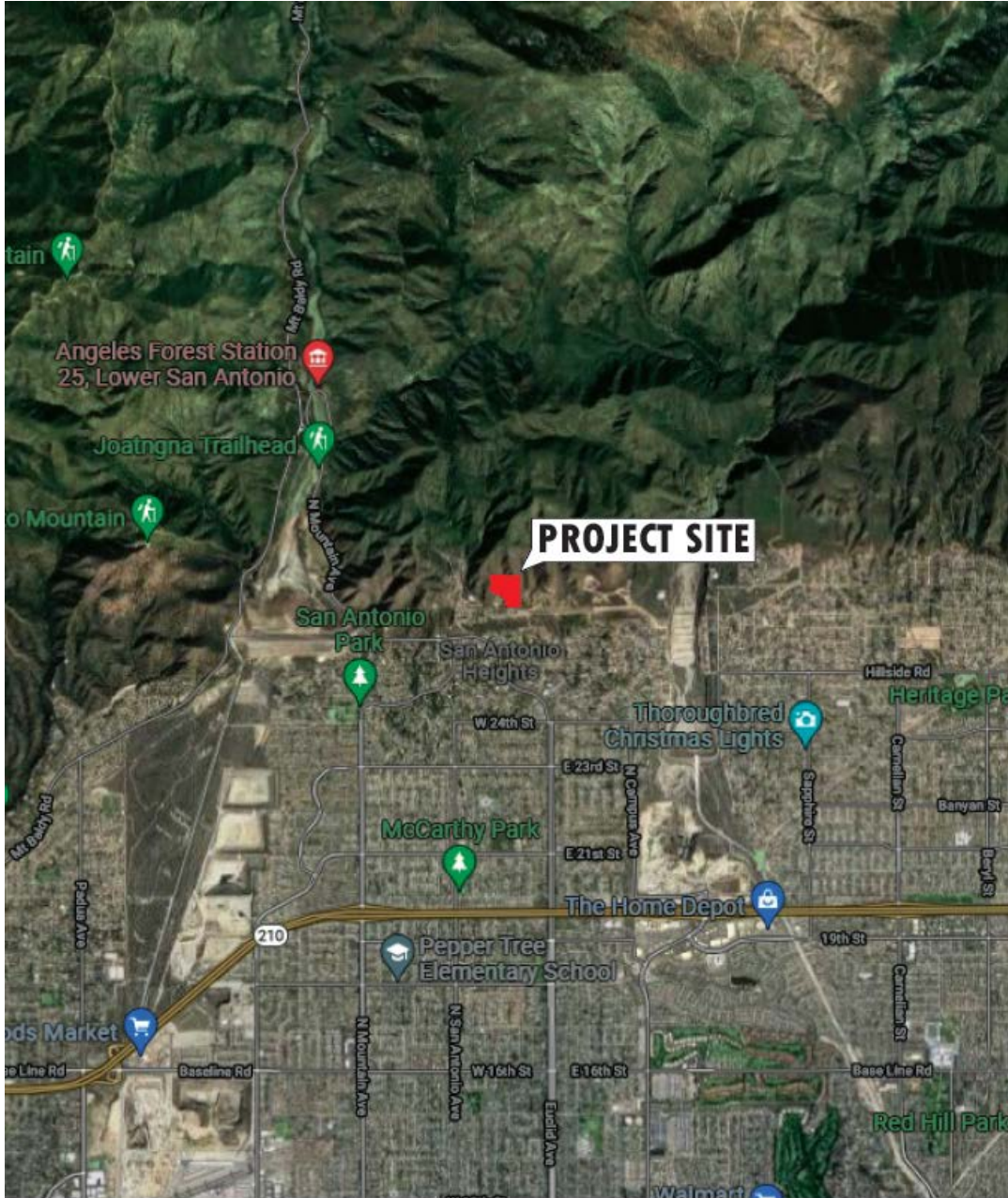
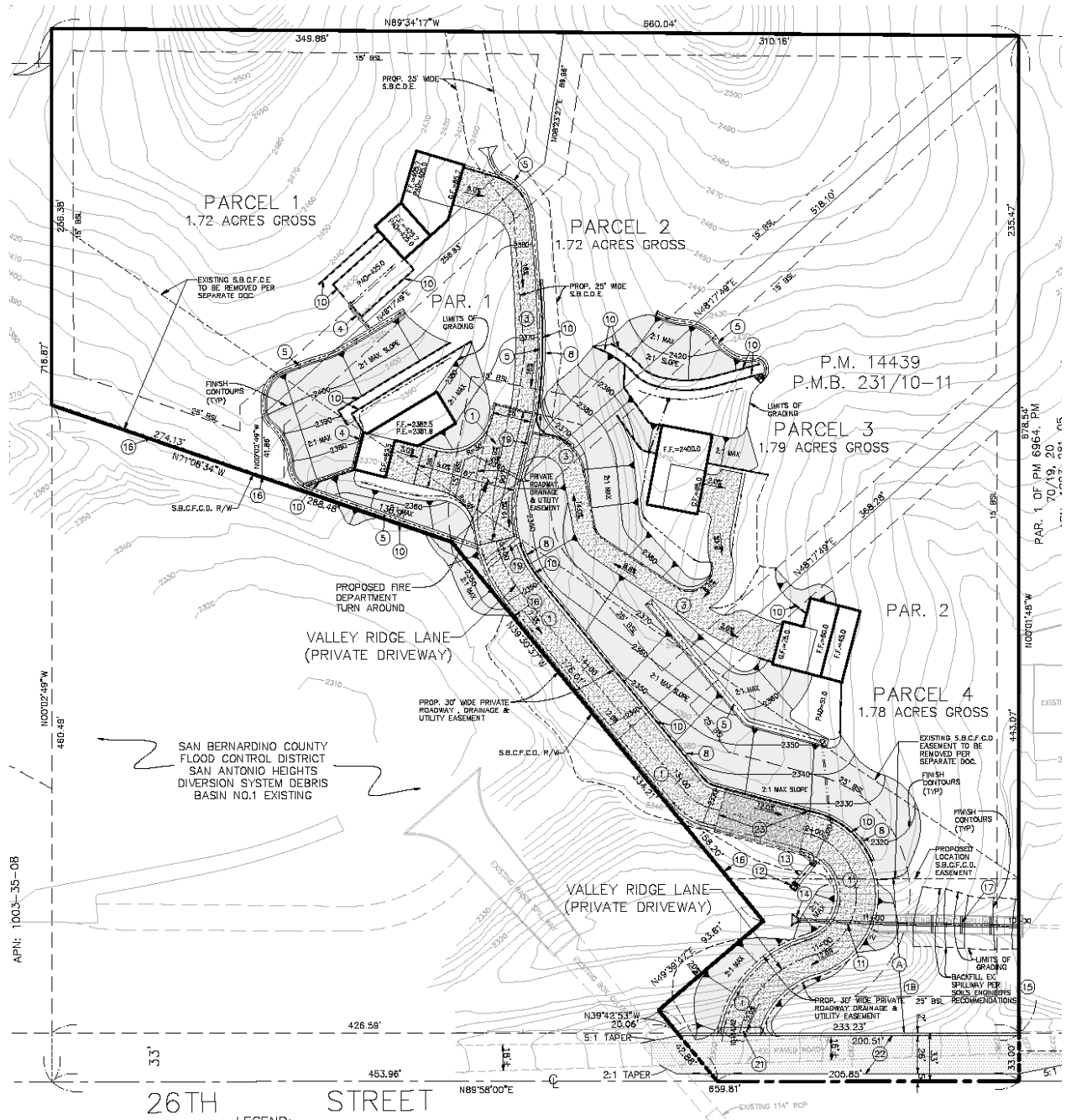




Figure 2 Vicinity Map



Figure 3 Site Plan



**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, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

On September 21, 2021, the County of San Bernardino mailed notification pursuant to AB52 to the following tribes: Morongo Band of Mission Indians, San Gabriel Band of Mission Indians, Soboba Band of Mission Indians, Gabrieleno Band of Mission Indians - Kizh Nation and San Manuel Band of Mission Indians. The table below shows a summary of comments and responses. Comment letters are included in Appendix A – AB 52 Tribal Consultation Correspondence.

**AB 52 Consultation**

<b>Tribe</b>	<b>Comment Letter Received</b>	<b>Summary of Response</b>	<b>Conclusion</b>
Morongo Band of Mission Indians	September 21, 2021	No Response	
San Gabriel Band of Mission Indians	September 21, 2021	No Response	
San Manuel Band of Mission Indians	October 5, 2021	The Tribe requested to add mitigation measures to ensure less than significant impacts to potential buried cultural/tribal resources.	The requested mitigation measures have been incorporated into this Initial Study. No further consultation is requested.
Soboba Band of Mission Indians	September 21, 2021	No Response	
Gabrieleno Band of Mission Indians - Kizh Nation	September 21, 2021	No Response	

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. Technical studies and data were summarized herein to provide analyses of various environmental factors (e.g. air quality model results, biological resources assessment, cultural resources investigation, traffic study); these are cited herein where appropriate and included in the list of references.

