



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: March 23, 2017

AGENDA ITEM # 3

Project Description

Vicinity Map -

APN: 0544-311-43, 39, 28

Applicant: Ramallo, Luis

Community: Baker

Location: Southeast corner of State Route 127 and Well Road

Project No: P201500214/GPA

Staff: John Oquendo

Representative: Steeno Design Studio

Proposal: General Plan Land Use Zoning District Amendment from RS-14M (Single Residential - 14,000 sq. ft. Minimum Lot Size) to CH (Highway Commercial) on 25.27 acres.



Newspaper Publication Date: March 12, 2017

Report Prepared By: John Oquendo, AICP

SITE INFORMATION

Parcel Size 25.27 Acres
 Terrain: Vacant and relatively flat
 Vegetation: Sparse native vegetation

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT	OVERLAYS
Site	Vacant	RS-14M	BIO/FP1/AR-3
North	Multifamily Res./ Vacant	RS-14M	BIO/AR-3
South	Lodging/ Flood Channel	CH, FW	BIO/FP-1
East	Retail/Single Family Res.	CH	BIO/AR-3
West	Manufactured Home Park	RS-14M	BIO/FP1/AR-3

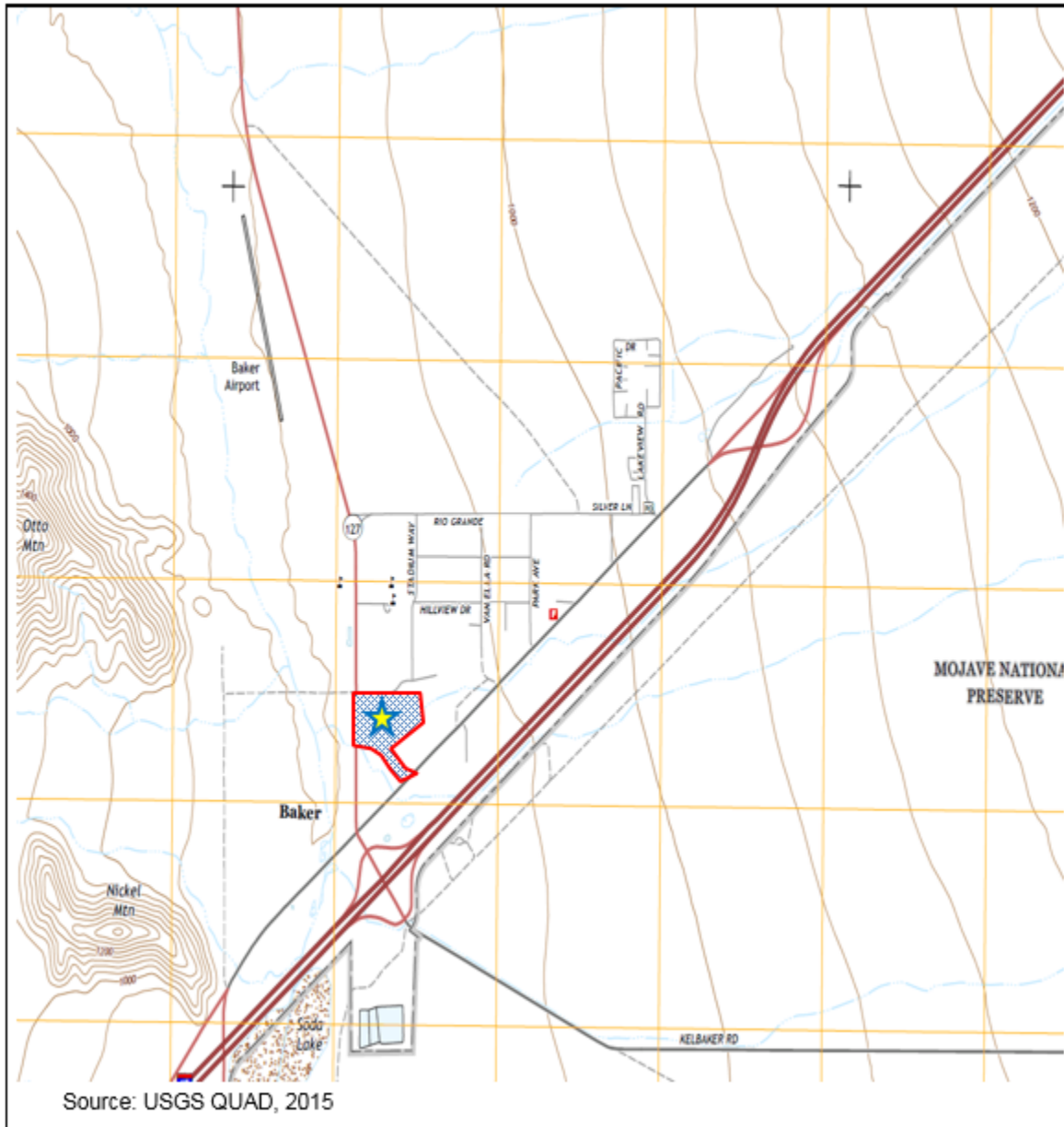
	<u>AGENCY</u>	<u>COMMENT</u>
Sphere of Influence:	None	N/A
Water Service:	Baker CSD	No Connection Proposed
Sewer Service:	Baker CSD	No Connection Proposed

STAFF RECOMMENDATION: That the Planning Commission Recommend approval by the Board of Supervisors¹.

¹ In accordance with Section 86.12.010 the Development Code, recommendations to the Board of Supervisors are not appealable.

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VICINITY MAP



SITE PHOTOS



View of Site from Baker Blvd.



