



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

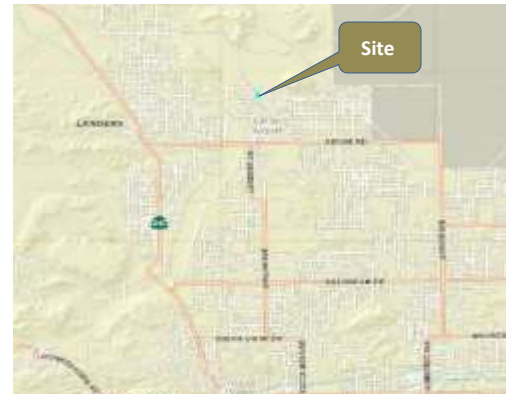
HEARING DATE: May 21, 2015

Project Description

APN: 0630-062-17
Applicant: Monica Coleman & Kate Pierson
Community: Landers/3rd Supervisorial District
Location: 58380 Botkin Road, Landers
Project No: P201300206
Staff: Reuben J. Arceo
Applicant Rep: Omega Design Group
Proposal: Conditional Use Permit for an existing six (6) space vintage airstream motel/campground, above ground pool, 400-square foot care-takers residence, and 225 square foot guest services shed on a portion of five (5) acres.

AGENDA ITEM # 2

Vicinity Map



12 Hearing Notices Sent On: April 24, 2015

Report Prepared By: Reuben J. Arceo

SITE INFORMATION

Parcel Size: Five (5) acres

Terrain: Primarily flat undeveloped land with no unique topographic features

Vegetation: Single Joshua Tree, creosote brush, Bursage, and Bromus grass and Agrostis grass

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
Site	Airstream Motel/Campground	Homestead Valley (HV)/Rural Living (RL)
North	Vacant	Homestead Valley (HV)/Rural Living (RL)
South	Single Family Dwelling	Homestead Valley (HV)/Rural Living (RL)
East	Single Family Dwelling	Homestead Valley (HV)/Rural Living (RL)
West	Vacant	Homestead Valley (HV)/Rural Living (RL)

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	None	None
Water Service:	Big Horn-Desert View Water Agency	Will Serve
Sewer Service:	Septic Tank System	None

STAFF RECOMMENDATION: That the Planning Commission **APPROVE** the Conditional Use Permit for an existing six (6) space vintage airstream motel/campground, pool, caretakers residence and guest services shed on a portion of five acres.

In accordance with Section 86.08.010 of the Development Code, the action taken by the Planning Commission may be appealed to the Board of Supervisors within ten (10) calendar days after the Planning Commission hearing.

VICINITY MAP



OFFICIAL LAND USE DISTRICT MAP
ZONING DESIGNATION
(Homestead/Rural Living)



FIGURE 1
Airstream Motel/Campground
Site Plan

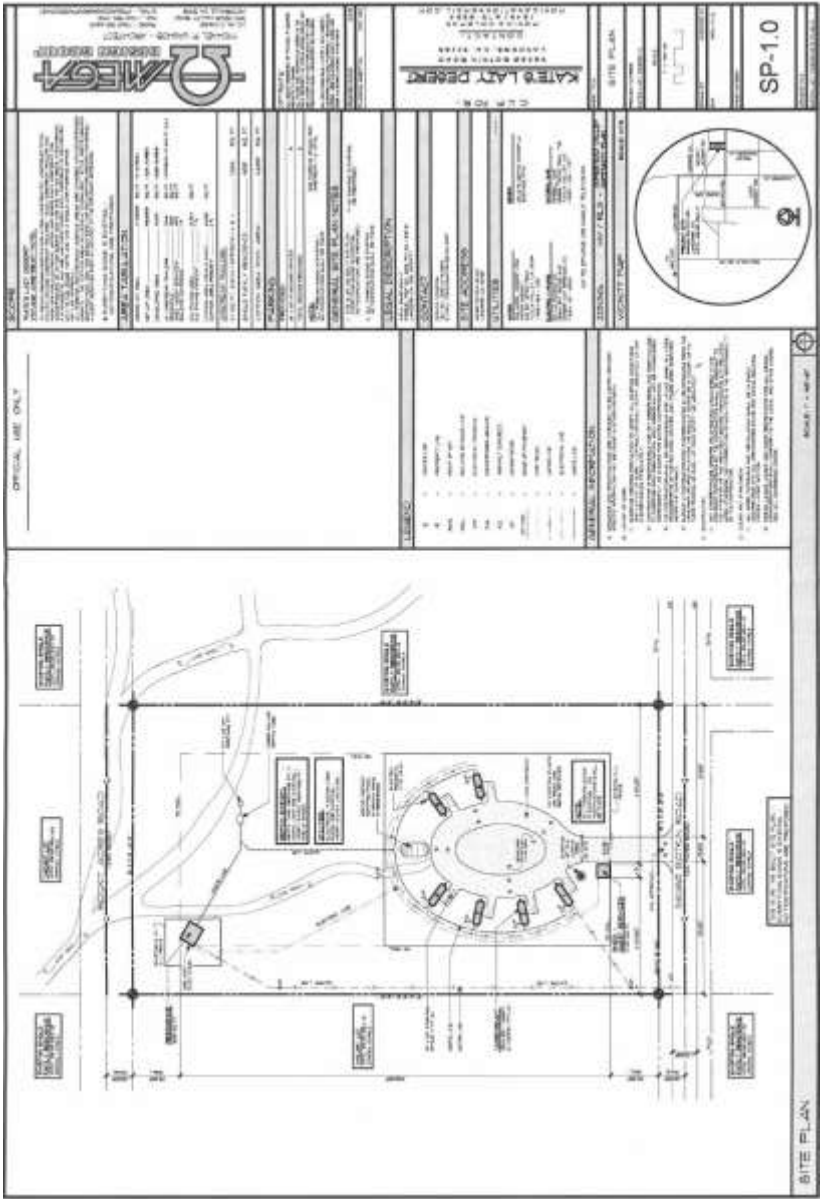
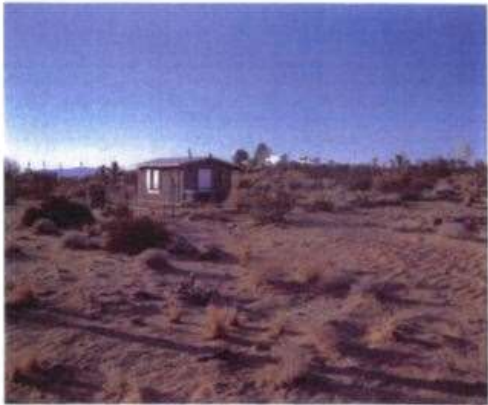