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

**DETERMINATION:** Based on 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.

James Morrissey  
Signature: (Jim Morrissey, Planner)

6/1/22  
Date

\_\_\_\_\_  
Signature: (Chris Warrick, Supervising Planner)

\_\_\_\_\_  
Date

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

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

**San Bernardino Countywide Policy Plan, approved October 27, 2020, adopted November 27; San Bernardino County Development Code**

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

The Project Site is within the boundaries of the San Antonio Heights Community Planning Area. The Project Site is located in an area with views of the Los Angeles National Forest. The Project Site is currently surrounded by vacant land to the north and west, and existing residential developments to the east and south. Under the current zoning, the height limit of structures is 50 feet. The height of the proposed Project’s four houses will not be greater than 50 feet. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

The Project Site is located 0.4 miles northeast of North Mountain Avenue, which is identified as a Scenic Route.<sup>1</sup> No designated State scenic highways exist in the area. The proposed Project is limited to four residential structures and would be an allowable use under existing zoning and land use designation; as such, views would not be impaired. Furthermore, no rock outcroppings or historic buildings exist on the Project Site. As shown on the Site Plan, no on-site trees are proposed to be removed. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

- 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?*

The Project Site is within an urbanized area known as San Antonio Heights. The site is currently surrounded by vacant land to the north and west, and existing residential development to the east and to the south. The Project Site is currently vacant; however, development of the proposed Project would be consistent with current zoning and land use designation. The proposed Project is for residential use, similar to the adjacent residential uses to the east and south of Project Site. The proposed Project is not anticipated to substantially change the existing visual character of the project area. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

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

According to the San Bernardino County Development Code, Section 83.07.030(a) Glare and Outdoor Lighting, outdoor lighting must be fully shielded to preclude light pollution or light trespass on an abutting residential land use zoning district, a residential parcel or public right-of-way. As such, the proposed Project will be designed to adhere to San Bernardino County Development Code, Section 83.07.030(a) Glare and Outdoor Lighting, and demonstration of compliance will be required prior to issuance of a building permit. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

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<sup>1</sup> San Bernardino County. San Bernardino Countywide, Accessed March 25, 2021.

**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
<b>II.</b>	<b>AGRICULTURE AND FORESTRY RESOURCES</b> - 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

***Countywide Policy Plan; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials***

- 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?*

The Project Site is not located within a Farmland Mapping and Monitoring Program Significant Farmland designation.<sup>2</sup> Therefore, the proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

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

The Project Site is not under or adjacent to any lands under a Williamson Contract.<sup>3</sup> The Project Site has a current zoning of Special Development-Residential (SD-RES). The proposed Project would not conflict with existing zoning for agricultural uses or a Williamson Contract. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- 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))?*

The Project Site is currently zoned Special Development-Residential (SD-RES). Implementation of the proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

The Project Site does support forest land and is located in an area with existing residential development. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

<sup>2</sup> San Bernardino County. County Policy Plan web maps: NR-5 Agricultural Resources. Accessed January 2, 2022.

<sup>3</sup> San Bernardino County. County Policy Plan web maps: NR-5 Agricultural Resources. Accessed January 2, 2022.



**No Impact**

- 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?*

Implementation of the proposed Project would not involve other changes in the existing environment that could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

**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>
<b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***SUBSTANTIATION:*** *(Discuss conformity with the South Coast Air Quality Management Plan, if applicable):*

**Countywide Policy Plan; Submitted Project Materials; CalEEMod Output**

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

The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (2016 AQMP) was adopted by the SCAQMD on March 3, 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

A project is inconsistent with the AQMP if: (1) it does not comply with the approved general plan; or (2) it uses a disproportionately large portion of the forecast growth increment (change population or employment levels). The County of San Bernardino currently designates the Project Site as Special Development-Residential (SD-RES). With approval of the Conditional Use Permit, the proposed Project would be an acceptable use within the SD-RES land use zone. Therefore, emissions associated with the Proposed Project would not conflict with the AQMP. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

- 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?*

Construction and operational emissions were screened using CalEEMod version 2020.4.0. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NOx), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). Two of the analyzed pollutants, ROG and NOx, are ozone precursors. Both summer and winter season emission levels were estimated.

#### Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site preparation, grading (fine and mass grading), building construction, paving, and architectural coating. Construction is anticipated to be completed in late 2022. The resulting emissions generated by construction of the Proposed Project are shown in Table 1 and Table 2, which represent summer and winter construction emissions, respectively

#### Compliance with SCAQMD Rules 402 and 403

Although the proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD

rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM<sub>10</sub> and PM<sub>2.5</sub>).

**Table 1**  
**Summer Construction Emissions Summary**  
**(Pounds per Day)**

Source/Phase	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	3.2	33.1	20.4	0.0	21.5	11.6
Grading	2.0	20.9	15.8	0.0	8.2	4.3
Building Construction	2.2	18.01	21.7	0.0	2.5	1.2
Paving	1.8	10.2	15.1	0.0	0.7	0.5
Architectural Coating	12.4	1.4	2.7	0.0	0.3	0.1
<b>Highest Value (lbs./day)</b>	<b>12.4</b>	<b>33.1</b>	<b>21.7</b>	<b>0.0</b>	<b>21.5</b>	<b>11.6</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2020.4.0 Summer Emissions  
Phases do not overlap and represent the highest concentration.

**Table 2**  
**Winter Construction Emissions Summary**  
**(Pounds per Day)**

Source/Phase	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	3.2	33.1	20.3	0.0	21.5	11.6
Grading	2.0	20.9	15.8	0.0	8.2	4.3
Building Construction	2.2	18.2	21.3	0.0	2.5	3.7
Paving	1.8	10.2	15.1	0.0	0.7	0.5
Architectural Coating	11.7	1.4	2.6	0.0	0.3	0.1
<b>Highest Value (lbs./day)</b>	<b>11.7</b>	<b>33.1</b>	<b>20.3</b>	<b>0.0</b>	<b>21.5</b>	<b>11.6</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2020.4.0 Winter Emissions.  
Phases do not overlap and represent the highest concentration.

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities
  - (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (3x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.

- (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
- (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
- (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NOX and PM10 levels in the area. Although the proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

- 2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
- 3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
- 4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
- 5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
- 6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
- 7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

### Operational Emissions

The operational mobile source emissions were estimated by CalEEMod default values which determined that the proposed Project would generate approximately 38 total daily trips. Operational emissions are listed in Table 3 and Table 4, which represent summer and winter operational emissions, respectively.

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. The proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Table 3**  
**Summer Operational Emissions Summary**  
**(Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	1.7	0.1	2.4	0.0	0.3	0.3
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	0.0	0.0	1.3	0.0	0.3	0.1
<b>Totals (lbs./day)</b>	<b>1.8</b>	<b>0.3</b>	<b>3.6</b>	<b>0.0</b>	<b>0.6</b>	<b>0.4</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2020.4.0 Summer Emissions.

**Table 4**  
**Winter Operational Emissions Summary**  
**(Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	1.7	0.1	2.4	0.0	0.3	0.3
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	0.0	0.2	1.2	0.0	0.3	0.1
<b>Totals (lbs./day)</b>	<b>1.8</b>	<b>0.3</b>	<b>3.7</b>	<b>0.0</b>	<b>0.6</b>	<b>0.4</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2020.4.0 Winter Emissions.

### Less Than Significant Impact

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

SCAQMD has developed a methodology to assess the localized impacts of emissions from a proposed project as outlined within the Final Localized Significance Threshold (LST) Methodology report; completed in June 2003 and revised in July 2008. The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. LSTs apply to projects that must undergo CEQA or the National Environmental Policy Act (NEPA) and are five acres or less. LST methodology is incorporated to represent worst-case scenario emissions thresholds. CalEEMod version 2020.4.0 was used to estimate the on-site and off-site construction emissions. The LSTs were developed to analyze the significance of potential air quality impacts of proposed Projects to sensitive receptors (i.e. schools, single family residences, etc.) and provide screening tables for small projects (one, two, or five acres). Projects are evaluated based on geographic location and distance from the sensitive receptor (25, 50, 100, 200, or 500 meters from the site).

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees do not typically remain on-site for a full 24 hours, but are usually



present for shorter periods of time, such as eight hours. The closest existing sensitive receptors to the Project Site are the residential land uses located immediately adjacent to the east and southwest.

The Project Site is approximately 7.1 acres and therefore the “five-acre” LSTs were utilized for the analysis and represents a worst-case scenario as the larger the site the larger the screening threshold. The nearest sensitive receptor is the residential development located adjacent to the Project Site; therefore, LSTs are based on a 25-meter distance. The Proposed Project’s construction and operational emissions with the appropriate LST are presented in Table 5.

**Table 5  
Localized Significance Thresholds  
(Pounds Per Day)**

<b>Source</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>PM<sub>10</sub></b>		<b>PM<sub>2.5</sub></b>	
Construction Emissions (Max. from Table 1 and Table 2)	33.1	21.7	2.2		1.6	
Operational Emissions (Max. Total from Table 3 and Table 4) <sup>1</sup>	0.3	3.7	0.1		0.0	
<b>Highest Value (lbs/day)</b>	<b>33.1</b>	<b>21.7</b>	<b>2.2</b>	<b>0.1</b>	<b>1.6</b>	<b>0.0</b>
LST	270	2,193	16*	4 <sup>†</sup>	9*	2 <sup>†</sup>
<b>Greater Than Threshold</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Sources: CalEEMod.2020.4.0 Summer and Winter Emissions; SCAQMD Final Localized Significance Threshold Methodology; SCAQMD Mass Rate Look-up Tables for a five-acre site in SRA No. 32, distance of 25 meters.

Note: On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust. PM10 and PM2.5 emissions are separated into construction and operational thresholds in accordance with the SCAQMD Mass Rate LST Look-up Tables.

\* Construction emissions LST

<sup>†</sup> Operational emissions LST

### Construction

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the Proposed Project. Given the relatively limited number of heavy-duty construction equipment and the construction schedule, the proposed Project would not result in a long-term substantial source of toxic air containment emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed Project.