View of Alien Jerky Retail Business from Baker Blvd



View of Baker Motel from Baker Blvd



View of Site from SR 127



View of Site from SR 127



View of Site from Well Rd

PROJECT DESCRIPTION & BACKGROUND:

The proposed project (Project) is a General Plan Land Use Zoning District Amendment (GPA) from RS-14M (Single Residential - 14,000 Square Foot Minimum Lot Size) to CH (Highway Commercial) on 25.27 acres. The Project is located at the southeast corner of State Route 127 and Well Road in the unincorporated community of Baker in the County of San Bernardino (County). The County's General Plan designates the site RS-14M, Single Residential 14,000 Square Foot Minimum Lot Area.

ANALYSIS:

General Plan Amendment

The Project site consists of 3 assessor parcels totaling 25.27 acres that are proposed to be rezoned from RS-14M to CH. No specific development is proposed on the subject lots at this time. The subject parcels are currently vacant under common ownership with properties to the south of the site which are currently occupied by retail and lodging land uses. The subject property is bound on the west by State Route 127, a major arterial road according to the County Master Plan of Highways, and bound to the north by Well Road. The site is presently occupied with natural vegetation (common scrub) with no known protected plant species. The Project site is also located in the AR-3, FP-1, and Biotics Resources overlay zones.

The proposed GPA is a logical extension of the Baker Boulevard commercial corridor. Though the applicant has not determined the exact nature of future proposals for the rezoned areas, the applicant has made staff aware that based upon his already expanding businesses to the south that he will need additional commercial property and has no desire develop the lots under the current RS-14M land use classification. Subsequent land use approvals will be required for any development proposal on the rezoned lots. Accordingly, staff has determined based on location, review of the existing General Plan policies and goals, the existing pattern of development that rezoning the subject parcels is supportable with a recommendation for approval. An additional hearing will be required as a legislative act by the Board of Supervisors to enact the requested changes to the General Plan Land Use Zoning Map.

State law requires cities and counties to consider potential impacts on the housing supply whenever a zoning change would reduce the capacity for housing development identified as necessary to meet the jurisdiction's share of regional housing needs, as identified in the General Plan housing element of the city or county. The subject site is currently designated RS-14M, which permits a maximum density of 4 units per acre with a modified minimum lot size of 14,000 square feet. At 25.27 acres, the maximum yield of a residential project on the subject site would be 78 units. The County General Plan Housing Element was certified by the California Department of Housing and Community Development in 2014 for

the planning period of 2014 – 2021. This element identifies capacity for development of housing exceeding the target assigned by the state by over 49,000 units. Therefore, conversion of the subject property to a commercial land use designation will not impact the County's Housing Element compliance.

Environmental Determination

In compliance with the California Environmental Quality Act (CEQA), the Initial Study (Exhibit B) completed for the proposed Project and concludes that the Project will not have a significant adverse impact on the environment. The proposed Negative Declaration has been made available for public review and no comments were received. Therefore, adoption of a Negative Declaration is recommended.

Public Notices

The Planning Division sent Project notices to surrounding property owners within the required radius of the site in compliance with the initial Project noticing and the 10-day public hearing notification requirements. In addition, a legal advertisement was published in the local newspaper on March 12, 2017, publicizing this Planning Commission hearing. No Comments were received in response to the hearing notification.

California Native American tribes traditionally and culturally affiliated with the Project area have been sufficiently notified and coordinated with pursuant to Public Resources Code section 21080.3.1 and Government Code section 65352.3.

SUMMARY:

Staff recommends approval of the proposed GPA based upon the staff's analysis that the subject proposal is a logical extension of commercial zoning in the adjacent area. Public services, including law enforcement, fire, and domestic water are available to meet projected demands of future commercial development.

RECOMMENDATION:

That the Planning Commission RECOMMEND to the Board of Supervisors that the following actions be undertaken:

- A. **ADOPT** the Negative Declaration (ND), pursuant to the California Environmental Quality Act (CEQA);
- B. **ADOPT** the findings recommended for approval;
- C. **APPROVE** the General Plan Land Use Zoning District Amendment from RS-14M (Single Residential - 14,000 Square Foot Minimum Lot Size) to CH (Highway Commercial) on 25.27 acres in Baker; and
- D. **DIRECT** the Clerk of the Board to file the Notice of Determination.

ATTACHMENTS:

Ramallo, Luis
P201500214/GPA
Planning Commission Staff Report
March 23, 2017

Exhibit A: Findings
Exhibit B: Initial Study

EXHIBIT A

Findings

FINDINGS – GENERAL PLAN AMENDMENT

The proposed project (Project) is a General Plan Land Use Zoning District Amendment (GPA) from RS-14M (Single Residential - 14,000 Square Foot Minimum Lot Size) to CH (Highway Commercial) on 25.27 acres. The Project is located at the southeast corner of State Route 127 and Well Road in the unincorporated community of Baker in the County of San Bernardino (County). The County's General Plan designates the site RS-14M, Single Residential 14,000 Square Foot Minimum Lot Area.

1. **The proposed amendment is internally consistent with all other provisions of the respective plan, the General Plan or an applicable specific plan** as it is consistent with the following goals and policies of the County General Plan:

Goal LU 2.1 – The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.

Goal Implementation: The Project will allow for a logical extension of commercial development of the existing commercial uses along the Baker Blvd. The anticipated commercial land uses permitted under the CH Highway Commercial Land use Zoning District are compatible and harmonious with the mix of land uses already within the vicinity of the Project.

Policy LU 9.1 – Encourage infill development in unincorporated areas and sphere of influence (SOI) areas.

Policy Implementation: The proposed GPA will allow the continuation of commercial development already existing on the adjoining lots.