FIGURE 2
Site Photos
Airstream Trailer Elevations



NORTHWEST CORNER LOOKING SOUTHEAST



SOUTHEAST CORNER LOOKING NORTHWEST



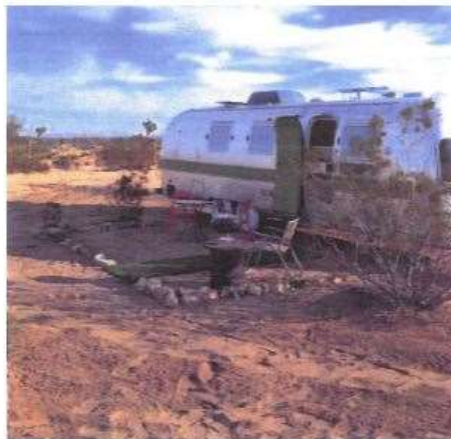
SOUTHWEST CORNER LOOKING NORTHEAST



NORTHEAST CORNER LOOKING SOUTHWEST



CENTER OF FENCED AREA LOOKING EAST



CENTER OF FENCED AREA LOOKING WEST

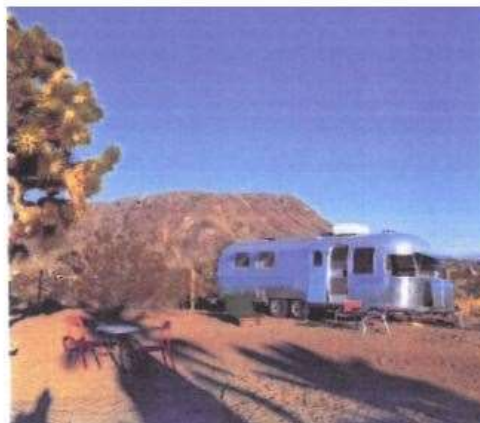


FIGURE 3
Airstream Motel/Campground
Project Site Perspective



PROJECT DESCRIPTION AND BACKGROUND:

Project: The proposed Conditional Use Permit (CUP) (Project) is a request to recognize an existing six (6) space vintage airstream motel/campground, advertised as “Kate’s Lazy Desert Vintage Airstream Campground”, including a partially recessed pool, a 400 square foot caretaker’s residence and 225 square foot guest services shed, operating on a portion of a five (5) acre site within the Community of Landers. The site is located in the Homestead Valley Community Plan area, and is zoned Homestead Valley Community Plan/Rural Living (HV/RL). Campgrounds are permitted to operate in the HV/RL zoning district subject to approval of a CUP. The Homestead Valley Community Plan (HVCP) encompasses 124 square miles and includes the communities of Landers, Flamingo Heights, Johnson Valley and Yucca Mesa. The primary purpose of the HVCP is to guide the future use and development of land within the HVCP area in a manner that preserves the character and independent identity of the HVCP communities.

The applicant has operated the existing campground since 2013, and in keeping with the HVCP goals and objectives, intends to maintain the site as undisturbed as possible. Each of the six (6) airstream interiors has been internally redecorated to artistically convey a special theme.

Location and Access: The Project site is a 330 foot wide by 600 foot long parcel that contains a primary and secondary means of ingress and egress as shown in Figure 1 and Figure 3. Both Botkin Road, the primary means of access along the south boundary line, and Rocky Acres Road, located along the northern boundary, are non-county maintained dirt roads. The nearest county maintained road is Belfield Boulevard, located approximately three-quarters of a mile west of the site.

Site entry is through a gated twenty-eight foot driveway approach leading directly into a turnaround paved with decomposed granite. The campground is situated within a 220 foot by 258 foot perimeter rabbit proof (2 inch x 2 inch square steel) fence. Approximately seven (7) percent (13,764 square feet) of the site is paved with decomposed granite. Situated at various intervals along the turnaround are six (6) airstream trailers as shown in Figure 2, and a swimming pool. Each 9 foot x 26 foot trailer contains approximately 234 square feet. The motel/campground provides hookups for water and electrical and an existing 2,000 gallon septic tank system provides disposal service to each trailer. Also located on the property is a 225 square foot Guest Services Shed and 400 square foot on-site caretaker’s residence. Each trailer is provided one designated 400-square foot parking space. Each trailer is self-contained with a shower, toilet and small kitchen facility and outdoor solar powered lighting. The trailers are rented primarily for one (1) night and never more than two (2) nights.

Environmental Setting: As shown in the Figure 2 photos, the site is relatively flat and undisturbed and supports limited vegetation. In keeping with the rural living characteristic of the area, the Project’s general location is relatively undeveloped; adjoining properties are primarily single-family dwellings sited on five (5) acre lots. There are no commercial land use zoning districts located within the HVCP. The most prominent land use designation within the HVCP is Rural Living (RL).