### Operations

The proposed Project consists of four single-family dwelling units. Operations of the proposed Project would not exceed any regional thresholds as shown above. Impacts to

nearby sensitive receptors are considered to be less than significant. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities as well as the temporary storage of domestic solid waste associated with the proposed Project’s long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with County of San Bernardino solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Potential sources that may emit odors during the on-going operations of the proposed Project would include odor emissions from vehicular emissions and trash storage areas. However, these odor emissions are typical of uses in the vicinity as the Project Site is located within a residential area and would be minimal. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**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>
<b>IV. BIOLOGICAL RESOURCES - Would the project:</b>				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

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

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

**Countywide Policy Plan; Submitted Project Materials; Biological Resources Assessment and Jurisdictional Delineation, October 2020, RCA Associates, Inc.**

- a) *Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

A General Biological Resources Assessment (BRA), dated October 26, 2020, was prepared for the Proposed Project by RCA Associates, Inc. (available at the County offices for review). As part of the environmental process, California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) data sources were reviewed. Following the data review, surveys were performed on the site on October 14, 2020, during which the biological resources on the site and in the surrounding areas were documented by biologists from RCA Associates, Inc. As part of the surveys, the property and adjoining areas were evaluated for the presence of native habitats which may support populations of sensitive wildlife species. The property was also evaluated

for the presence of sensitive habitats including wetlands, vernal pools, riparian habitats, and jurisdictional areas.

Vegetation community on site is chaparral consisting of California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), yerba santa (*Eriodictyon californicum*), chamise (*Adenostoma fasciculatum*), hoaryleaf ceanothus (*Ceanothus crassifolius*), and our lord's candle (*Hesperoyucca whipplei*).

Birds observed included California scrub jay (*Aphelocoma californica*), Cooper's hawk (*Accipiter cooperii*), yellow-rumped warbler (*Setophaga coronata*), black phoebe (*Sayornis nigricans*), American crow (*Corvus brachyrhynchos*), and red-tail hawk (*Buteo jamaicensis*). No reptiles were observed on the site. There were no mammals observed on site during the field investigations on October 14, 2020, although, Coyotes (*Canis latrans*) are known to occur in the area and may traverse the site during hunting activities. Coyote scat was observed in different locations throughout the site.

Future development of the site will impact the general biological resources present on the site, and much of the vegetation will likely be removed during future ground disturbance activities and construction. Wildlife will also be impacted by development activities with many species displaced into adjacent habitats. Those species with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the ground disturbance activities and during the construction phase. However, more mobile species (i.e., birds, large mammals) will be displaced into surrounding habitats and will likely experience minimal impacts. Loss of the vegetation present on the site is not expected to have a significant cumulative impact on the overall biological resources in the region given the amount of similar habitat in the surrounding region.

Future development activities are expected to result in the removal of much of the vegetation from the parcel; however, cumulative impacts to the general biological resources (plants and animals) in the surrounding area are expected to be minimal. This assumption is based on the presence of similar habitat throughout the surrounding region. In addition, future development activities are not expected to impact any State or Federal listed or special status wildlife species. However, to ensure less than significant impacts occur, the following mitigation measures are required as a condition of project approval to ensure impacts to a level below significant. The required mitigation measure is:

**Mitigation Measure BIO-1:**

If any sensitive wildlife species are observed on the property during future development activities, CDFW and USFWS (as applicable) should be contacted to discuss specific mitigation measures which may be required to minimize impacts to the individual species. CDFW and USFWS are the only agencies which can grant authorization for the "take" of any listed or special status species.

With implementation of **Mitigation Measure BIO-1**, the proposed Project would not have a substantial adverse effect on any species identified as a candidate, sensitive or special status species.

### **Less than Significant with Mitigation**

- b, *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- c) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The Project Site supports a mountain chaparral community. No riparian vegetation (e.g., cottonwoods, willows, etc.) exist on the site or in the adjacent habitats, nor were any other sensitive habitats identified such as vernal pools, wetlands, or stream channels. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- 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?*

Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. Habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. According to RCA, no distinct wildlife corridors were identified on the site or in the immediate area. No significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

Future development activities are expected to result in the removal of much of the vegetation from the parcel; however, cumulative impacts to the general biological resources (plants and animals) in the surrounding area are expected to be minimal. This assumption is based on the presence of similar habitat throughout the surrounding region. As such, no conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance are anticipated. With implementation of **Mitigation Measure BIO-1**, the proposed Project would not have a substantial adverse impact. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**



- 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?

The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan. The Town of Apple Valley Multiple Species Habitat Conservation Plan (MSHCP) is the only natural community conservation plan currently being planned in the County.<sup>4</sup> No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

**Therefore, no significant adverse impacts are identified or anticipated with the implementation of Mitigation Measure BIO-1.**

<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>
<b>V. CULTURAL RESOURCES - Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Phase I Cultural Resources Assessment Project, May 16, 2021 by Dr. Alan P. Garfinkel Gold.

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

<sup>4</sup> San Bernardino Countywide Policy Plan Draft EIR. Biological Resources. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>. Accessed December 27, 2021.

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

A Phase I Cultural Resources Investigation dated May 2021, was conducted for the Project Site by Dr. Alan P. Garfinkel Gold (available at the County offices for review). A cultural resources record search was conducted by the South Central Coastal Information Center (SCCIC) and received on October 6, 2020. The archival records search included a one-mile buffer and incorporates the Project area itself. Within this search area there were nine prior cultural resources surveys and excavation reports. Also, a total of 11 cultural resources sites had been previously documented within the Project area and within a one-mile radius. No cultural resources were identified during the pedestrian survey. Further, no buried cultural materials or anthropic soils were identified in the subsurface probes. However, if cultural resources are encountered during ground-disturbing activities, possible significant adverse impacts may occur and the following mitigation measure is therefore required to reduce these impacts to a level below significant. The required mitigation measures are:

**Mitigation Measure CR-1:**

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

**Mitigation Measure CR-2:**

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

With implementation of **Mitigation Measure CR-1 and CR-2**, the proposed Project would not cause a substantial adverse change in the significance of a historical or archaeological resource.

**Less than Significant with Mitigation**

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

Implementation of the proposed Project is currently vacant and therefore disturbance of an unknown human remains could potentially occur. In accordance with State law, should human remains and/or cremations be encountered during any earthmoving activities, all work shall stop immediately in the area in which the find(s) are present.

All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological. Possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measure is:

**Mitigation Measure CR-3:**

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.

With implementation of **Mitigation Measure CR-3**, the proposed Project would not have a significant impact on human remains.

**Less than Significant with Mitigation**

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

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

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

***SUBSTANTIATION: California Energy Consumption Database; Title 24 Building Energy Efficiency Standards; Submitted Project Materials; CalEEMod Output***

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

Electricity: Southern California Edison (SCE) provides electricity to the Project Site. In 2020, the Residential sector of the Southern California Edison planning area consumed 38498.764249 GWh of electricity.<sup>5</sup> The Project Site is currently vacant and uses no electricity. The proposed Project includes four single-family dwelling units. Implementation of the proposed Project would, therefore, result in an increase in electricity demand. The estimated electricity demand for the proposed Project is 0.0318586 GWh per year. The proposed Project's estimated annual electricity consumption compared to the 2019 annual electricity consumption of the overall Residential sector in the SCE Planning Area would account for approximately 0.00008 percent of total electricity consumption. The increase in electricity demand from the proposed Project is insignificant compared to the projected electricity demand for SCE's entire service area.

Natural Gas: The Project Site is serviced by Southern California Gas Company (SoCalGas). The Project Site is vacant and uses no natural gas. The proposed Project includes four single-family dwelling units and therefore, development of the proposed Project will create a permanent increase demand for natural gas. According to the California Energy Commission's Energy Report, the Residential Sector was responsible for 2,474.195977 million Therms of natural gas consumption in the SoCalGas Planning Area in 2019.<sup>6</sup> The proposed Project's estimated annual natural gas demand is 1,131.48 Therms. The proposed Project's estimated annual natural gas consumption compared to the 2020 annual natural gas consumption of the overall Residential sector in the SoCalGas Planning Area would account for approximately 0.00004 percent of total natural gas consumption.

The proposed Project would be designed to comply with the 2020 Building Energy Efficiency Standards. The County of San Bernardino would review and verify that the proposed Project plans would be in compliance with the most current version of the Building and Energy Efficiency Standards. The proposed Project would also be required to adhere to CALGreen, which establishes planning and design standards for sustainable developments and energy efficiency. The proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy

<sup>5</sup> California Energy Commission. <https://ecdms.energy.ca.gov/Default.aspx>. Accessed January 15, 2022.

<sup>6</sup> California Energy Commission. <https://ecdms.energy.ca.gov/Default.aspx>. Accessed January 15, 2022.

resources, during project construction or operation. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

The Proposed Project would be designed to comply with the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards (Title 24). Project development would not cause inefficient, wasteful and unnecessary energy consumption, and no adverse impacts would occur.

The proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, including Title 24, AB 32, and SB 32. Therefore, the Project is consistent with AB 32. The proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are recommended.

**Less Than Significant Impact**

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

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>VII.</b>	<b>GEOLOGY AND SOILS - Would the project:</b>				

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.
- ii. Strong seismic ground shaking?
- iii. Seismic-related ground failure, including liquefaction?

- |   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| iv. Landslides?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input 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"/>            |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

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

**Countywide Policy Plan; Submitted Project Materials; Soil Pacific Inc. Soil and Foundation Engineering Report for Proposed Single Family Residential Buildings, November 28, 2020**

- 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

The Project Site does not occur within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone.<sup>7</sup> The nearest fault zone is a County hazard fault zone approximately 0.35 miles southeast of the Project Site. According to the Soil and Foundation Engineering Report prepared for the Proposed Project dated November 28,

<sup>7</sup> San Bernardino Countywide Plan, HZ-1: Earthquake Fault Zones.