Location Requirements –Highway Commercial is described in the General Plan as intended for areas occupied or intended to be occupied by a relatively contiguous grouping of businesses that provide transient services to travelers on major highways.

The following locational criteria are established:

- Areas occupied or intended to be occupied by a relatively contiguous grouping of businesses that provide transient services to travelers on major highways.
- Areas designed to preserve a block of land for the use of small, somewhat isolated transient commercial uses along major highways.

Consistency: The proposed GPA is located within proximity to a continuous grouping of businesses providing traveler services along State Route 127 and Interstate 15. Additionally, the rezoning will allow for the continued preservation of a block of land for the commercial uses in the community of Baker.

Housing Element Compliance: The subject site is currently designated Single Residential (RS-14M), which permits a maximum of 4 units per acre with a modified minimum lot size of 14,000 square feet. At 25.27 acres, the maximum yield of a residential project on the subject site would be 78 units. The County General Plan Housing Element was certified by the California Department of Housing and Community Development in 2014 for the planning period of 2014 – 2021. This element identifies capacity for development of housing exceeding the target assigned by the state

by over 49,000 units. Therefore, conversion of the subject property to a commercial land use designation will not impact the County's Housing Element compliance.

2. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County**, because the rezoning has been evaluated for anticipated developing commercial uses and no significant impacts upon the public interest, health, safety convenience, or welfare of the County are estimated. Because this is a standalone GPA, the Project will be subject to subsequent land use approvals. The land use approval process will have additional criteria for which the property and futures use will be evaluated.
3. **The proposed land use zoning district change is in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised**, because the proposed amendment represents a continuation of commercial uses in the surrounding areas. The amendment does not compromise existing or other planned uses and a community benefit will be derived from the creation of commercial lots that will provide for new commercial development and generate local construction jobs and retail/construction material sales.
4. **The proposed land use zoning district change will provide a reasonable and logical extension of the existing land use pattern in the surrounding area**, because the proposed amendment will extend commercial zoning, and allow the development adjacent to existing commercial land uses.
5. **The proposed land use zoning district change does not conflict with provisions of the Development Code**, because the Project site conforms to the size and location criteria specified for the Highway Commercial land use district and all future construction will be required to conform to the development standards and other applicable land use regulations.
6. **The proposed land use zoning district change will not have a substantial adverse effect on surrounding property**, because the anticipated developing land uses are a continuation of the commercial land use pattern in the surrounding area, and future projects will have the ability to sufficiently buffer any anticipated impacts for subsequent development proposals.
7. **The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.** The site has been reviewed and it has been determined that the Project is suitable for development with commercial land uses. The typical range of utilities and commercial services are available to ensure that any future development project will not affect the property or improvements within the surrounding area of the Project.
8. **The Environmental Initial Study has been prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgment of the County acting as lead agency for the Project.** The Project will not have a significant adverse impact on the environment as evaluated in the Initial Study and as determined in the Negative Declaration for the Project.

EXHIBIT B

Initial Study

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APN:	0544-311-43, 39, 28
Applicant:	Ramallo, Luis
Community:	1 st Supervisorial District/Baker
Project No:	P201500214/GPA
Staff:	John Oquendo
Rep:	Steen Design Studio
Proposal:	General Plan Land Use Zoning District Amendment from RS-14M (Single Residential - 14,000 Square Foot Minimum Lot Size) to CH (Highway Commercial) on 25.27 acres in Baker. No development is proposed at this time with this application.

USGS Quad: PHELAN
T, R, Section: T14N R09E Sec. 30
Planning Area: Baker
LUZD: RS-14M

Overlays: AR3, FP-1, Biotic Resources

PROJECT CONTACT INFORMATION:

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

Contact person: John Oquendo
Phone No: (760) 995-8153
E-mail: John.Oquendo@lus.sbcounty.gov

Fax No: (760) 995-8167

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

PROJECT DESCRIPTION:

The proposed project is a **General Plan Land Use Zoning District Amendment** from RS-14M (Single Residential - 14,000 Square Foot Minimum Lot Size) to CH (Highway Commercial) on 25.27 acres. The project site lies within the unincorporated portion of the County of San Bernardino in the Community of Baker. The County's General Plan designates the site RS-14M, Single Residential 14,000 Square Foot Minimum Lot Area. The project is located at the southeast corner of State Route 127 and Well Road in the community of Baker in the County of San Bernardino.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site consists of 3 assessor parcels totaling 25.27 acres that are proposed to be rezoned from RS-14M to CH. The subject parcels are currently vacant under common ownership with properties to the south of the site which currently possess retail and lodging land uses. The subject property is bound on the west by State Route 127, a major arterial road according to the County Master Plan of Highways, and bound to the north by Well Road. The site is presently occupied with natural vegetation (common scrub) with no known protect plant species. The project site is also located in the AR-3, FP-1, and Biotics Resources overlay zones.

