

not propose the use of hazardous materials and all existing and proposed schools are more than 1/4 mile away from the project site. The nearest school is Serrano High School which is located approximately 1.25 miles northwest of the project site.

- VIII d) **No Impact.** The project site is not included on the San Bernardino County list of hazardous materials sites compiled pursuant to Government Code 65962.5 and therefore, will not create a significant hazard to the public or environment.
- VIII e) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a public airport. The nearest public airport is Adelanto Airport and is located approximately 10.25 miles northeast of the project site.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. The nearest private airstrip is Krey Field which is located approximately 11 miles north of the project site.
- VIII g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from two or more directions.
- VIII h) **Less Than Significant Impact.** Prior to any construction occurring, the applicant shall contact the County Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. The project site is in the FS-2 Fire Safety Overlay. The requirements of the overlay district are designed to reduce fire hazard risk to below a level of significance.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

IX a) **No Impact.** The proposed private personal arena and horse stable will not generate additional wastewater. There are no additional on-site personnel proposed. The site contains an existing residence and numerous outbuildings. An on-site wastewater treatment system (septic system) serves the residence. Two Adjacent properties include horse breeding and horse keeping uses. Scattered residences on large parcels exist in the general area.

IX b) **No Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The Phelan Pinon Hills Community Services District (PPHCSD) provides water to the

site. Existing structures will remain. Existing horses will remain. The proposed arena and horse stable are for the private personal use of the property owner and his animals. There are no public events proposed or permitted as part of this project proposal. There may be a possible but limited increase in water usage associated with the ~~replacement~~ structures.

- IX c) **Less Than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in erosion or siltation on- or off-site. There is an existing natural drainage course that traverses the western portion of the site and is contained within an existing San Bernardino County Drainage Easement. The [legally permitted](#) reconstruction of the arena and horse stable is proposed near the eastern edge of the property.
- IX d) **Less Than Significant Impact.** The project will not substantially alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. As mentioned in IX c) above, an existing natural drainage course traverses the western edge of the property while the proposed [legally permitted](#) reconstruction of the arena and horse stable is proposed near the eastern edge of the property.
- IX e) **No Impact.** The reconstruction of a covered arena and horse stable will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems because the on-site drainage will be handled by the natural drainage courses on the property. As mentioned in IX c) above, an existing natural drainage course traverses the western edge of the property while the proposed [legally permitted](#) reconstruction of the arena and horse stable is proposed near the eastern edge of the property. County Public Works reviewed the proposed project and determined that with periodic and continuous maintenance of all Best Management Practices (BMP) devices listed in the County approved Water Quality Management Plan for the project, runoff would not exceed the existing capacity.
- IX f) **No Impact.** The project will not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures are required to be implemented.
- IX g) **No Impact.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map. Although portions of the site are within locally designated floodplains, no housing is proposed as part of this project.
- IX h) **No Impact.** The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. As mentioned, the western portion of the site is within a locally designated floodplain and contains a San Bernardino County Drainage Easement. The [legally permitted](#) reconstruction of the covered arena and horse stable are proposed near the eastern edge of the property. As such, they will not redirect flows.
- IX i) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake, or sheet flow situation. Prior to the issuance of building permits, detailed, engineered plans are required to be submitted to County Building and Safety for review and approval.
- IX j) **Less Than Significant Impact.** The project will not be impacted due to inundation by seiche, tsunami, or mudflow. The project is not adjacent to any body of water that has the potential of seiche or tsunami. Topography on the site and in the area does not contain mountainous or steep slopes necessary for mudflows.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- X a) The project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. Horse breeding and horse keeping uses exist on the site, on adjacent properties, and in the general area. The covered arena and horse stable are for personal private use as part of the existing equestrian uses. [The Phelan Pinon Hills Community Plan lists the maintenance of an equestrian-friendly environment and animal raising opportunities as priorities.](#)
- X b) The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. With approval of the concurrently filed variance to permit the arena and stable in front of the primary residence, the project is consistent with all applicable land use policies and regulations of the County Code, the Phelan/Pinon Hills Community Plan, and the General Plan. The project will comply with all hazard protection, resource preservation, and land-use-modifying Overlay District regulations subject to the conditions of approval.
- X c) The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project. As mentioned previously, the site is within the proposed boundary of the West Mojave Plan, which covers 9.3 million acres in the western portion of the Mojave Desert. This interagency habitat conservation plan remains under review.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check if project is located within the Mineral Resource Zone Overlay): MRZ-3a