2020, (available at the County offices for review) identifies the fault as Cucamonga fault. The proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with these codes and standards would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

#### *ii) Strong seismic ground shaking?*

As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance can ensure that the proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

#### *iii) Seismic-related ground failure, including liquefaction?*

Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as fluid. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. Ground failure associated with liquefaction can result in severe damage to structures. According to the Soil and Foundation Engineering Report (November 28, 2020), the Project Site is not located in an area susceptible to liquefaction. Groundwater depth may vary within the area and flow direction beneath the Project Site is toward the south, southwest. Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

#### *iv) Landslides?*

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The proposed Project's Soil and Foundation Engineering Report states that no landslides slope failure is recognized within Project Area. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

### **No Impact**

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

Implementation of the proposed Project would disturb more than one-acre of soil. Therefore, the proposed Project is subject to requirements of the State Water Resources Control Boards General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs would ensure that the proposed Project does not result in substantial soil erosion or the loss of topsoil. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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?*

The Project Site is not located in an area susceptible to liquefaction. Both parcels are included within a County Geologic Hazard Overlay (GHO) Zone of Moderate to High Landslide Susceptibility (GHO FH19C, Mt. Baldy Quad, Figure 2). Neither the U.S. Geological Survey nor the California Geological Survey has mapped landslides on or above the parcels. Although the County has not mapped landslides on or above the parcels, geomorphology suggests a high potential for south- to southeast-failing landslides within the proposed project area.

County Code Section 82.15.030 of the County Development Code requires that a detailed geologic study, prepared by a California Professional Geologist, shall be submitted with all land use applications and development permits proposed within the Geologic Hazard Overlay (GHO) that would lead to the construction of roads or structures or the subdivision of land. In areas of the GHO where slope stability may be a concern, the geologic report shall evaluate for landslides and other slope stability concerns that could affect the project and, if applicable, shall include recommendations for mitigation. Possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measure is:

**Mitigation Measure GEO-1**

An engineering geological report and slope stability evaluation shall be submitted to the County Engineering Geologist for review and approval prior to issuance of either grading or building permits.



Related to the measure specified above, San Bernardino County Code Section 87.06 and San Bernardino County Policy HZ-1.1(1)(A) state that each proposed parcel (of a subdivision) within a Geologic Hazard Overlay shall be determined by the reviewing authority to be “buildable,” (i.e., each proposed parcel contains at least one building site that can accommodate a structure in compliance with all applicable provisions of the Development Code). In order to determine the buildability of an individual parcel within the proposed subdivision, an engineering geological investigation, with a slope stability evaluation, will need to be conducted for the Project. This investigation can be conducted either before or after generation of a parcel map. An investigation conducted prior to generation of proposed parcel boundaries could help to determine where boundary lines would be drawn once potential “buildable” locations are identified, if any. If conducted after generation of the proposed parcel locations, the investigation would determine whether each proposed parcel on the Tentative Parcel Map is viable. The engineering geological investigation and slope stability evaluation would be summarized in an engineering geologic report.

Possible significant adverse impacts have been previously identified or anticipated and the following mitigation measure is required as a condition of project approval to reflect and reinforce measure **GEO-1** and to reduce these impacts to a level below significant. The required mitigation measure is:

#### **Mitigation Measure GEO-2**

To determine the buildability of an individual parcel within the proposed subdivision, an engineering geological investigation, with a slope stability evaluation, will need to be conducted for the Project.

The County Code Section 87.08.020, also requires a preliminary soils investigation and report for every subdivision for which a Final Map is required or when required as a condition of development when soils conditions warrant the investigation and report. This is a standard measure required as part of the compliance with the State Subdivision Map Act.

The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and subject to County approval. Compliance with CBC and County approval mitigation measures would ensure that the proposed Project would not expose people or structures to substantial adverse effects associated with lateral spreading. Therefore, no significant adverse impacts are identified or anticipated upon implementation of the proposed mitigation measure described above.

#### **Less than Significant with Mitigation**

- 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?*

Expansive soils (shrink-swell) are fine-grained clay silts subject to swelling and contracting in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. A high shrink-swell potential indicates a hazard to structures built on or with material having this rating. The Project Site consists of Tujunga loamy sand and bedrock.<sup>8</sup> Sandy loam soils are usually very stable soil that shows little change with the amount of moisture. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- 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?*

Sewer lines would connect each proposed structure to the proposed on-site sewage disposal leach field. The septic system shall be certified by a qualified professional (P.E., C.E.G., REHS, C-42 contractor) that the system functions properly, meets code, and has the capacity required for the proposed Project. Therefore, no significant adverse impact is identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The Project Site is currently vacant. Earthmoving activities associated with construction may potentially uncover paleontological resources. As such, the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant.

#### **Mitigation Measure GEO-3:**

If any inadvertent or unanticipated finds during construction or maintenance activity appear to be paleontological in nature, then a qualified paleontological Principal Investigator shall evaluate the finds and prepare a Paleontological Mitigation and Monitoring Plan (PMMP). The PMMP shall be prepared in accordance with all appropriate California Environmental Quality Act (CEQA) and County of San Bernardino guidelines. The PMMP shall then be adhered to for the remainder of any land disturbing activities for the project.

Implementation of **Mitigation Measure GEO-3** would prevent potential impacts on significant paleontological resources that may be discovered, or reduce such impacts to a level less than significant.

### **Less than Significant with Mitigation**

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<sup>8</sup> Natural Resources Conservation Service. Web Soil Survey.

**Therefore, potential impacts can be reduced to less than significant level with implementation of the Mitigation Measures GEO-1, GEO- 2, and GEO-3 listed above.**

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

***SUBSTANTIATION:  
Countywide Policy Plan; Submitted Project Materials;***

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

In September 2011, the County adopted a Greenhouse Gas Emissions (GHG) Reduction Plan (September 2011) (GHG Plan). The GHG Reduction Plan was updated in June 2021 (GHGRP Update). A review standard of 3,000 metric tons of carbon dioxide equivalents (MTCO<sub>2e</sub>) per year will be used to identify projects that require the use of the Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. Screening tables are a menu of options of energy efficiency improvements, renewable energy options, water conservation measures, and other options that provide predictable GHG reductions. Each option within the Screening Tables includes point values based upon the GHG reduction that option would provide to a development project. Developers that choose options from the Screening Tables totaling 100 points or more will be determined to have provided a fair-share contribution of GHG reductions and, therefore, are considered consistent with the GHGRP Update. The levels of GHG reductions designed into the Screening Tables are consistent with the State goal of achieving 40 percent below 1990 levels of emissions by 2030.

In addition to the screening table process, the proposed Project was also evaluated using CalEEMod version 2020.4.0 (see Appendix B). Construction is anticipated to begin in late 2021 and completed in late 2022. Other parameters which are used to estimate construction emissions such as those associated with worker and vendor trips,

and trip lengths were based on the CalEEMod defaults. The operational mobile source emissions were calculated using the CalEEMod defaults.

GHG emissions were screened using CalEEMod version 2020.4.0 (see Appendix B). Construction is anticipated to begin in mid-2022 and completed in late 2022. Other parameters which are used to estimate construction emissions such as those associated with worker and vendor trips, and trip lengths were based on the CalEEMod defaults. The operational mobile source emissions were calculated using the CalEEMod defaults.

As shown in Tables 6 and 7, the Proposed Project would generate approximately 565.5 MTCO<sub>2e</sub> per year. The emissions during construction and operations would not exceed SCAQMD’s nor the County of San Bernardino GHG Emissions Reduction Plan’s threshold of 3,000 MTCO<sub>2e</sub> and therefore would have less than significant impacts regarding greenhouse gas emissions. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Operations

Operational emissions occur over the life of the project from vehicle use, energy use, and provision/use of other utilities. Table 7 below shows that the subtotal for the Proposed Project would result in annual emissions of 63.9 MT CO<sub>2e</sub> per year would not exceed the San Bernardino County screening threshold of 3,000 metric tons per year of CO<sub>2e</sub>. As shown in Table 7, the project’s total GHG emissions would also not exceed the MDAQMD annual threshold of 100,000 MTCO<sub>2e</sub> or the MDAQMD daily threshold of 548,000 pounds of CO<sub>2e</sub>.

**Table 6  
Greenhouse Gas Construction Emissions  
(Metric Tons per Year)**

<b>Source/Phase</b>	<b>CO<sub>2</sub></b>	<b>CH<sub>4</sub></b>	<b>N<sub>2</sub>O</b>	<b>CO<sub>2e</sub></b>
Site Preparation	17.5	0.0	0.0	17.7
Grading	27.4	0.0	0.0	27.6
Building Construction (2022)	266.2	0.0	0.0	270.0
Building Construction (2023)	219.7	0.0	0.0	222.8
Paving	21.3	0.0	0.0	22.8
Architectural Coating	4.6	0.0	0.0	4.6
<b>Total MTCO<sub>2e</sub></b>	<b>565.5</b>			
<b>Amortized over 30 years</b>				

Source: CalEEMod.2020.4.0 Annual Emissions.

**Table 7  
Greenhouse Gas Operational Emissions  
(Metric Tons per Year)**

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Area	1.3	0.0	0.0	1.4
Energy	13.7	0.0	0.0	13.8
Mobile	44.2	0.1	0.0	44.8
Waste	0.9	0.0	0.0	2.3
Water	1.3	0.0	0.0	1.6
<b>Total MTCO<sub>2</sub>e</b>	<b>63.9</b>			
County Screening Threshold	3,000			

Source: CalEEMod.2020.4.0 Annual Emissions.

The Project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 MTCO<sub>2</sub>e per year. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

According to the County of San Bernardino GHG Reduction Plan, all development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, including the GHG performance standards that would be incorporated as conditions of approval, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 MTCO<sub>2</sub>e per year will be considered consistent with the Plan and determined to have a less than significant individual and cumulative impact for GHG emissions.

The proposed Project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 MTCO<sub>2</sub>e per year as shown in Tables 6 and 7. Furthermore, the proposed Project includes performance standards totaling 101 points using the screening tables and is consistent with the GHG Reduction Plan. The proposed Project is expected to comply with the performance standards for commercial uses as detailed in the GHG Reduction Plan. Those Projects that garner 100 points using the Screening Tables have provided the "fair share" contribution of reductions and are considered consistent with the GHG Plan; therefore, the proposed Project will not result in substantial emissions of greenhouse gases and will not conflict with the GHG Plan. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**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>
<b>IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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**SUBSTANTIATION:**

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**Submitted Project Materials; EnviroStor Database; San Bernardino Countywide Plan**

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

Post-construction activities of the proposed residential development would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) which would not require the routine transport or use of hazardous materials at the Project Site. All materials required during construction would be kept in compliance with State and local regulations and Best Management Practices.