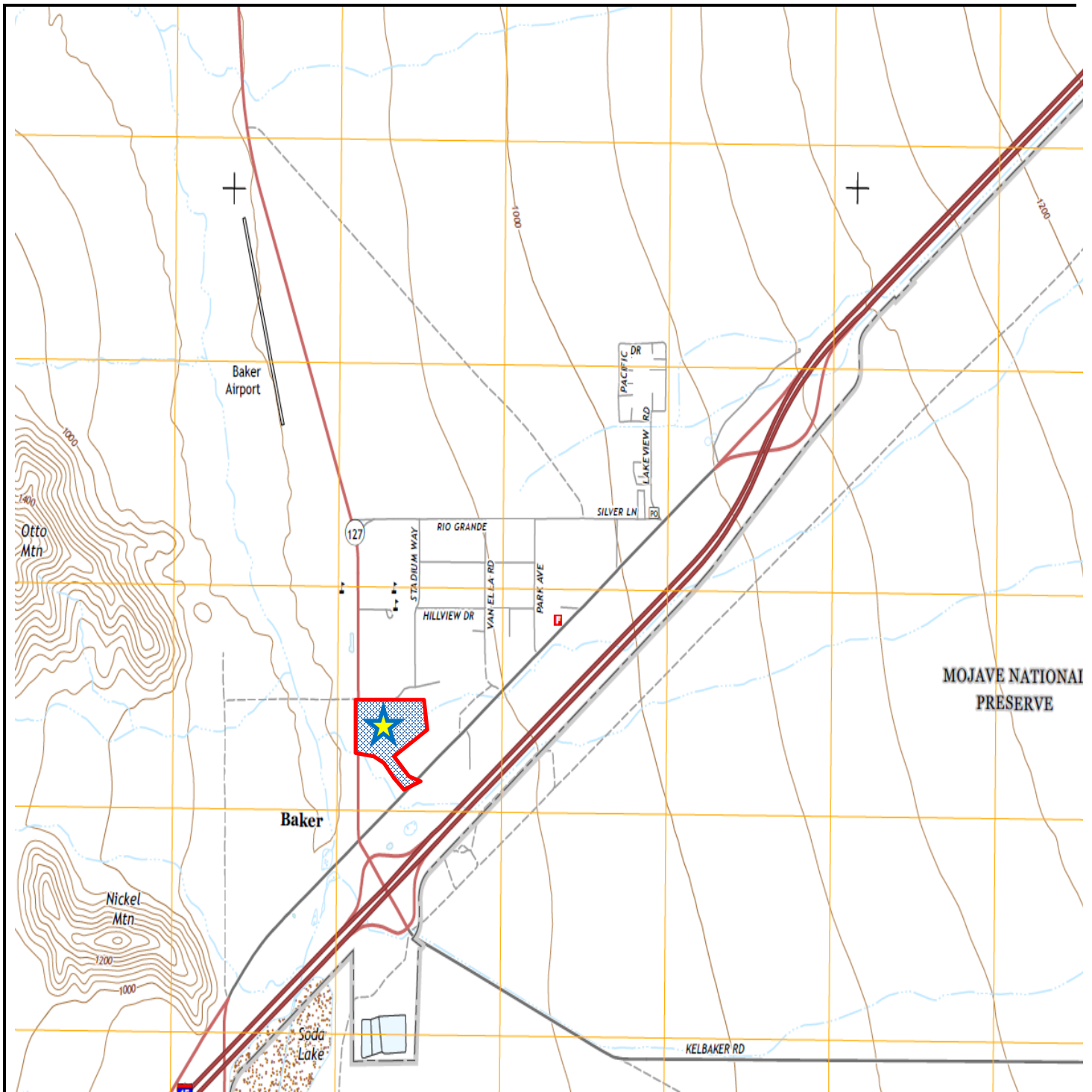
AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT	OVERLAYS
Site	Vacant	RS-14M	BIO/FP1/AR-3
North	Multifamily Residential Development/ Vacant	RS-14M	BIO/AR-3
South	Lodging/ Flood Control Channel	CH, FW	BIO/FP-1
East	Retail/Single Family Residence	CH	BIO/AR-3
West	Manufactured Home Park	RS-14M	BIO/FP1/AR-3

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

None identified.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? The required notification of affected tribes has occurred.

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



Source: USGS QUAD, 2015

Title P201500214	Location Map (Not to Scale)	Exhibit 1
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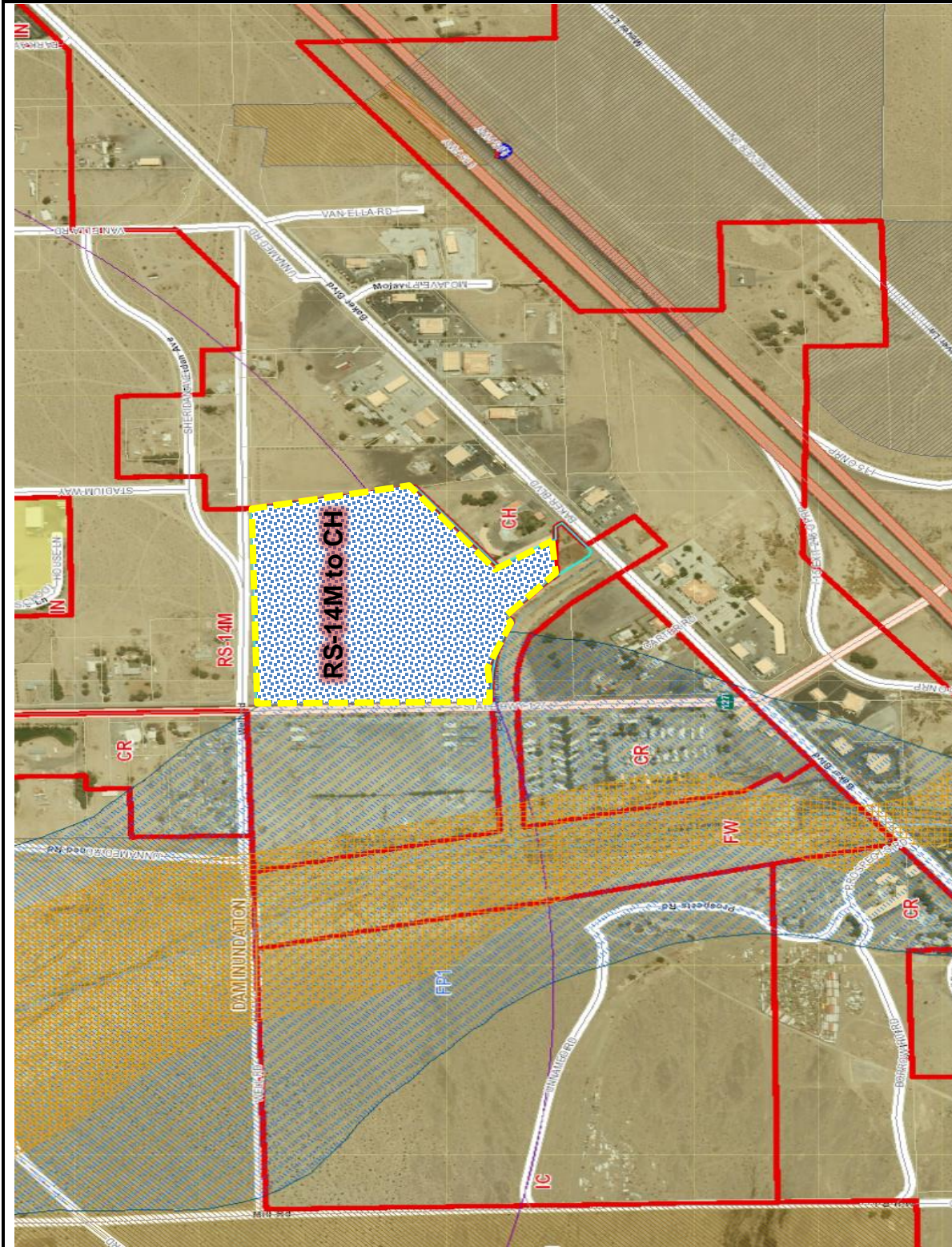