- XI a) **Less Than Significant Impact.** The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site. The project site lies within the Mineral Resources Zone 3a (MRZ-3a) Overlay which indicates an area of known mineral occurrence but undetermined mineral resource significance. The site contains a residence and numerous outbuildings associated with horse breeding and keeping; there are no mining activities.
- XI b) **Less Than Significant Impact.** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site. The project site lies within the MRZ-3a Overlay which indicates an area of known mineral occurrence but undetermined mineral resource significance. The site contains a residence and numerous outbuildings associated with horse breeding and keeping; there are no mining activities.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- XII a) **No Impact.** The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because the project is required to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the proposed uses. The covered arena & stable are for private personal use only. There will be no public events. Although the structures will be located near the eastern edge of the project site, properties in the area are 2.5 acres and larger. Noise levels exceeding established standards will not exist as a result of the project.
- XII b) **No Impact.** The project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. The project is required to comply with the vibration standards of the County Development Code. No vibration exceeding these standards is anticipated to be generated by the proposed uses.
- XII c) **No 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 required to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the project. The covered arena and stable are for private personal use only. There will be no public events. Although the structures will be located near the eastern edge of the project site, properties in the area are 2.5 acres and larger. Noise levels exceeding established standards will not exist as a result of the project.
- XII d) **Less Than Significant Impact.** Construction of the project may result in temporary or periodic noise increases associated with such activities. These activities must adhere to County Noise Standards including restricted days and hours of construction. After construction, ambient noise levels will return to normal for the widely scattered residential and animal keeping uses.

- XII e) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a public airport. The nearest public airport is Adelanto Airport and is located approximately 10.25 miles northeast of the project site.
- XII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. The nearest private airstrip is Krey Field which is located approximately 11 miles north of the project site.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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 type="checkbox"/>	<input checked="" 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) **No Impact.** The project will not induce substantial population growth in an area either directly or indirectly. The covered arena and stable are for the private personal use of the on-site resident only.
- XIII b) **No Impact.** The proposed use will not displace any housing units, necessitating the construction of replacement housing. No housing units are proposed to be demolished as a result of this proposal. A residence and numerous outbuildings currently exist on-site.
- XIII c) **No Impact.** The proposed use will not displace any people necessitating the construction of replacement housing elsewhere. The project will not displace any existing housing or existing residents. A residence and numerous outbuildings currently exist on-site.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

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

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- XV a) **No Impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will not generate any new residential units. It is for the private personal use of the property owner.
- XV b) **No Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The type of project proposed will not result in an increased demand for recreational facilities. It is for the private personal use of the property owner.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- XVI a) **Less Than Significant Impact.** The development of a covered arena and horse stable for private personal use only will not cause an increase in traffic. There are no public events or activities approved as part of this project. The project will generate no additional trips from those presently existing for the on-site residence and the horse breeding and keeping activities.
- XVI b) **No 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. County Public Works – Traffic Division has reviewed the traffic generation of the proposed project and anticipates that traffic service will remain at an LOS of “C” or better, as required by the County General Plan. The project site is within the High Desert Transportation Facilities Fee Plan Area. The developer shall pay appropriate fees to this plan in order to assist the financing and construction of roads and traffic signals within the plan area when on-site construction occurs.
- XVI c) **No Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There are no airports in the vicinity of the project. As discussed in the Hazard and Noise sections of this document, the nearest public airport, Adelanto Airport, is approximately 10.25 miles northeast of the project site and the nearest private airstrip, Krey Field, is approximately 11 miles north of the project site.
- XVI d) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses. The site is adjacent to two dedicated roads, Flowerfield Street and Sun Down Drive. There are no incompatible uses proposed by this project. The covered arena and horse stable are for private personal use

only. There are no public events or activities approved as part of this project. The area contains single family residences on large parcels, some with accessory animal keeping.