Based on a Focused Desert Tortoise Survey undertaken on April 16, 2013, by RCA Associates, LLC, and attached as Exhibit D, no sensitive wildlife habitats, sensitive wildlife species, or wildlife corridors were affected by the Project. Since the property is located within a known distribution of the desert tortoise, surveys were conducted in the zone of influence to the north and west since these parcels are undeveloped. The results of the survey found no desert tortoises or tortoise evidence (e.g., burrows, scats, etc.) on the site. Moreover, the species is not expected to move on the site in the future based on the results of the surveys. The survey also found no burrows suitable for occupation or use by burrowing owls on the site or in the Project’s zone of influence. An update biological survey conducted on July 24, 2014, attached as Exhibit F verified that the findings

from the April 16, 2013, survey continue to remain valid.

Street Improvements/Dedication Wavier Modification: In September 2014, the applicant applied for a waiver a modification to street improvement requirements (attached as Exhibit E) pursuant to Section 83.050.070 of the County Development Code. The standard improvement requirements for both Botkin Rd. and Rocky Acres would include a minimum 26 feet of paved access tying into the nearest maintained paved road (approximately $\frac{3}{4}$ mile). Requests for waiver or modification of dedication and/or street improvements are considered and approved by the Director of Public Works. The findings required to consider a waiver are:

- The waiver or modification would not adversely affect the environment, public health or safety.
- The waiver or modification would not create a financial impact to the County of San Bernardino or the San Bernardino County Flood Control District within ten (10) years from the date of the waiver or modification.
- The request for waiver or modification is not based solely on the financial hardship to the applicant.
- The waiver or modification would not conflict with other County departments or notified agencies' dedication and/or improvement requirements, or any foreseeable future needs for access or infrastructure.
- There is good cause shown for the waiver or modification and such waiver or modification would serve a public purpose.

After consideration of the applicant's request, and the circumstances cited in the waiver application, the waiver request was granted in December 2014.

ANALYSIS:

Consistency with General Plan and Zoning Regulations: As the use has been operating since 2013 without entitlement approval, upon approval of the CUP and associated Project conditions, the motel/campground will be consistent with the HV/RL zoning district, General Plan and Homestead Valley Community Plan.

The Project's consistency is supported by the following HVCP goals and policies:

- I. Goal HV/Land Use (LU) 1. Retain the existing rural desert character of the community.
 - Policy HV/LU 1.2: "Preserve the rural character and protect the area's natural resources...."

Finding: The applicant proposes no alterations to the site and intends to operate the motel/campground within the natural setting and environmental ambiance of the surrounding environment. The six Airstream units are low-impact stationary vehicles that require no grading or site alterations to operate. Moreover, the Airstream units produce no emissions, noise, or light stream that could potentially affect the natural setting of the environment.

- II. Goal HV/Conservation (CO) 1. Preserve the unique environmental features of Homestead Valley, including native wildlife, vegetation, and scenic vistas.

Finding: As cited in the April 16, 2013, Focused Desert Tortoise Survey (Exhibit D) and July 25, 2014, Update Letter (attached as Exhibit F), the Project will not have any

impacts to the desert tortoise, or burrowing owl. Based on the background review it was also determined that there are no sensitive species that have been documented in the area surrounding the site since completion of the original survey in 2013. The survey update found that the existing conditions present on the site have not changed since the 2013 survey and no desert tortoises or any other sensitive wildlife species were observed on the property.

- III. Goal HV/Open Space (OS) 3. Develop parks and recreation facilities to meet the recreational needs of the community

Finding: "Kate's Lazy Desert Airstream Motel" is a unique, one-of a kind recreation service that provides personal experience for enjoying the desert. The low-impact design of the facility, coupled with the low-occupancy load provides the services and needs to enjoy the outdoors without disrupting or impacting the environment.

Aesthetics: As shown in the Figure 2, the relatively low-profile of the six Airstream units, coupled with the setback distance from the nearest paved road (Belfield Blvd) is not expected to have impacts to nearby resident's views or vistas. The existing outdoor solar lights used for night lighting and security are low-intensity and are not considered to create impacts. The Planning Division did receive a call from an adjacent resident who received notice of the Initial Study availability. The resident indicated his support of the Project and stated that the Project presents no aesthetic or noise impacts to the surroundings or adjacent residents.

SUMMARY: In compliance with the California Environmental Quality Act (CEQA), an Initial Study, was completed for the proposed Project and was posted and circulated for review and comment on March 30, 2015, and the comment period closed on April 20, 2015. No comments were received except the already-note phone call from an adjacent resident in support of the Project.

The conclusion of the Initial Study/Negative Declaration (attached as Exhibit C) is that the Project will not have a significant adverse impact on the environment with the implementation of the recommended Conditions of Approval (attached as Exhibit B). Therefore, adoption of the Negative Declaration is recommended.

RECOMENDATION: That the Planning Commission:

- 1) **ADOPT** the Findings as contained in the Staff Report;
- 2) **ADOPT** the Negative Declaration;
- 3) **APPROVE** the Conditional Use Permit for an existing six (6) space vintage airstream motel/campground, above ground pool, caretaker's residence and guest services shed on a portion of five (5) acres, based on the findings contained in the Staff Report and subject to the Conditions of Approval;
- 4) **FILE** the Notice of Determination.