Exhibit 2

Zoning Exhibit
(Not To Scale)

Title
P201500032

EVALUATION FORMAT

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

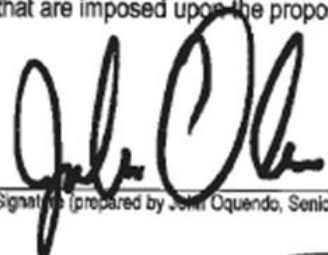
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

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

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



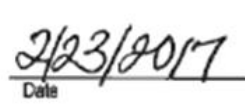
Signature (prepared by John Oquendo, Senior Planner):



Date



Signature: Heidi Duron, Supervising Planner



Date

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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I. AESTHETICS - Would the project

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

SUBSTANTIATION (Check if project is located within the view-shed of any Scenic Route listed in the General Plan): I-15 and SR 127

- I a) **Less Than Significant.** The project is located within one mile of the Mojave National Preserve. The project, a request to rezone a portion of 25.27 acres, will not have a substantial adverse effect on any existing scenic vista within the vicinity of the site. The request and recommendation for the project have been determined to be in compliance with General Plan Conservation policy CO1.2 which states “The County will continue the review of the Land Use Designations for unincorporated areas within one mile of any state or federally designated scenic area, national forest, national monument, or similar area, to ensure that sufficiently low development densities and building controls are applied to protect the visual and natural qualities of these areas.” Rezoning from the existing single residential land use classification to the proposed commercial classification will not adversely affect a scenic vista. No development is proposed with this request. Considering the existing pattern of development which include commercial uses, moderate density residential uses, and the flat site topography means that the enforcement of County development standards for any future development proposal under the new zoning will have a limited impact on potential scenic vistas. Impacts are considered less than significant.
- I b) **No Impact.** The project is adjacent to County designated Scenic Corridors: State Route 127 and Interstate 15. However, the project is not located on or within close proximity of a state scenic highway and therefore will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. There are no existing rock outcroppings or historic buildings present on the site. Therefore, no impacts would occur and no mitigation measures are required.
- I c) **Less Than Significant.** The proposed rezoning project will not substantially degrade the existing visual character or quality of the site and its surroundings, because the zoning change does not affect the viewshed and potential development intensity is consistent with the existing developed uses within the immediate vicinity of the project. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.
- I d) **Less Than Significant.** The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area, because existing provisions of the San Bernardino County Development Code require onsite lighting to be hooded and downshielded to protect surrounding properties from any resultant glare. Subsequent projects will comply with the “Glare and Outdoor Lighting” provisions of Chapter 83.07 of the County Development Code. Impacts are considered less than significant.

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

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less than Significant No Impact

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

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resourced 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):

- a) **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no agricultural uses on the site currently.

-
- b) **No Impact.** The subject property is not designated or zoned for agricultural use and the proposed project does not conflict with any agricultural land use or Williamson Act land conservation contract. Therefore, no impacts would occur and no mitigation measures are required.
 - c) **No Impact.** The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The proposed project area is currently vacant land, which has never been designated as forest land or timberland. The proposed project would not cause the rezoning of forest land, timberland, or timberland zoned Timberland Production. Therefore, no impacts would occur and no mitigation measures are required.
 - d) **No Impact.** The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed project area is currently vacant land, which has never been designated as forest land or timberland. The proposed project does not include forest land. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts would occur and no mitigation measures are required.
 - e) **No Impact.** The proposed project will not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to a non-agricultural use, because the site is currently not used for agricultural purposes. Therefore, no impacts would occur and no mitigation measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) **Less than Significant.** The proposed project would result in the rezoning of the 25.27 acre project site from RS-14M to CH. There is no actual construction project involved at this time. Therefore, the project would not conflict with or obstruct implementation of the applicable air quality plan.
- b) **Less than Significant.** The project would not generate violations of air quality standards or contribute substantially to an existing or projected air quality violation, because no actual development is proposed as part of this project. The proposed project is a rezoning from RS-14m to CH on a portion of 25.27 acres. The project is within the analysis provided in the 2007 General Plan EIR, inclusive of the Statement of Overriding considerations, therein. Future development will require project specific analysis.
- c) **Less than Significant.** The rezoning will not result in a cumulative net increase of criteria pollution because the rezoning does not involve any construction at this time. Development projects that follow may ultimately result in a cumulative net increase of criteria pollution; however, the impacts associated with such potential future development were sufficiently addressed in the County of San Bernardino General Plan (2007) and EIR (2007) with a Statement of Overriding Considerations. Mitigation measures are also discussed in the General Plan and these mitigation measures will be applied on an individual development project basis subsequent to the zoning changes.