- XVI e) **No Impact.** The project will not result in inadequate emergency access because there are a minimum of two access points.
- XVI f) **No Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). The Victor Valley Transit Authority currently has Route 21, which serves the Tri-Community area of Victorville, Phelan, and Wrightwood. It does not provide services near the project site.

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

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

SUBSTANTIATION

- XVII a) **No Impact.** The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Lahontan Region, as determined by County Public Health – Environmental Health Services.
- XVII b) **No Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The facility is for the private personal use of the property owner. No public events or activities are permitted as part of this project. Wastewater generated on site will continue at its current rate. No new water treatment facilities are proposed.
- XVII c) **No Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects, as County Public Works has determined that there is sufficient capacity in the existing storm water system to absorb any additional storm water drainage caused by the project. Dirt floors within the proposed structures will remain. All construction must meet the requirements from the County Public Works, Land Development Division (Roads/Drainage).
- XVII d) **No Impact.** Adequate water supplies will be available because the proposed project is within the jurisdiction of the PPHCSD, which provides water to the site. Existing entitlements and resources will remain unchanged because of this project.
- XVII e) **No Impact.** The covered arena and stable will generate no additional wastewater. The facility is for the private personal use of the property owner only. This project does not permit any public events or activities.

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- XVII f) **No Impact.** No additional solid waste is anticipated to be generated because of the arena and stable. There is a residence on the site, as well as numerous outbuildings associated with the horse breeding and horse keeping. Proper manure management must be in compliance with Title 3 (Health and Sanitation and Animal Regulations) of the County Code. To address solid waste disposal associated with construction of the project, a Construction and Demolition Waste Reduction and Recycling Plan submitted to Public Works – Solid Waste Management Division is a condition of approval prior to the issuance of building permits. Prior to final inspection and/or within 45 days prior to project completion, a Construction and Demolition Recycling Summary Report must be submitted to SWMD for review and approval.
- XVII g) **No Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste. As mentioned above, proper manure management must be in compliance with Title 3 (Health and Sanitation and Animal Regulations) of the County Code and the conditions of approval contain the requirement for a Construction and Demolition Waste Reduction and Recycling Plan and a Construction and Demolition Recycling Summary Report.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

XVIII a) **Less Than Significant Impact.** The project does not appear to 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 or 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.

There are no identified historic or prehistoric resources identified on this site. No archaeological or paleontological resources have been identified in the project area.

The project site is not located within potential habitat for any designated species. Little to no vegetation exists on-site due to past development, clearing activities, and animal keeping.

XVIII b) **Less Than Significant Impact.** The project does not have impacts that are individually limited, but cumulatively considerable. Existing uses in the area have infrastructure that is sufficient to meet their baseline use impacts and remain below a level of significance. Previous evaluation of potential environmental impacts for those existing uses occurred. This Initial Study analyzed and quantified the potential impacts from the proposed use in conjunction with the existing baseline conditions. The determination is that the potential cumulative impacts fall well below a level of significance.

XVIII c) **No Impact.** The project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. There are no such impacts identified by review of other sources or by other agencies.

At a minimum, the project must meet the conditions of approval prior to implementation. The anticipation is that all such conditions of approval will insure that no potential for adverse impacts will be introduced by grading activities, construction activities, or land uses authorized by the project approval.

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

XIX. 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)

SELF MONITORING MITIGATION MEASURES: (Condition compliance will be verified by existing procedure)

NONE

GENERAL REFERENCES

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