Development of the Proposed Project would disturb approximately 7.1 acres and would therefore be subject to the NPDES permit requirements. Requirements of the permit would include development and implementation of a SWPPP, which is subject to Regional Water Quality Control Board (RWQCB) review and approval. The purpose of an SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The SWPPP would include BMPs to control and abate pollutants. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

No existing or known proposed schools occur within one-quarter mile of the Project Site. The nearest school is Valencia Elementary School located approximately one-mile south of Project Site. Therefore, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school are anticipated. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- 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?*

The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system.<sup>9</sup> EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are located within or in the immediate vicinity of the Project Site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

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

The Project Site is not within an airport safety review area or Airport Runaway Protection Zone.<sup>10</sup> The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is Cable Airport which is located approximately 2.5 southwest. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

The Project Site does not include any emergency facilities.<sup>11</sup> The Project Site is located approximately 2.5 miles north the 210 freeway, which is an evacuation route within the County.<sup>12</sup> Access to the Project Site would be provided by a 30-foot driveway. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

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<sup>9</sup>California Department of Toxic Substances Control. EnviroStor. Accessed January 14, 2022.

<sup>10</sup> San Bernardino County. County Policy Plan web maps: HZ-9 "Airport Safety and Planning." Accessed January 14, 2022.

<sup>11</sup> San Bernardino County. County Policy Plan web maps: PP-1 "Critical Facilities." Accessed January 10, 2022.

<sup>12</sup> San Bernardino County. County Policy Plan web maps: PP-2 "Evacuation Routes." Accessed January 10, 2022.



The Project Site is located within a Very High Fire Hazard Severity Zone.<sup>13</sup> Therefore, all construction and material shall conform to R337 in California Residential Code/Chapter 7A in California Building Code “Materials and Construction Methods for Exterior Wildfire Exposure.” The Project Site is located in an area with existing residential development. The proposed Project is subject to review and approval from the San Bernardino County Fire Marshal. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statues, codes, ordinances, and standards of the San Bernardino County Fire Department. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**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>
<b>X. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
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"/>

<sup>13</sup> San Bernardino County. County Policy Plan web maps: HZ-5 “Fire Hazard Severity Zones.” Accessed January 10, 2022.

- |      |  |                          |                          |                                     |                          |
|------|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii. | create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv.  | impede or redirect flood flows?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d)   | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e)   | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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**SUBSTANTIATION:**

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**Countywide Policy Plan; Submitted Project Materials;**

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

The proposed Project would disturb more than one-acre and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES) permit. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State’s General Construction permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a SWPPP. The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters.

The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District and the unincorporated areas of San Bernardino County. In addition to complying with NPDES requirements, the County also requires the preparation of a Water Quality Management Plan (WQMP). In accordance with the County’s requirements, SiteTech, Inc. prepared a WQMP for the Proposed Project in January 2021 (available at the County offices for review). According the WQMP, an infiltration basin with a design capture volume of 7,194 is proposed on the southern portion the Project Site. The concrete driveway will convey the runoff southerly to a proposed detention basin and storm drain which will convey the runoff to an existing storm drain system along 26<sup>th</sup> Street. The WQMP has identified various BMPs which shall be implemented by the proposed Project. Mandatory compliance with the proposed Project’s SWPPP and WQMP, in addition to compliance with NPDES Permit requirements, would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, implementation of the proposed Project would not violate any water quality standards or waste discharge requirements. No significant

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

#### **Less Than Significant Impact**

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

The Project Site is located within the San Antonio Water Company service area. According to the 2015 San Antonio Water Company Urban Water Management Plan (UWMP), water demand is anticipated to be 9,819-acre feet per year (AFY) for the year 2035 and multiple dry year supplies are anticipated to be 9,819 AFY for the year 2035. No surpluses or deficiencies of water are projected in the UMWP. Under existing land use designation and zoning the proposed Project would be an allowable use. As such, the 2015 UWMP and Countywide Plan have already anticipated the proposed water use. Therefore, the expected water demand for the proposed Project would be included in San Antonio Water Company's projected water demand. Water supplies would be sufficient to serve the proposed Project and reasonably foreseeable future development. No significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

- 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;*

Erosion is the wearing away of the ground surface as a result of the movement of wind or water, and siltation is the process by which water becomes dirty due to fine mineral particles in the water. Soil erosion could occur due to a storm event. According the preliminary WQMP, an infiltration basin with a Design Capture Volume (DCV) of 7,194 is proposed on the southern portion the Project Site. The concrete driveway will convey the runoff southerly to a proposed detention basin and storm drain which will convey the runoff to an existing storm drain system along 26<sup>th</sup> Street. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs would prevent substantial soil erosion or the loss of topsoil. Natural infiltration capacity would be maximized by incorporating a design that promotes water retention through placement of proposed landscape, soil development, grading techniques, and allowing natural drainage into the landscaped areas. Existing vegetation will be protected in place to the extent feasible. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

Under existing conditions, the site generally flows south. Under “developed conditions” an infiltration basin with a DCV of 7,194 is proposed on the southern portion the Project Site. The concrete driveway will convey the runoff southerly to a proposed detention basin and storm drain, which will convey the runoff to an existing storm drain system along 26th Street. Furthermore, natural infiltration capacity would be applied by incorporating a design that promotes water retention through placement of proposed landscape, soil development, grading techniques, and allowing natural drainage into the landscaped areas. Existing vegetation will be protected in place to the extent feasible. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- 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*

Under existing conditions, the site generally flows towards the southwest. Under proposed conditions, the hillside runoff will be conveyed to the proposed concrete common access driveway. The concrete driveway will convey the runoff southerly to a proposed headwall and storm drain which will convey the runoff to an existing storm drain system. Development of the proposed Project would include a concrete driveway that will convey stormwater runoff southerly to a proposed detention basin and storm drain which will convey the runoff to an existing storm drain system along 26th Street. 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. Therefore, no additional mitigation measures are required.

### **Less Than Significant Impact**

- iv) *Impede or redirect flood flows?*

According to the Countywide Plan: HZ-4” Flood Hazards” the Project Site is not within an area identified for flood hazard risk.<sup>14</sup> Under existing conditions, stormwater runoff from the site generally flows south. Under developed conditions, an infiltration basin is proposed on the southern portion the Project site. The concrete driveway will convey the runoff southerly to a proposed detention basin and storm drain which will convey the runoff to an existing storm drain system along 26th Street. Development of the Proposed Project would not substantially impede or redirect flood flows. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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<sup>14</sup> San Bernardino Countywide Plan, HZ-4 Flood Hazards Map. Accessed February 4, 2022.

**Less Than Significant Impact**

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

Due to the inland distance from the Pacific Ocean, tsunamis are not potential hazards in the vicinity of the Project Site. According to the Countywide Plan: HZ-4" Flood Hazards" the Project Site is not within an area identified for flood hazard risk. The proposed Project is subject to obtaining a NPDES permit. The permit requires development and implementation of a SWPPP, which includes BMPs to control and abate pollutants. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

The proposed Project is subject to the NPDES permit. Requirements of the permit would include development and implementation of a SWPPP, which is subject to RWQCB review and approval. The purpose of an SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The SWPPP would include BMPs to control and abate pollutants, and treat runoff that can be used for groundwater recharge. The proposed Project would not otherwise substantially degrade water quality as appropriate measures relating to water quality protection. Appropriate BMPs will be reviewed and approved by the County. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**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>
<b>XI. LAND USE AND PLANNING - Would the project:</b>				

- a) Physically divide an established community?

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

**SUBSTANTIATION:**

**Countywide Policy Plan; Submitted Project Materials**

- a) *Physically divide an established community?*

The Project Site is currently undeveloped and located in an area with existing residential development. The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge that would impair mobility in an existing community or between a community and an outlying area. No changes to existing roads or surrounding residential development are proposed. The proposed internal driveway access would connect to an existing road. The proposed lots would not encroach on the surrounding properties. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

The proposed Project is consistent with the land use designation and Zoning currently applied to the Project Site. The Project Site is designated in the Countywide Plan as VLDR (Very Low Density Residential) and is zoned SD-RES (Special Development-Residential). The development of the four single-family dwelling units would be an allowable use.

The proposed use is located within a high fire hazard area with steep slopes. Based upon site topography the lot size is required to be a minimum of three acres. The Planned Development Permit “is intended to provide for flexibility in the application of Development Code standards to proposed development under limited and unique circumstances. The purpose is to allow consideration of innovation in site planning and other aspects of project design, and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Development Code standards would produce without adjustment. The County expects each Planned Development Permit project to be of obvious, significantly higher quality than would be achieved through conventional design practices and development standards.” (County Development Code Section 85.10.010)

The applicant proposes the use of a Planned Development Permit (PDP) to respond to the unique nature of the site, with the intent to minimize grading in an effort to maintain

the existing hillside configuration. The County Fire Department has accepted the accessibility of each parcel through the design of the proposed private drive.

As such, the proposed Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No significant impacts are identified or anticipated, and no mitigation measures are required.

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

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

**Countywide Policy Plan; Submitted Project Materials**

- 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?