The San Bernardino County General Plan contains objectives and policies to moderate effects on air quality, but also calls for an increase in densities on certain parcels, mixed land uses, and a refocus on existing neighborhoods. These policies work to reduce dependence on the private automobile and to reduce vehicle miles

traveled. Although these measures will not completely offset effects caused by increased population, they will, nevertheless, result in positive air quality effects, as compared to not complying with the policies.

- d) **Less Than Significant Impact.** The project will not expose sensitive receptors to substantial pollutant concentrations, because the project is simply a rezoning and there is no proposed construction project. Air quality was addressed in the General Plan EIR (inclusive of the statement of overriding considerations, therein).
- e) **Less than Significant Impact.** The proposed project involves the rezoning of approximately 25.27 acres from RS-14M to CH. This will result in a significant reduction in development potential. Subsequent development has been addressed in the 2007 General Plan EIR. Air quality was addressed in the General Plan EIR (inclusive of the Statement of Overriding Considerations, therein).

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

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less than Significant No Impact

IV. BIOLOGICAL RESOURCES - Would the project:

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

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

IV a) **Less Than Significant Impact.** This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because no actual development is proposed as part of this project. The proposed project is a rezoning (i.e. Land Use map change only), and does not include any specific development project(s), ground-disturbing activities, or activities that would modify habitat. Future development projects that would include land disturbance activities may require preparation of biological surveys and/or (possibly) more extensive evaluation of biological resources, if deemed necessary.

The proposed project area is located within the County's Biotic Resources Overlay. The 2007 General Plan EIR included a full evaluation of biological resources. The proposed zoning map change is a map change only with no impact on candidate, sensitive, or special status species.

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- IV b) **Less Than Significant Impact.** This rezoning (i.e. Land Use map change) project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service because no actual development is proposed as part of this project. The proposed rezoning project does not include any specific development project(s), ground-disturbing activities, or activities that would modify riparian habitat or other sensitive natural community.
- IV c) **No Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland.
- IV d) **Less Than Significant Impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because no actual development is involved as part of this project. The proposed project is a map change only, and does not include any specific development project(s), ground-disturbing activities, or activities that would affect native/migratory fish, wildlife species or wildlife corridors. The proposed map change project from RS-14M to CH follows the existing pattern of development for adjacent properties.
- IV e) **Less Than Significant Impact.** This project will not conflict with any local policies or ordinances protecting biological resources. Desert Native Plant species exist in the project area. No known protected plant species exist in the project area protected under the Desert Native Plants Act and Chapter 88.01 (Plant Protection and Management) of Division 8 (Resource Management and Conservation) of the San Bernardino County Development Code. No actual development is proposed as part of this project. The proposed project is a Land Use map change only, and does not include any specific development project(s), ground-disturbing activities, or activities that would affect biological resources.
- IV f) **No Impact.** This rezoning project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site and the proposed project is a Land Use map change only, and does not include any specific development project(s), ground-disturbing activities, or activities that would modify biological sites.

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

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

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

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

- V a) **No Impact.** This project will not impact nor cause a substantial adverse change in the significance of an historical resource because the project site is not located on or near any known historical resource, as defined in §15064.5.
- V b) **No Impact** This project will not cause a substantial adverse change to any archaeological resource because no resources have been identified on the site and the project site is not in area mapped to have previously had archaeological resources or believed to have archaeological resources. The California State University, Fullerton was consulted and did not identify any known archaeological resources on site or in the surrounding area.
- V c) **Less Than Significant Impact.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because the proposed project is a Land Use map change only, and does not include any specific development project(s), ground-disturbing activities, or activities that would modify paleontological or geologic sites. Therefore, there is less than a significant impact on paleontological and geologic sites.
- V d) **Less Than Significant Impact.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burial grounds are identified on this project site. Standard County requirements would be applied with a project specific proposal subsequent to the rezoning effort. Therefore, there is a less than significant impact on any potential burial grounds..

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

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less than Significant No Impact

VI. GEOLOGY AND SOILS - Would the project:

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

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

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

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

- VI b) **Less Than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil, because the proposed project does not involve any construction. This project is only a change to the General Plan/zoning map designation. When required by the Development Code, erosion control plans will be submitted, approved and implemented for subsequent development projects.
- VI c) **No Impact.** The project site is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Where a potential for these is identified a geology report will be required to be reviewed and approved by the County Building and Safety Geologist for any future development, and implementation of appropriate mitigation measures will be required as necessary.
- VI d) **No Impact.** The project site is not located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property.
- VI e) **Less Than Significant Impact.** The area is served by a community service area for a sewer system and has soils capable of supporting septic tanks meeting the percolation standards of the Division of Environmental Health Services if not available for future development.