ATTACHMENTS:

- Exhibit A: Findings
Exhibit B: Conditions of Approval
Exhibit C: Initial Study/Negative Declaration
Exhibit D: Focused Desert Tortoise Survey, April 16, 2013
Exhibit E: Road Improvement Waiver Approval
Exhibit F: Updated Biological Report, July 25, 2014

EXHIBIT A

Findings

FINDINGS: CONDITIONAL USE PERMIT

Conditional Use Permit (CUP) for an existing six (6) space vintage airstream motel/campground, above ground pool, 400 square foot care-takers residence, and 225 square foot guest services shed on a portion of five (5) acres (Project).

1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed airstream motel/campground, parking areas, ingress/egress driveways, and other required features pertaining to the application, in that the five (5) acre lot, is adequate in size and area as per the Homestead Valley Rural Living (HV/RL) zoning designation and can accommodate the proposed 56,760 square foot fenced area in which the airstream units are located. All setbacks meet or exceed the requirements in the RL zoning district for the proposed land use. The Project incorporates comments from the County's Land Development Services that ensure the Project operates within the County's development and land use provisions.
2. The site has adequate access, with two means of ingress and egress, although the primary entry is off Botkin Road. Botkin Road is a non-county maintained road that provides direct access from Belfield Boulevard, a county maintained road approximately three-quarters of a mile west of the site. The applicant received approval from Land Use Services Department-Land Development Division, to waive both the Botkin Road and Rocky Acres Road dedication and paving requirements. In accordance with the approved street improvement waiver by the Land Development Division, both roads are able to provide access to the Project site without the installation of street improvements.
3. The proposed use, in conjunction with the Conditions of Approval, will not have a substantial adverse effect to the surrounding environment in that the campground has minimal environmental disturbance since the units are mobile trailers without permanent foundations; and the campground provides septic tank service for waste disposal. Moreover, per the Biological Study undertaken for the Project, the study's findings determined that the Project will not have an adverse effect on the desert tortoises or affect an endangered or sensitive species.
4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan and the Homestead Valley (HV) Community Plan, because the proposed CUP site plan, together with the provisions for its design and improvement are consistent with the following goals and policy:
 - I. Goal HV/Land Use (LU) 1. Retain the existing rural desert character of the community.
 - Policy HV/LU 1.2: "Preserve the rural character and protect the area's natural resources...."

Finding: The applicant proposes no alterations to the site and intends to operate the motel/campground within the natural setting and environmental ambiance of the surrounding environment. The six Airstream units are low-impact stationary vehicles that require no grading or site alterations to operate. Moreover, the Airstream units

produce no emissions, noise, or light stream that could potentially affect the natural setting of the environment.

II. Goal HV/Conservation (CO) 1. Preserve the unique environmental features of Homestead Valley, including native wildlife, vegetation, and scenic vistas.

Finding: As cited in the April 16, 2013, Focused Desert Tortoise Survey and July 25, 2014, Update Letter, the Project will not have any impacts to the desert tortoise, or burrowing owl. Based on the background review, it was also determined that there are no sensitive species that have been documented in the area surrounding the site since completion of the original survey in 2013. The survey update found that the existing conditions present on the site have not changed since the 2013 survey and no desert tortoises or any other sensitive wildlife species were observed on the property.

III. Goal HV/Open Space (OS) 3. Develop parks and recreation facilities to meet the recreational needs of the community

Finding: "Kate's Lazy Desert Airstream Motel" is a unique, one-of-a-kind recreation service that provides a distinctive experience for enjoying the desert. The low-impact design of the facility, coupled with the low density of the Project site, provides the environment to enjoy the outdoors without disrupting or negatively impacting the natural environment.

5. There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed use. Conditions of Approval have been incorporated ensure that the use will operate in accordance with the County's Land Use Services Department, County Environmental Health Services and Public Works- Waste Management.
6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare because the Conditions of Approval include measures to reduce both air quality and traffic impacts and to set performance standards for the Project.
7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, through the orientation and design of the airstream structures and to take advantage of passive solar heating capabilities.
8. The Project will not have a significant adverse impact on the environment, subject to implementation of the proposed Conditions of Approval and mitigation measures. An Initial Study (IS) was prepared in compliance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration (MND) has been reviewed and considered prior to its adoption and prior to approval of the Project. The IS/MND reflects the independent judgment of the County of San Bernardino.

EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL (CONDITIONAL USE PERMIT)

CONDITIONAL USE PERMIT Airstream Motel

GENERAL REQUIREMENTS Conditions of Operation and Procedures

LAND USE SERVICES – Planning (909) 387-8311

1. Project Description. This Conditional Use Permit (CUP) is approved to recognize an existing six (6) space vintage airstream trailer park/motel campground, above ground pool, 400 square foot caretaker's residence and 225 square foot guest services shed on a portion of five (5) acres in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the California Fire Code (CFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). Parking approved for this project is based upon the above land use description and Conditional Use Permit analysis. The Applicant shall provide a copy of the approved conditions and site plan to every current and future tenant, lessee, and property owner to facilitate compliance with these conditions of approval and continuous use requirements for the Project site, recorded as APN: 0630-062-17 and Project No. P201300206.
2. Project Location. The Project site is located at 58380 Botkin Road in Landers.
3. Indemnification. In compliance with the SBCC § 81.01.070, the applicant shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the applicant may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the applicant of any claim, action, or proceeding and that the County cooperates fully in the defense. The applicant shall reimburse the County and its indemnitees for all expenses resulting from such

actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The applicant's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

4. Revisions. Any proposed change to the approved use/activity on the site or any substantial increase in the trailer park/motel campground leading to any expansion or modification to the approved site plan, including changes to structures building locations, elevations, signs, parking allocation, landscaping, lighting, allowable number of occupants (clients and/or employees); or a proposed change in the conditions of approval, including operational restrictions from those shown either on the approved site plan and/or in the conditions of approval shall require that an additional land use application (e.g., Revision to an Approved Action) be submitted to the County Land Use Services Department Planning Division for review and approval.
5. Continuous Effect/Revocation. All of the conditions of this project are continuously in effect throughout the operative life of the project for the use approved. Failure of the property owner, tenant, applicant, developer or any operator (herein "developer") to comply with any or all of the conditions at any time may result in a public hearing and revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.
6. Expiration. This project permit approval shall expire and become void if it is not "exercised" within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either:
 - a) The permittee has commenced actual construction or alteration under a validly issued building permit; or
 - b) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)

Occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:

- a) Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
- b) The land use is determined by the County to be abandoned or non-conforming.
- c) The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to revocation hearing and possible termination.