Per Policy NR-6.1 of the Countywide Policy Plan, development of land that would substantially preclude the future development of mining facilities in areas classified as Mineral Resource Zone (MRZ) 2a, 2b, or 3a is discouraged or prohibited. The Project Site is within an of an MRZ-2 zone for aggregate resources.<sup>15</sup> However, the Project Site is designated as VLDR (Very Low Density Residential) and is zoned SD-RES (Special Development-Residential). The Project Site and surrounding area are designated for

<sup>15</sup> County of San Bernardino. Countywide Policy Plan: NR-2 “Mineral Resources Zones” web map. Accessed January 16, 2022.

residential uses. Therefore, the Project Site and current surrounding uses are not compatible with mineral resource extraction. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- 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?*

The Project Site is within an of an MRZ-2 zone for aggregate resources.<sup>16</sup> However, The Project Site is designated as VLDR (Very Low Density Residential) and is zoned SD-RES (Special Development-Residential). The Project Site and surrounding area are designated for residential development and are not compatible with mineral resource extraction. Based on the surrounding land uses, the Project Site’s land use designation, and the size of the Project site, a mining operation would not be feasible or permitted. The region supports readily available supplies of mineral resources used in the building industry which would support development of the proposed Project. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**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>
<b>XIII. NOISE - Would the project result in:</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>16</sup> County of San Bernardino. Countywide Policy Plan: NR-2 “Mineral Resources Zones” web map. Accessed January 16, 2022.



- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?

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

**Countywide Policy Plan**

- 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?*

The unit of measurement used to describe a noise level is the decibel (dB), which is a logarithmic unit of noise level measurement that relates the energy of a noise source to that of a constant reference level. The human ear, however, is not equally sensitive to all frequencies within the sound spectrum. Therefore, the "A-weighted" noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written as dBA. Average noise levels over a period of minutes or hours are usually expressed as dBA Leq, or the equivalent noise level for that period of time. Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level (Ldn). CNEL is a 24-hour weighted average measure of community noise. CNEL is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00 PM), and by ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours. Ldn is a similar 24-hour average measure that weights only the nighttime hours.

The noise generated from construction of the Proposed Project would temporarily increase noise levels within the vicinity. Section 83.01.080(g)(3) of the County of San Bernardino Development Code indicates that construction activity is considered exempt from the noise level standards between the hours of 7:00 a.m. to 7:00 p.m., except on Sundays and Federal holidays. The proposed Project would be conditioned to comply with the Development Code. In addition, proposed Project operations that would generate noise typically associated with residential uses. However, the Project Site is surrounded by existing sources of noise generation, such as roads, and residences. Therefore, noise generated by the proposed Project's addition of four single-family residences is not anticipated to be substantial. No significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

Section 83.01.080(g)(3) of the County of San Bernardino Development Code indicates that construction activity is considered exempt from the noise level standards between the hours of 7:00 a.m. to 7:00 p.m., except on Sundays and Federal holidays. Construction activities can produce vibration that may be felt by adjacent land uses. Construction equipment may result in vibration levels that are considered annoying at nearby sensitive receptors when vibration causing equipment is within 100 feet of a receptor. The proposed Project includes construction of four residential dwelling units. However, vibration produced by construction activities would be short-term and temporary. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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?*

The Project Site is not within an airport safety review area or Airport Runaway Protection Zone.<sup>17</sup> The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is the Cable Airport which is located approximately 2.5 southwest. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

**Therefore, less than 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>
<b>XIV. POPULATION AND HOUSING - Would the project:</b>				

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"/>
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<sup>17</sup> San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. Figure 5.8-2 "Airport Safety Zones."

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

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**SUBSTANTIATION:**

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**Countywide Policy Plan; Submitted Project Material**

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- 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)?*

According to the San Bernardino Countywide Plan, there are approximately 3.23 persons per household in the unincorporated portions of the Valley Planning Region. The proposed Project, under the existing land use zoning district designations would generate a maximum total of approximate population of 13 persons. The proposed Project will be developed in accordance with the San Bernardino County General Plan and Development Code. No adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

The Project Site currently vacant. The proposed Project would provide four single-family residential dwelling units and would not reduce the number of existing housing units, displace people, or necessitate the construction of replacement housing elsewhere. Therefore, no adverse impacts are identified or anticipated, and no mitigation measures are required.

**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>
<b>XV. PUBLIC SERVICES</b>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION:***  
***Countywide Policy Plan, 2020; Submitted Project Materials***

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?*

Based on the San Bernardino Countywide Plan estimate of approximately 3.23 persons per household the Proposed Project would generate a maximum total population of 13 persons and increase the need for additional fire protection. San Bernardino County Fire Station 163, at 1350 N Benson Ave, is located approximately 3.5 mile southwest of the Project Site. New development within the unincorporated county would not combine with other development in the county to result in a cumulatively considerable impact to fire and emergency services. The County would maintain sufficient services within its boundaries as well as expand to serve other incorporated jurisdictions to improve service and coverage.<sup>18</sup>

Comprehensive safety measures that comply with federal, state, and local worker safety and fire protection codes and regulations would be implemented into project design to minimize the potential for fires to occur during construction and operations. The proposed Project would be required to comply with County fire suppression standards and provide adequate fire access. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

<sup>18</sup> San Bernardino Countywide Policy Plan Draft EIR: Public Services. Page 5.14-17.

## **Less Than Significant Impact**

### *Police Protection?*

The Project Site is currently vacant. Based on the San Bernardino Countywide Plan estimate of approximately 3.23 persons per household the Proposed Project would generate a maximum total population of 13 persons and increase the need for additional police protection. The San Bernardino County Sheriff's Department (SBCSD) serves the unincorporated portions of the County. The nearest police station to the Project Site is the City of Upland Police Department located at 1499 W 13<sup>th</sup> street, approximately 3.5 miles south of the Project Site. The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

## **Less Than Significant Impact**

### *Schools?*

The proposed Project would be served by the Upland Unified School District. The development of the four single-family residential dwelling units would generate approximately two of students based a Student Generation Rate of 0.6.<sup>19</sup> However, with the collection of development impact fees, impacts related to school facilities are expected to be less than significant. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

## **Less Than Significant Impact**

### *Parks?*

The proposed Project would generate a maximum total population of 13 persons and thereby increase the need of additional parkland. Compliance with San Bernardino Countywide Plan's Policy NR-3.9 Local parks, trails, and recreation, would ensure provisions such as funding for local parks and community parks. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

## **No Impact**

### *Other Public Facilities?*

Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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<sup>19</sup> San Bernardino Countywide Policy Plan Draft EIR: Public Services. Page 5.14-34

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

***SUBSTANTIATION:***

***Submitted Project Materials***

- 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?*

Based on the San Bernardino Countywide Plan estimate of approximately 3.23 persons per household the proposed Project would generate a maximum total population of 13 persons and increase the need of additional parkland. The San Bernardino Countywide Plan's Policy NR-3.9 Local parks, trails, and recreation, would ensure provisions such as funding for local parks and community parks. Therefore, the proposed Project would not result in a significant increase in the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. The Project Applicant's potential payment of fees described above would serve to mitigate any potential impacts related to the use of existing parks and other recreational facilities from the Proposed Project. No impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- 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?*

The proposed Project would not result in a significant increase in the use of recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. The Project Applicant's potential payment of required fees described in the previous section would serve to mitigate any potential impacts. As such, the proposed Project would not have an adverse physical effect on the environment. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

**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>
<b>XVII. TRANSPORTATION – Would the project:</b>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***SUBSTANTIATION:***

***Countywide Policy Plan;***

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

The proposed four single-family residential dwelling units will be consistent with existing land use designation and zoning. A 30-foot driveway is proposed for access to the Project north of 26<sup>th</sup> Street. There are no transit or bicycle facilities occurring along 26<sup>th</sup> Street. The proposed Project is not anticipated to conflict with transit, roadway, bicycle and pedestrian facilities.

The Transportation and Mobility Element of the Countywide Policy Plan:

- Establishes the location and operational conditions of the roadway network.
- Coordinates the transportation and mobility system with future land use patterns and projected growth.
- Provides guidance for the County's responsibility to satisfy the local and subregional mobility needs of residents, visitors and businesses in unincorporated areas.
- Addresses access and connectivity among the various communities, cities, towns, and regions, as well as the range and suitability of mobility options: vehicular, trucking, freight and passenger rail, air, pedestrian, bicycle, and transit.

The following details how the proposed Project would be consistent with the relevant Countywide Policy Plan goals and policies:

**Goal TM 1: Unincorporated areas served by roads with capacity that is adequate for residents, businesses, tourists and emergency services.**

**Policy TM-1.7:** We require new developments to pay its fair share contribution towards off-site transportation improvements.

**Consistency Evaluation:** Prior to the issuance of building permits, the Project Applicant shall pay and/or complete the proposed Project's fair share amount for recommended improvements, if any.

**Policy TM-1.8:** When considering new roadway improvement proposals for the Capital Improvements Program or Regional Transportation Plan, we consider the provision of adequate emergency access routes along with capacity expansion in unincorporated areas. Among access route improvements, we prioritize those that contribute some funding through a local area funding and financing mechanism.

**Consistency Evaluation:** The Project Site is adjacent to 26<sup>th</sup> Street, which is not an evacuation route within the County.<sup>20</sup> Prior to the issuance of building permits, the Project Applicant shall pay the proposed Project's fair share amount for recommended improvements, if any.

**Goal TM-2: Roads designed and built to standards in the unincorporated areas that reflect the rural, suburban, and urban context as well as the regional (valley, mountain, and desert) context.**

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<sup>20</sup> County of San Bernardino. Countywide Policy Plan web maps: PP-2 "Evacuation Routes." Accessed February 7, 2022.



**Policy TM-2.1:** We maintain and periodically update required roadway cross sections that prioritize multi-modal systems inside mobility focus areas (based on community context), and vehicular capacity on roadways outside of mobility focus areas (based on regional context).

**Consistency Evaluation:** The proposed Project would not encroach onto the public right-of-way. Therefore, it would not interfere with the use of the existing bus route. In addition, no bicycle facilities are planned for the area of the Project Site.<sup>21</sup>

**Policy TM-2.2:** We require roadway improvements that reinforce the character of the area, such as curbs and gutters, sidewalks, landscaping, street lighting, and pedestrian and bicycle facilities. We require fewer improvements in rural areas and more improvements in urbanized areas, consistent with the Development Code. Additional standards may be required in municipal spheres of influence.