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

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

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

SUBSTANTIATION:

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

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

Implementation of the County’s GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new development is required to quantify the project’s GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is used to identify and mitigate project emissions. Based on CalEEMod modeling, the project is projected to generate more than 3,000 MTCO_{2e}. For projects exceeding 3,000 MTCO_{2e} per year of GHG emissions, the developer may use the GHG Plan Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner 100 or more points in the Screening Tables do not require quantification of project-specific GHG emissions. The point system was devised to ensure project compliance with the reduction measures in the GHG Plan such that the GHG emissions from new development, when considered together with those from existing development, will allow the County to meet its 2020 target and support longer-term reductions in GHG emissions beyond 2020. Consistent with the CEQA Guidelines, such projects are consistent

with the Plan and therefore will be determined to have a less than significant individual and cumulative impact for GHG emissions.

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- VIII a) **Less Than Significant Impact.** The proposed rezoning project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because the proposed project is only a rezoning with no specific development project involved at this time. If such uses of hazardous materials are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review.
- VIII b) **Less Than Significant Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into

the environment, because the project is a rezoning with no specific project involved at this time. Future proposed uses or construction activity that might use hazardous materials would be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.

- VIII c) **Less Than Significant Impact.** The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school, because the project is a rezoning only and hazardous materials are not involved.
- VIII d) **No Impact.** The project site is not included on the San Bernardino County list of hazardous materials sites compiled pursuant to Government Code 65962.5 and therefore, will not create a significant hazard to the public or environment.
- VIII e) **Less Than Significant Impact.** The project is located within the AR-3 Airport Safety Review for the Baker Airport. The project as proposed is an amendment of the General Plan Land Use Zoning Map and includes no specified development proposal at this time. Subsequent development requests will be subject to a safety review for compatibility with the Airport Comprehensive Land Use Plan for the Baker Airport. Potentially developing commercial land uses have been determined to be consistent with the land use computability table in the Baker ACLUP.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VIII g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project is a rezoning only with no specific development project involved at this time.
- VIII h) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires. Prior to any construction occurring on any parcel, the applicant shall contact the County Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IX. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structure, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- IX a) **Less Than Significant.** The project will not violate any water quality standards or waste discharge requirements, because the project is a rezoning, and as such, involves no waste water disposal, but rather involves only a change to the Land Use Map. The project area is served by the Baker Community Service District for both water and sewer. Future development projects will be subject to Regional Water Quality Control Board policies, rules, and regulations, the Division of Environmental Health Services standards, and the requirements of the Baker Community Service District.
- IX b) **Less Than Significant.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project is served by Baker Community Service District, which will review subsequent development permit request for the amended zoning area.
- IX c) **Less Than Significant.** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site, because the project does not propose any alteration to a drainage pattern, stream or river.
- IX d) **Less Than Significant.** The rezoning project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site, because the project does not propose any alteration to a drainage pattern, stream or river. Future development projects will be reviewed by Land Development where project drainage features and all necessary drainage improvements both on- and off-site will be required for the construction of any project subsequent to the proposed rezoning.
- IX e) **Less Than Significant.** The project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff because the project is a rezoning, and as such, this project involves no storm water drainage; but rather only a change to the Land Use map. Land Development will review future proposed development-project drainage and will determine whether the proposed systems are adequate to handle anticipated flows. All necessary drainage improvements both on- and off-site will be required for the construction of any project. There will be adequate capacity in the local and regional drainage systems so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of storm water flows originating from outside the project area.
- IX f) **Less Than Significant.** The project will not otherwise substantially degrade water quality, because the project is a rezoning only, and as such, the rezoning project involves no waste water disposal; but rather involves only a change to the Land Use map. Any future development will be analyzed on a project specific basis.

-
- IX g, h) **Less Than Significant.** A portion of the project site is located in a Special Flood Hazard Area. According to the FEMA Flood Rate Insurance Map, the project site is located in Zone A as well as unshaded Zone X. Impacts from the project are considered to be less than significant as the project is limited to an amendment of the General Plan Land Use Map, changing the zoning for portions of the subject site from RS-14M to CH. Development potential under the proposed zoning classification may have impacts upon these areas, however, there is no development of the subject lots proposed at this time and reviews regarding drainage and potential flood hazards by the designated County reviewers will occur upon filing of a subsequent land use approval application.
- IX i) **No Impact.** The proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation.
- IX j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow. The project is not adjacent to any body of water that has the potential of seiche or tsunami or is the project site in the path of any potential mudflow.

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

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

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

SUBSTANTIATION

- X a) **Less Than Significant.** The project will not physically divide an established community, because the rezoning project is a logical and orderly extension of the planned land uses and development that are established within the project area and surrounding area. The surrounding area is zoned primarily Single Residential (RS), and Highway Commercial (Highway Commercial).
- X b) **Less Than Significant.** The rezoning project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because the project is consistent with all applicable land use policies and regulations of the County Code, General Plan and General Plan EIR. The project complies with all hazard protection, resource preservation and land use modifying Overlay District regulations. The CH zoning is a logical extension of the existing zoning pattern and will allow for the potential expansion of existing commercial uses adjacent to the project site.
- X c) **Less Than Significant.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there are no habitat conservation plan(s) or natural community conservation plan(s) adopted for the project area.

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

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

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

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

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

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

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less than Significant No Impact

XII. NOISE - Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

XII a) **Less than Significant Impact.** This project will not expose persons to or generate noise levels in excess of standards established in the general plan or noise ordinance, or applicable standards of other agencies. The proposed project is a rezoning, and no development is proposed as part of this proposal. Any/all future development projects will be required to comply with the noise policies and standards of the County General Plan and Development Code.

XII b) **Less Than Significant Impact.** The project will not create exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels, because the project is a rezoning only, and no development is proposed as part of this proposal. Any future development projects will be required to comply with the noise policies and standards of the County General Plan and Development Code.

XII c) **Less than Significant Impact.** The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project because the project is a rezoning only, and no development is proposed as part of this proposal. Any future development projects will be required to comply with the noise policies and standards of the County General Plan and Development Code.