PLEASE NOTE: This will be the **ONLY** notice give of the approval expiration date. The “developer” is responsible to initiate any Extension of Time application.

7. Extension of Time. Extension of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three (3) years beyond the current application date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty (30) days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
8. Project Account. The Job Costing System (JCS) account number is P201300206. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Work and County Counsel). Upon notice, the “developer” shall deposit additional funds to maintain or return the account to a positive balance. The “developer” is responsible for all expenses charged to this account. Processing of the project shall cease if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 shall be in the project account at the time of the project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and/or operation of each approved use in each approved structure or land us activity area.
9. Condition Compliance. In order to obtain permits for building and occupancy, or and final inspection, the developer shall process a Condition Compliance Form through County Planning in accordance with the directions stated in the Approval Letter. County Planning shall release their holds on each phase of development by providing to County Building and Safety the following:

- Building Permits – a copy of the signed CCRF for building permits and three (3) “red” stamped and signed approved copies of the final approved site plan.
 - Final Inspection – a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.
 - Tenant Occupancy – a copy of the signed CCRF for tenant occupancy of each respective building, after an on-site compliance inspection by County Planning.
10. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
- a) FEDERAL: None
 - b) STATE: None
 - c) COUNTY: Land Use Services-Building and Safety, County Fire; Public Health-Environmental Health Services (DEHS), Public Works, AND;
 - d) LOCAL: None
11. Continuous Maintenance. The property owner and “developer” shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site uses (e.g. employees) and surrounding properties. The “developer” shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
- a) Annual maintenance and repair inspections shall be conducted for all structures, fencing/walls, walks, parking lots, driveways, and signs to assure proper structural, electrical and mechanical safety and a properly operating irrigation system.
 - b) Graffiti and debris shall be removed immediately with weekly maintenance.
 - c) Landscaping shall be maintained in a continual healthy thriving manner at proper height for required screening. Drought-resistance, fire retardant vegetation shall be used where practicable.
 - d) Erosion control measures shall be maintained to reduce water run-off, siltation, and promote slope stability.
 - e) Architectural controls shall be enforced by the property owner to maintain compatibility of theme, material, unfaded colors, building mass, size and height.
 - f) External Storage, recycling and trash storage areas shall be kept neat, orderly, and fully screened from public view. The wall shall include sight-obscuring gates. The solid wall(s) and gate(s) shall be continuously maintained in good repair. .
 - g) Metal Storage Containers shall be screened by landscaping or other means.

- h) Signage. All on-site signs, including posted area signs (e.g. "No Trespassing") shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular weekly basis. Signs on the site shall be of the size and general location as shown on the approved site plan or an approved an approved sign plan.
 - i) Parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs shall be maintained in an unfaded condition as identified on the approved site plan. Any modification to parking and access layout requires County review and approval. The markings and signs shall be clearly defined and legible. These include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps "No Parking" "carpool" and "Fire Lane" designations.
- 12. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.
 - 13. Lighting. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadway in a manner that interferes with on-coming traffic. All signs proposed by this project shall only b lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign alternating no more than once every five seconds.
 - 14. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sigh triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structure, and landscaping located within any clear sight triangle shall comply with the height and located within any clear sight triangle shall comply with the height and location requirement specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
 - 15. Underground Utilities. There shall be no new above ground power or communication lines extended to the site. All new utilities shall be placed underground in a manner, which avoids disturbing any existing/natural vegetation or the site appearance. Existing utilities around the site perimeter shall also be placed underground, where possible in coordination with the utility provider.
 - 16. Operational Security. Implementation of operational security measures for commercial and industrial uses is highly recommended to include video surveillance and security patrols during non-business hours. The installation of

exterior security lighting for all public areas in compliance with any night sky regulations is encouraged. This will assist in crime prevention and detection.

17. Access. The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.

LAND USE SERVICES – Code Enforcement (909) 387-8311

18. Enforcement. If any County agency is required to enforce compliance with the conditions of approval, the property owner and “developer” shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and “developer” (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 - Development Code; Division 6 - Administration, Chapter 86.09 - Enforcement.
19. Weed Abatement. The developer shall comply with San Bernardino County weed abatement regulations [SBCC§ 23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

PUBLIC HEALTH – Environmental Health Services (DEHS) (800) 442-2283

20. Noise Level. Noise level shall be maintained at or below County Standards, Development Code §83.01.080. For information, contact DEHS at 1-800-442-2283.
21. Septic System. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a Department of Environmental Health Services (DEHS) permitted pumper. For information, please call DEHS/Wastewater Section at: 1-800-442-2283.
22. Refuse Storage/Removal. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least **1** time per week, per week or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least **2** times per week, or as often as necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. Seq.. For information, please call DEHS/LEA at: 1-800-442-2283.

LAND USE SERVICES - Land Development – Drainage (909) 387-8311

23. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
24. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed
25. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. .

PUBLIC WORKS - Solid Waste Management (909) 387-8701

26. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial solid waste a week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor business recycling and will require the business to provide recycling information. This requirements is to assist the County in compliance with the recycling requirements of AB 341.