**Consistency Evaluation:** No bicycle facilities are planned for the area of the Project Site.<sup>22</sup> No sidewalks are proposed for 26 Street along the Project Site frontage. The proposed Project includes 28,000 SF of landscaping within the Project Site.

**Policy TM-2.3:** We require new development to mitigate project transportation impacts no later than prior to occupancy of the development to ensure transportation improvements are delivered concurrent with future development.

**Consistency Evaluation:** Fair-share contributions, if any, would be paid prior to the issuance of building permits.

**Goal TM-4: On- and off-street improvements that provide functional alternatives to private car usage and promote active transportation in mobility focus areas.**

**Policy TM-4.1:** We maintain a network of complete streets within mobility focus areas that provide for the mobility of all users of all ages and all abilities, while reflecting the local context.

**Consistency Evaluation:** The Project Site is not located in a mobility focus area.<sup>23</sup> The proposed Project would not encroach on the public right-of-way. Therefore, it would not interfere with the use of the existing bus and/or bicycle routes.

**Policy TM-4.2:** We evaluate the feasibility of installing elements of complete street improvements when planning roadway improvements in mobility focus areas, and we require new development to contribute to complete street improvements in mobility focus areas. In evaluating complete street improvements, we prioritize those in mobility focus areas that are within unincorporated environmental justice focus areas.

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<sup>21</sup> County of San Bernardino. Countywide Policy Plan web maps: TM-4 "Bicycle & Pedestrian Planning." Accessed February 7, 2022.

<sup>22</sup> County of San Bernardino. Countywide Policy Plan web maps: TM-4 "Bicycle & Pedestrian Planning." Accessed February 7, 2022.

<sup>23</sup> County of San Bernardino. Countywide Policy Plan web maps: TM-3 "Mobility Focus Areas." Accessed February 7, 2022.

**Consistency Evaluation:** The proposed Project would not encroach on the public right-of-way. The proposed Project would not encroach on the public right-of-way. The Project Site is not located within an environmental justice focus area.<sup>24</sup>

**Policy TM-4.6:** In unincorporated areas where public transit is available, we prefer new public and behavioral health facilities, other public facilities and services, education facilities, grocery stores, and pharmacies to be located within one-half mile of a public transit stop. We encourage and plan to locate new County health and wellness facilities within one-half mile of a public transit stop in incorporated jurisdictions. We encourage public K-12 education and court facilities to be located within one-half mile of public transit.

**Consistency Evaluation:** The proposed Project provides for public facilities and services to the property. The nearest public transit can be accessed on an OmniTrans route, which is located along Foothill Boulevard and Arrow Highway.<sup>25</sup> Both are within 2.75 mile of the Project Site.

**Policy TM-4.8:** We support local bike and pedestrian facilities that serve unincorporated areas, connect to facilities in adjacent incorporated areas, and connect to regional trails. We prioritize bicycle and pedestrian network improvements.

**Consistency Evaluation:** No bicycle facilities are planned for the area of the Project Site.<sup>26</sup>

**Policy TM-4.10:** We support the use of shared parking facilities that provide safe and convenient pedestrian connectivity between adjacent uses.

**Consistency Evaluation:** A 30-foot-driveway is proposed to extend north from 26<sup>th</sup> Street to provide access to each proposed lot. The proposed use of the properties is single family residential and does not require shared parking facilities.

**Policy TM-4.11:** We require publicly accessible parking areas to ensure that pedestrians and bicyclists can safely access the site and onsite businesses from the public right-of- way.

**Consistency Evaluation:** The proposed Project does not involve publicly accessible parking areas. No businesses are located adjacent or near to the Project Site

As shown above, the proposed Project would be consistent with the Transportation and Mobility Element of the Countywide Policy Plan. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

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<sup>24</sup> County of San Bernardino. Countywide Policy Plan web maps: HZ-10 'Environmental Justice 7 Legacy Communities.' Accessed February 7, 2022.

<sup>25</sup> OmniTrans, Routes & Schedules. Accessed February 7, 2022.

<sup>26</sup> County of San Bernardino. Countywide Policy Plan web maps: TM-4 "Bicycle & Pedestrian Planning." Accessed September 13, 2021.

Using the CalEEMod outputs for the proposed Project, it is forecast to result in approximately 38 daily trips. Since the proposed Project is forecast to result in fewer than 100 net new daily trips and provides less than 11 single family housing units, the project satisfies the County-established trip screening criteria and may be presumed to result in a less than significant VMT impact.<sup>27</sup>

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

#### **Less Than Significant Impact**

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

The Project Site is not adjacent to windy roads or dangerous intersections. The proposed Project includes a 30-foot driveway along 26<sup>th</sup> Street. It does not include a geometric design or incompatible uses that would substantially increase hazards. The proposed Project is consistent with the Countywide Plan and compatible with the other residential uses surrounding the Project Site. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

- d) *Result in inadequate emergency access?*

The Project Site is located 1.75 miles north of the 210 freeway, which is an evacuation route within the County.<sup>28</sup> Access to the Project Site would be provided by an existing 30-foot driveway. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

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

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<sup>27</sup> San Bernardino County, Transportation Impact Guidelines, 2019.

<sup>28</sup> San Bernardino County. County Policy Plan web maps: PP-2 "Evacuation Routes." Accessed January 22, 2022.

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

a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- |     |  |                          |                          |                                     |                          |
|-----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i)  | Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

***SUBSTANTIATION:***

***Phase I Cultural Resources Investigation***

- a) *i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or;*
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

California Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a proposed project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

On May 16, 2021, Dr. Alan P. Garfinkel Gold, completed a Phase I Cultural Resources Investigation for the Project Site (available at the County offices for review). The investigation has been completed for compliance with CEQA, as amended, the San Bernardino County policies and guidelines.

Dr. Alan P. Garfinkel Gold initiated consultation with the Native American Heritage Commission (NAHC) for the nearby property to inquire about any recorded sacred or religious sites in Project Site. This consultation includes the Project Site. The NAHC completed a record search of their Sacred Lands File (SLF) and results were negative. This level of consultation is considered preliminary, leaving AB-52 consultation to the County, as they are responsible for government-to-government consultation.

On September 21, 2021, the County of San Bernardino mailed notification pursuant to AB-52 to the following tribes: Morongo Band of Mission Indians, San Gabriel Band of Mission Indians, Soboba Band of Mission Indians, Gabrieleno Band of Mission Indians - Kizh Nation and San Manuel Band of Mission Indians. The San Manuel Band of Mission Indians requested that mitigation be incorporated as condition for the Project. The required mitigation measures are summarized below:

**Mitigation Measures TCR-1:**

The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with 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.

**Mitigation Measure TCR-2:**

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

**Less than Significant with Mitigation**

**Therefore, potential impacts can be reduced to less than significant level with implementation of the Mitigation Measures TCR-1 and TCR-2 listed above.**

<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>
<b>XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 Policy Plan; Submitted Project Materials; California Energy Commission Energy Report; San Antonio Water Company 2015 Urban Water Management Plan**

- 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?*

The Project Site is located within the San Antonio Water Company service area and would provide water service to the property. The property is currently vacant. The proposed Project will be connecting to existing water lines located along 26<sup>th</sup> Street. The

proposed Project would include a septic tank system for wastewater and would not connect to a wastewater treatment provider facility.

Stormwater flows would be directed southwest of Project boundary towards the existing San Bernardino County Flood Control District's San Antonio Heights, Diversion System Debris Basin No.1 and south towards the infiltration basin along the Project driveway, north of 26<sup>th</sup> Street.

The proposed Project would be serviced by Southern California Edison (SCE), which provides the electrical service to the general area. There are existing power lines along the southern frontage of the Project Site at 26<sup>th</sup> Street. As such, the proposed Project would not require construction or expansion of SCE facilities.

Southern California Gas Company (SoCalGas) would provide natural gas service to the Proposed. There is a natural gas pipeline along 26<sup>th</sup> street, adjacent to the Project Site that the proposed Project would connect to. Therefore, no construction or expansion of SoCalGas facilities is anticipated.

The proposed Project would be served by Verizon or Spectrum that provide the area with telecommunication services. The proposed Project is the development of four single-family dwelling units. Therefore, it is not anticipated to have a significant demand for telecommunication services. No significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The Project Site is located within the San Antonio Water Company service area. According to the 2015 San Antonio Water Company Urban Water Management Plan (UWMP), water demand is anticipated to be 9,819-acre feet per year (AFY) for the year 2035 and multiple dry year supplies are anticipated to be 9,819 AFY for the year 2035. No surpluses and deficiencies of water are projected in the UWMP. Under existing land use designation and zoning the proposed Project would be an allowable use. As such, the 2015 UWMP and Countywide Plan have already anticipated the proposed water use. Therefore, the expected water demand for the proposed Project would be included in San Antonio Water Company's projected water demand and the Company has issued shares, in the form of certificates, to the property owner that permit the number of homes proposed as part of the development application. Water supplies would be sufficient to serve the proposed Project and reasonably foreseeable future development. No significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- 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?*

The proposed Project will utilize an on-site septic tank and disposal field. Since the proposed Project would not connect to an existing wastewater treatment provider facility, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- 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?*

Solid waste from the proposed Project would be collected and disposed of at the Mid-Valley Sanitary Landfill which currently has a maximum permitted throughput of 7,500 tons/day.<sup>29</sup> CalRecycle provides estimates for solid waste generation created by businesses over a certain amount of time. According to the CalRecycle's estimated solid waste generation rates for the industrial sector, the proposed Project would generate at most, approximately 49 pounds of solid waste per day or approximately 0.02 tons per day based on 12.23 pounds per house per day.<sup>30</sup>

Waste generated from the proposed Project is not expected to significantly impact solid waste collection systems. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

The purpose of California Assembly Bill 341 is to reduce greenhouse gas emissions by diverting commercial solid waste from landfills by recycling. It mandates businesses and public entities generating 4-cubic yards or more of trash to establish and maintain recycling services. The County of San Bernardino, Department of Public Works, Solid Waste Management Division, reviews and approves all new construction projects which are required to submit a Construction and Demolition Solid Waste Management Plan. The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan would ensure that impacts related to construction waste would be less than significant.