XII d) **Less Than Significant Impact.** The project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing or allowed without the project, because the proposed project is a rezoning only, and no development is proposed as part of this proposal. Any future

development projects will be required to comply with the noise policies and standards of the County General Plan and Development Code.

- XII e) **Less Than Significant Impact.** The project is located within the Baker Airport Comprehensive Land Use Plan. The proposed project is a rezoning, and no development is proposed as part of this proposal. New or changed noise impacts will not result from the proposed General Plan Land Use Map Amendment. Any future development will be analyzed on a project specific basis
- XII f) **No Impact.** The proposed project area is not located within the vicinity of a private airstrip. Therefore, no impacts would occur and no mitigation measures are required.

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

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

SUBSTANTIATION

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

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

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less than Significant No Impact

XIV. PUBLIC SERVICES

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

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

SUBSTANTIATION

XIV a) **Less Than Significant Impact.** The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- XV a) **Less than Significant Impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because the project is a rezoning designation of the General Plan map.
- XV b) **Less than Significant Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment, because the type of project proposed will not result in an increased demand for recreational facilities. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.

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

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

XVI a) **Less Than Significant Impact.** The project will not cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system because the project is a General Plan (i.e., Land Use Map) change only, and does not include any development. Potential future development within the boundaries of the General Plan Amendment may require traffic analysis at a later point to determine any potential increases to vehicle trips, volume-to-capacity ratios, and/or intersection congestion.

XVI b) **Less Than Significant Impact.** The project will not exceed, either individually or cumulatively, a level of service [LOS] standard established by the county congestion management agency for designated roads or highways, because the project is a rezoning only, and does not include any development. As such, the change to the Land Use map has no effect upon the current level of service standard. Potential future development within the boundaries of the General Plan Amendment may require traffic analysis to determine any potential increases to vehicle trips, volume-to-capacity ratios, and/or intersection congestion.

XVI c) **No Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed use. No new air traffic facilities are proposed.

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- XVI d) **Less than Significant Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses. The change to the Land Use map involves no site specific design features. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- XVI e) **Less Than Significant Impact.** The Project will not result in inadequate emergency access, because the site is adjacent to public roads, and has sufficient access to address public safety concerns.
- XVI f) **Less than Significant Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because the rezoning does not create or impede the need for alternative transportation.

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

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

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

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

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

SUBSTANTIATION: Confidential CHRIS Report submitted by the Applicant in response to information request from interested tribes.

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

XVII b) **Less than Significant Impact.** Tribal cultural resources will not be impacted as a result of this project being constructed. The County has concluded its consultation with identified Tribes as required under AB52 and SB 18. There are no known cultural resources of concern to consulting Tribes. No additional measures beyond the inadvertent discovery conditions for both archeological resources and human remains will be required for subsequent development proposals. No significant adverse impacts are anticipated and no mitigation measures are required.

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

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

SUBSTANTIATION

- XVIII **Less than Significant Impact.** The proposed project does not require any wastewater treatment or water capacity. Each subsequent development project will be required to demonstrate compliance with wastewater treatment requirements and water service requirements.
- XVIII c) **Less than Significant Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects. Each subsequent development project will be required to demonstrate that adequate drainage facilities exist and/or are proposed with the development.
- XVIII d) **Less Than Significant Impact.** Each subsequent development project will be required to demonstrate sufficient water supplies are available to serve the project from the local water purveyor. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.
- XVIII e) **Less than Significant Impact.** The proposed project will not require any wastewater treatment capacity but subsequent development projects will be required to demonstrate adequate wastewater treatment capacity to serve the projected demand.

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- XVIII f) **Less Than Significant Impact.** The proposed project will not require any landfill capacity but subsequent development projects must demonstrate that landfill capacity is available..
- XVIII g) **Less Than Significant Impact.** Future development will be required to comply with federal, state, and local statutes and regulations related to solid waste.

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

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

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

SUBSTANTIATION

- XVIII a) **Less Than Significant Impact.** The proposed project will not have the potential to significantly degrade the overall quality of the region’s environment or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The change of zoning is a map change only, and includes no activity or land disturbance. Future development projects that would include land disturbance activities may require preparation of biological surveys and/or (possibly) more extensive evaluation of biological resources, if deemed necessary. If any archaeological or paleontological resources are identified during subsequent construction projects, the project activities will be required to stop. All archaeological or paleontological resources would be properly recorded and/or removed for classification of any such finds.
- XVIII b) **Less Than Significant Impact.** The project does not have impacts that are individually limited, but cumulatively considerable. The existing and/or planned infrastructure in the project areas is sufficient for the planned land uses. The parcels within the project site are capable of absorbing such future allowed land uses without generating any cumulatively significant impacts.
- XVIII c) **Less than Significant Impact.** The rezoning project will not have environmental impacts that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts associated with this General Plan Amendment.

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

MITIGATION MEASURES

(Any mitigation measures, which are not “self-monitoring,” shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval.)

There are no mitigation measures for this General Plan Amendment rezoning project.

GENERAL REFERENCES

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

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Mojave Desert Air Quality Management District, *Rule 403.2 Fugitive Dust Control for the Mojave Desert Planning Area*. 1996. <http://222.mdaqmd.ca.gov>

Mojave Desert Air Quality Management District, *2004 Ozone Attainment Plan*

Mojave Desert Air Quality Management District, *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines*, June 2007

PROJECT SPECIFIC REFERENCES

CRM Tech, *Phase I Historical/Archaeological Resources Survey, Assessor' Aprcel Numbers 0544-311-20, 39 AND 43*, September 16, 2016