PUBLIC WORKS - Survey (909) 387-8149

27. If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor (Section 8771(b) Business and Professions Code).

The following conditions are for the occasion where the monuments of record cannot be located and the boundary must be determined for construction purposes.

28. Record of Survey. A record of Survey/Corner Record shall be filed in the following instances:

- Legal descriptions or construction staking based upon a field survey of the boundary or building setbacks.
- Monuments set to mark the property lines.
- Pursuant to applicable sections of the Business and Professions Code.

**PRIOR TO ISSUANCE OF GRADING PERMITS OR
ANY LAND DISTURBING ACTIVITY
THE FOLLOWING SHALL BE COMPLETED**

LAND USES SERVICES - Land Development – Drainage (909) 387-8311

29. Drainage Improvements. A Registered Civil Engineer Shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties.
30. FEMA Flood Zone. The Project is located within Flood Zone D according to FEMA Panel Number 7400H dated 08/28/2008. Flood Hazards are undetermined in this area but possible.

**PRIOR TO ISSUANCE OF BUILDING PERMITS
THE FOLLOWING SHALL BE COMPLETED**

LAND USE SERVICES – Building and Safety Division (909) 387-8311

31. Construction Plans. Any building, sign, or structure to be constructed or located on site will require professionally prepared plans for review and approval by the Building and Safety Division.
32. Permits. Obtain permits for all structures located on site and all work done without a permit.

LAND USE SERVICES – Planning (909) 387-8311

33. Building Elevations. The developer shall adhere to the approved site plan. Any significant expansion, modification or change of use other than approved by the Planning Commission shall require the developer to obtain a Revision to an Approved Plan and submittal fees and Planning Division approval.
34. Underground Utilities. All new on-site utility lines on or around the perimeter of the site, shall be placed underground. The developer will work cooperatively with the County and appropriate utility agencies to any future utilities.
35. Signs. The applicant must submit separate sign plans for review and approval in compliance with Chapter 83.13, Sign Regulations, of the County Development Code for any signs proposed.
36. Screen Rooftop: Any structural rooftop mechanical equipment shall be screened from ground vistas.
37. Trash/Recyclables Receptacles: All trash and recyclables receptacles shall be in compliance with Public Works, Solid Waste Management standards. They shall be enclosed by a six-foot high masonry walls with steel gates or such material substitute approved by the Planning Division. A concrete apron equal to the width of the gate and outward from the enclosure a minimum of six feet shall be provided.

PUBLIC HEALTH – Environmental Health Services (DEHS) (800) 442-2283

38. Water Purveyor. Water purveyor shall be EHS approved.
39. Water Letter. Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter

shall reference the Assessor's Parcel Number. For projects with current active water connections, a copy of water bill with project address may suffice. For information, contact the Water Section at 1-800-442-2283.

40. Sewage. Method of sewage disposal shall be **EHS approved onsite wastewater treatment system (OWTS).**
41. Wastewater Verification. Applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewerage agency. The letter shall reference the Assessor's Parcel Number.
42. Treatment System. If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions:
 - A soil percolation report shall be submitted to DEHS for review and approval.
 - A plot plan showing the location of the septic system may be required by DEHS prior to the issuance of building permits.
 - If the percolation report cannot be approved, the project may require an alternative OWTS. For information, please contact the Wastewater Section at 1-800-442-2283.
43. Septic System. Existing septic system can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 Contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function.
44. Acoustical. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to DEHS for review and approval. For information and acoustical checklist, contact DEHS at 1-800-442-2283.
45. Swimming Pool(s). Plans for swimming pool(s) and associated restroom facilities shall be reviewed and approved by DEHS. For information, call DEHS/Plan Check at 1-800-442-2283.

LAND USE SERVICES – Land Development – Roads (909 387-8311

46. Road Dedication/Improvement. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications. These shall be submitted to the Land Use Services Department, located at 385 N. Arrowhead Ave., 1st Floor, San Bernardino CA 92415-0187. Phone: (909) 387-8311.

Botkin Road (1/16 Section Line – 60')

- Road Dedication. A 30 foot grant of easement is required to provide a half-width right-of-way of 30 feet.

Rocky Acres Road (1/16 Section Line Local -60')

- Road Dedication. A 30 foot grant of easement is required to provide a half-width right-of-way of 30 feet.
47. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
48. Legal Access. Proof of legal access to the nearest public maintained road is required for all applications. As proof of legal access, the “developer” shall submit one of the following:
- a) Existing dedication;
 - b) Copy of the court decree establishing prescriptive rights that is acceptable to the Land Development Division;
 - c) Dedications/easements by separate instrument from all property owners intervening between the proposed land division and a Publicly Maintained Road System.
49. Turnarounds. Turnarounds on site shall be in accordance with the requirements of the County Department of Public Works and County Fire Department

COUNTY FIRE – Community Safety (909) 386-8400

50. Fire Fee. The required fire fees (currently \$1,997.00) shall be paid to the San Bernardino County fire Department/Community Safety Division (909) 386-8400.
51. Access. The development shall have a minimum of 2 points of vehicular access. These are fire/emergency equipment access and for evacuation routes. Standard 902.2.1
- Single-Story Road Access Width. All buildings shall have access provided by approved roads, alleys, and private drive with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

Other recognized standards may be more restrictive by requiring wider access.