A project's waste management plan is to consist of two parts, which are incorporated into the Conditions of Approval (COA's) by the County of San Bernardino Solid Waste Management Division. As part of the plan, projects are required to estimate the amount of tonnage to be disposed and diverted during construction. Additionally, projects must

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<sup>29</sup> San Bernardino Countywide Policy Plan Draft EIR. Utilities and Service Systems. Table 5.18-9 "Landfill Capacity: Landfills Serving Unincorporated San Bernardino County"

<sup>30</sup> CalRecycle. <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>. Accessed May 11, 2021.



provide the amount of waste that will be diverted and disposed of during construction. Disposal/diversion receipts or certifications are required as a part of that summary.

The proposed Project would comply with all federal, State, and local statutes and regulations related to solid waste. Solid waste produced during the construction phase or operational phase of the proposed Project would be disposed of in accordance with all applicable statutes and regulations. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**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>
<b>XX. WILDFIRE:</b> 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"/>
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:***  
***County of San Bernardino Countywide Policy Plan; Submitted Project Materials***

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

The Project Site does not contain any emergency facilities. The Project Site is approximately 1.7 miles north of the 210 freeway, which is a designated evacuation route within the County.<sup>31</sup> The proposed Project would provide 30-foot driveway through the property as access to 26<sup>th</sup> Street. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

- 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?*

The Project Site is located within a Very High Fire Hazard Severity Zone.<sup>32</sup> The Project Site is located in an existing residential area and surrounded by vacant land, paved roads, and residences. The proposed Project is subject to the review and approval from the San Bernardino County Fire Marshal. The applicant has submitted a Wildfire Mitigation Plan, dated November 1, 2019, and the provisions contained within have been referenced in the conditions of approval, which include the following requirements:

#### **Road/Access**

- One primary road with emergency vehicle turnaround.
- Twenty six foot wide paved drivable surface with a three-foot apron on either side.
- UWIC compliant driveways with turnarounds for driveways longer than 150ft.
- San Antonio Heights is committed to providing fuels reduction along the access road.

#### **Water Availability and Infrastructure**

- Primary water supply is from hydrants.
- Homes will be equipped with residential 13-D sprinkler systems.

#### **Ignition Resistant Construction**

- IR level 1 construction is proposed for all primary structures. See the 2018 International Wildland Urban Interface Code for specific requirements.

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<sup>31</sup> San Bernardino County. County Policy Plan web maps: PP-2 "Evacuation Routes." Accessed February 3, 2022.

<sup>32</sup> San Bernardino County. County Policy Plan web maps: HZ-5 "Fire Hazard Severity Zones." Accessed May 7, 2022.

### **Defensible Space**

- 1.5 times recommended defensible space around each home located in shrub fuel model. (150 feet or to the lot line, whichever is less).
- Landscaping plan will be submitted as part of the building plan, for approval by San Bernardino County.

All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department...San Bernardino County's emergency preparedness system, along with established regulations, policies, and criteria contained in the Wildfire Mitigation Plan will reduce wildfire hazards to structures to less than significant level. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- 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?*

The proposed Project is the construction and operation of four residential dwelling units and does not include the installation or maintenance of associated infrastructure that would exacerbate fire risk. Infrastructure exists in the area to serve the proposed Project. Implementation of the Proposed Project would reduce the risk of wildfires by eliminating some existing chaparral vegetation and providing irrigated landscaping and hardscape. The proposed Project would be serviced by existing infrastructure including roadways (i.e. 26<sup>th</sup> Street, power lines, natural gas lines, water, sewer and telephone). The proposed Project does not include the installation or maintenance of infrastructure identified above. As such, the risk of fire from these activities is not anticipated. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- 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?*

According the WQMP prepared by SiteTech, an infiltration basin with adequate DCV of is proposed on the southern portion the Project. The concrete driveway will convey stormwater runoff southerly to a proposed detention basin and storm drain which will convey the runoff to an existing storm drain system along 26<sup>th</sup> Street. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs would prevent substantial soil erosion or the loss of topsoil. Natural infiltration capacity would be maximized by incorporating a design that promotes water retention through placement of proposed landscape, soil development, grading techniques, and allowing natural drainage into the landscaped

areas. Existing vegetation will be protected in place to the extent feasible. The Proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; Therefore, no impacts are identified or anticipated and no mitigation measures are required.

**Less Than Significant Impact**

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

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

A General Biological Resources Assessment (BRA), dated October 26, 2020, was prepared for the Proposed Project by RCA Associates, Inc. Future development activities are expected to result in the removal of existing chaparral vegetation; however, cumulative impacts to the general biological resources (plants and animals) in the surrounding area are expected to be minimal. However, if any sensitive wildlife species are observed on the property during future development activities, Mitigation Measure BIO-1 requires CDFW and USFWS (as applicable) be contacted to discuss specific mitigation measures which may be required to minimize impacts to the individual species and would ensure the Proposed Project would not have a substantial adverse effect on any species identified as a candidate, sensitive or special status species.

A Phase I Cultural Resources Investigation dated May 2021, was conducted for the Project Site by Dr. Alan P. Garfinkel Gold. A total of 11 cultural resources sites had been previously documented within the Project area itself and within a one-mile radius. No cultural resources were identified during the pedestrian survey. Further, no buried cultural materials or anthropic soils were identified in the subsurface probes. If cultural resources are encountered during ground-disturbing activities or human remains are uncovered Mitigation Measures CR-1, CR-2, and CR-3 will ensure less than significant impacts occur.

#### **Less than Significant with Mitigation**

- 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)?*

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

- (a) Cumulative impacts shall be discussed when the project’s incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail

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

#### Air Quality

Development of the Proposed Project will be conditioned to comply with current SCAQMD rules and regulations to minimize impacts to air quality as discussed herein. Approval of the project does not require a zone change nor a general plan amendment and is consistent with the Countywide Policy Plan. Therefore, cumulative impacts are anticipated to be less than significant.

#### Greenhouse Gas

Greenhouse gas (GHG) emissions are cumulative in nature, in that, no one single project can measurably contribute to climate change and its affects (global average change in temperature, rising sea levels etc.). The direct or indirect GHG impacts are therefore not evaluated on a local level, but whether or not the GHG emissions resulting from the project are cumulative; that is, they add considerably to an increase in GHGs as compared to the existing environmental setting based on: 1) an established significance threshold(s); or 2) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

The project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 MTCO<sub>2e</sub> per year. Therefore, the Proposed is consistent with the GHG Reduction Plan. The Proposed Project's incremental contribution to greenhouse gas emissions and their effects on climate change would not be cumulatively considerable.

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

#### **Less Than Significant Impact**

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

The proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. The applicant has also prepared a Wildfire Mitigation Plan to provide protection from potential wildfire events that are to be incorporated into the conditions of approval. Compliance with these codes and standards would address potential impacts due to geologic and fire hazards.

All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further ensure that no potential for

adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

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

### **Less Than Significant Impact**

**Therefore, no significant adverse impacts are identified or anticipated with incorporation of mitigation measures.**

## **XXII: MITGATION MEASURES SUMMARIZED**

### **Mitigation Measure BIO-1:**

If any sensitive wildlife species are observed on the property during future development activities, CDFW and USFWS (as applicable) should be contacted to discuss specific mitigation measures which may be required to minimize impacts to the individual species. CDFW and USFWS are the only agencies which can grant authorization for the "take" of any listed or special status species.

### **Mitigation Measure CR-1:**

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

### **Mitigation Measure CR-2:**

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

### **Mitigation Measure CR-3:**

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.

### **Mitigation Measure GEO-1**

An engineering geological report and slope stability evaluation shall be submitted to the County Engineering Geologist for review and approval prior to issuance of either grading or building permits.

### **Mitigation Measure GEO-2**

To determine the buildability of an individual parcel within the proposed subdivision, an engineering geological investigation, with a slope stability evaluation, will need to be conducted for the Project.



### **Mitigation Measure GEO-3:**

If any inadvertent or unanticipated finds during construction or maintenance activity appear to be paleontological in nature, then a qualified paleontological Principal Investigator shall evaluate the finds and prepare a Paleontological Mitigation and Monitoring Plan (PMMP). The PMMP shall be prepared in accordance with all appropriate California Environmental Quality Act (CEQA) and County of San Bernardino guidelines. The PMMP shall then be adhered to for the remainder of any land disturbing activities for the project.

### **Mitigation Measures TCR-1:**

The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with 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.

### **Mitigation Measure TCR-2:**

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

## **GENERAL REFERENCES**

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June 2022*

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California Department of Conservation. Fault Activity Map of California (2010).  
<http://maps.conservation.ca.gov/cgs/fam>. Accessed January 2022.

## **PROJECT-SPECIFIC REFERENCES**

Dr. Alan P. Garfinkel Gold, RPA #989105. Phase I Cultural Resources Assessment Project,  
Parcel Map 11985, San Antonio Heights

RCA Associates, Inc. General Biological Assessment for San Antonio Heights, October 26, 2020.  
SiteTech Inc. Preliminary Drainage Study for Parcel Map No.19985

San Antonio Heights Wildfire Mitigation Plan, Anchor Point Group, LLC, November 1, 2019.

SiteTech Inc. Preliminary Water Quality Management Plan For: 26th Street – Tentative Parcel  
Map No. 19985

Soil Pacific Inc. Soil and Foundation Engineering Report for Proposed Single Family Residential  
Buildings