- Multi-Story Road Access Width. Building three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. [F41]

**PRIOR TO FINAL INSPECTION OR OCCUPANCY
THE FOLLOWING SHALL BE COMPLETED**

LAND USE SERVICES – Building and Safety (909) 387-8311

52. Condition Compliance Release Form Sign-off: Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

LAND USE SERVICES - Planning (909) 387-8311

53. Site Plan Certificate of Completion. All landscaping, dust control measures, all walls/fences, pedestrian walkways, irrigation systems, etc. as delineated on the approved landscape plan and/or site plan shall be installed. The developer shall submit the Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs.
54. On-site Improvements. Parking, on-site circulation requirements, and all on-site improvements shall be installed per approved site plan.
55. Disabled Access. Disabled access parking spaces shall be clearly marked as disabled spaces and said markings shall be maintained in good condition at all times.
56. Fees Paid. Prior to final inspection by the Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, all fees required under actual cost job number P201300206 shall be paid in full.

LAND USE SERVICES - Land Development – Roads (909) 387-8311

57. LDD Requirements. All Land Development requirements shall be completed by the applicant prior to occupancy.

COUNTY FIRE – Community Safety (909) 386-8400

58. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.
59. Commercial. Large facility Addressing. Commercial and industrial developments in excess of 100,000 square feet shall have the street address installed on the building with numbers that are a minimum twelve (12) inches in height and with a

one and one half (1 ½) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances.

60. Water System Commercial. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. All fire hydrants shall be spaced no more than three hundred (300) feet from any portion of a structure. [F54]
61. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the site. Prior to final inspection and occupancy, the permanent sign shall be installed. Standard 901.4.4 [F72]
62. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]
63. Haz-Mat Approval. The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8400 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.[F94]
64. Fire Department Inspection. Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final". [F03]

**PRIOR TO TENANT OCCUPANCY
THE FOLLOWING SHALL BE COMPLETED**

LAND USE SERVICES - Building and Safety (909) 387-8311

65. Tenant Occupancy. Any building without specified tenants and/or land use may receive final inspection for construction purposes ONLY. Buildings that do not have specific occupants or use classification defined at the time of final inspection will receive only a "final construction" approval. When individual "tenants" and/or "land uses" are identified, or a change of "use" and/or "tenant" is proposed, depending on occupancy impacts, the "developer" shall submit for review with appropriate fees and obtain approval of a Tenant Review. The County Building Official may determine in this process that additional land use review and approval is required by County Planning. A construction plan review for Tenant Improvements may be processed simultaneously with the Tenant Review. Only after a construction permit has been issued, all work/installations completed, and a final inspection is signed will an "Occupancy Permit" be granted to individual tenants.

LAND USE SERVICES - Planning (909) 387-8311

66. Notification. The developer shall provide a copy of these conditions of approval and a copy of the approved plot map to any future property owner, lessee, operator, and/or tenant to notify each interested party of the land use approval and conditions of operation, maintenance, the approved land use and any restrictions/requirements that have been imposed.
67. 75% Solid Waste Diversion. Program (GHG Reduction Measure R2W6). The developer shall require all future tenants to institute a recycling program that provides separated recycling bins inside the proposed structure and a large external recycling collection bin at a central location on site.

PUBLIC WORKS - Solid Waste Management (909) 387-8701

68. Occupancy Approval. Prior to occupancy of a newly constructed or remodeled apartment complex, hotel, motel, resort, pursuant to San Bernardino County Code 33.101 et seq., a Certificate of Use request shall be submitted to the Division of Environmental Health Services. For information, call DEHS/Community Environmental Health at: 1-800-442-2283.

END OF CONDITIONS

EXHIBIT C

Initial Study/Mitigated Negative Declaration

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:	0630-062-17
APPLICANT:	MONICA COLEMAN & KATE PIERSON
COMMUNITY:	LANDERS/ 3 RD SUPERVISORIAL DISTRICT
LOCATION:	BOTKIN ROAD AND ROAD RUNNER LANE NORTHEAST CORNER
PROJECT No:	P201300206/CUP
STAFF:	REUBEN J. ARCEO
REP(S):	SAME AS APPLICANT
PROPOSAL:	CONDITONAL USE PERMIT TO RECOGNIZE AN EXISTING 6 SPACE VINTAGE AIRSTREAM MOTEL/CAMPGROUND, POOL, 400 SQ.FT. CARTAKER RESIDENCE AND 225SQ.FT. GUEST SERVICES SHED ON PORTION OF 5 ACRES.

USGS Quad: LANDERS NORTH
T, R, Section: T2N R6E Section 6 NE ¼
OLUD: HV/RL

Planning Area: Homestead Valley Community Plan
Overlays:

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department – Planning Division
385 N. Arrowhead Avenue
San Bernardino, CA 92415-0187

Contact person: Reuben J. Arceo, Contract Planner
Phone No: 909 387-4373
E-mail: reuben.arceo@lus.sbcounty.gov

Fax No: 909 387-3223

Project Sponsor: Monica Coleman & Katie Pierson
5191 Route 28
Mount Tremper, New York
Phone No: (845) 688-7200
E-mail: monicanation@gmail.com

Fax No: (845) 679-8954

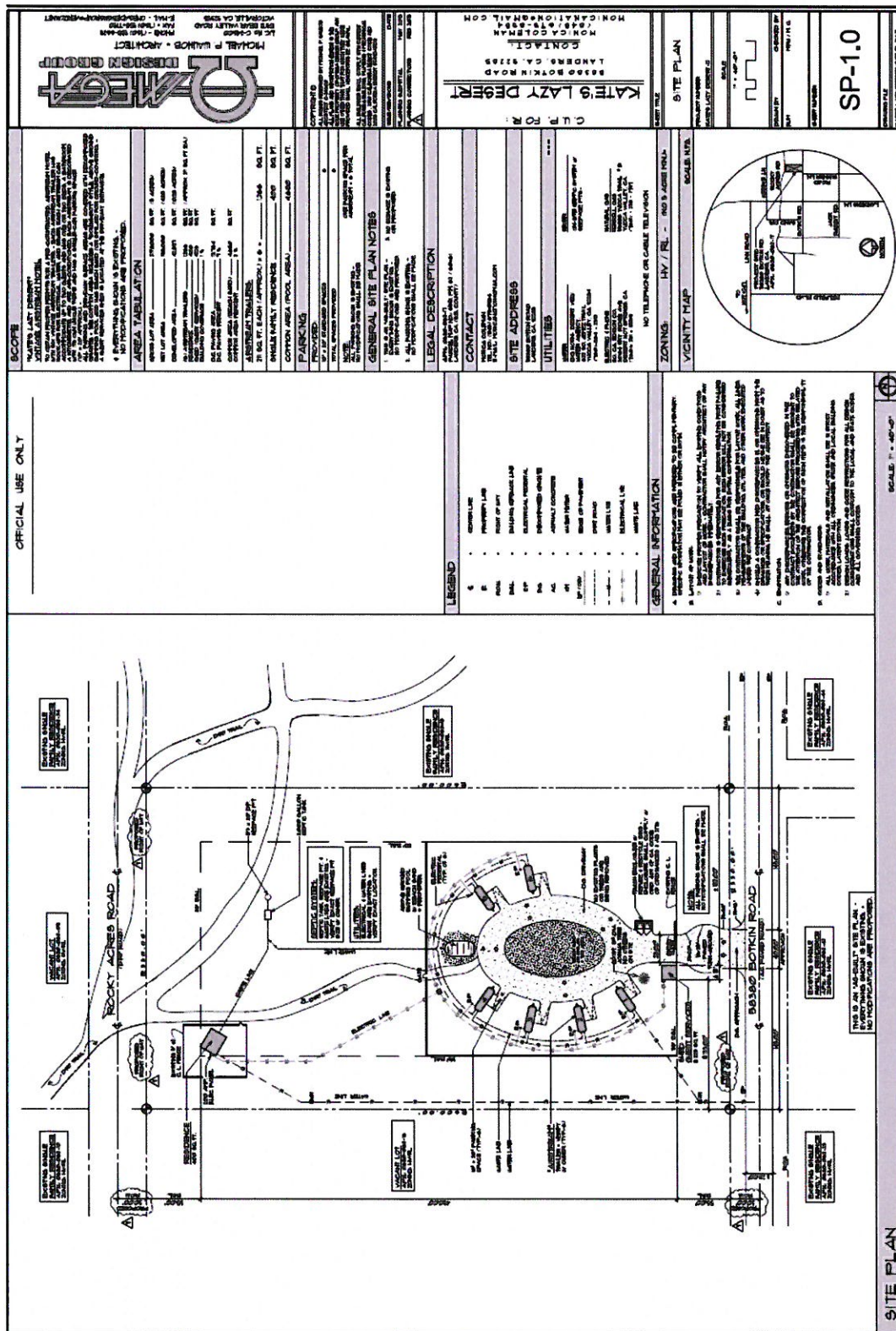
PROJECT DESCRIPTION:

The proposed Project is Conditional Use Permit to recognize an existing six (6) space vintage airstream motel/campground, above ground pool, 400 square foot caretaker residence, and 225 square foot guest services shed on a portion of five (5) acres. The site is located within the unincorporated community of Landers, within the Homestead Valley Community Plan, and zoned Homestead Valley Community Plan, Rural Living (HV/RL) as noted in Figure 1. The Project site is located on Botkin Road and Road Runner Lane, Northeast corner, referenced as 58380 Botkin Road as shown in Figure 2. Access to the site is primarily from Botkin Road although there is available access from Applegate Way, an unpaved road lying north of the site. Properties adjacent to the site in all directions are zoned HV/RL.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

According to the General Biological Resources Assessment prepared by RCA Associates LLC., the Project site is at an elevation of 2800 feet (MSL). Soils are primarily sandy loam with gravel present. No water resources are on the site and the USAGS Landers Quadrangle (1972) does not shown any blue-line channels on the site or in the immediate surrounding area. No sensitive wildlife habitats, sensitive wildlife species, or wildlife corridors are associated with the site. Existing single-family dwellings are located in the surrounding area to the north, east and northwest with vacant land to the west and south. The fenced area where the existing trailers are located supports limited native vegetation with the area outside of the fenced area supporting a creosote bush community

Figure 1 Vicinity Map and Site Plan



AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT / OVERLAYS
Site	Project Site	Homestead Valley Community Plan, Rural Living (HV/RL)-
North	Vacant	Homestead Valley Community Plan, Rural Living (HV/RL)
South	Single-family residence	Homestead Valley Community Plan, Rural Living (HV/RL)
East	Single-family residence	Homestead Valley Community Plan, Rural Living (HV/RL)
West	Vacant	Homestead Valley Community Plan, Rural Living (HV/RL)

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

Federal: None

State of California: California Department of Fish and Wildlife;

County of San Bernardino: Land Use Services – Building and Safety, Code Enforcement, Land Development – Road & Drainage; Public Health – Environmental Health Services; Public Works – Surveyor, County Fire

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 Impact with Mitigation	Less than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

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:

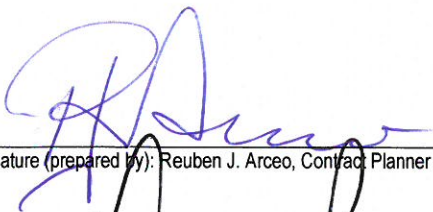
The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <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"/> 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): Reuben J. Arceo, Contract Planner


Date


Signature: Dave Prusch, Supervising Planner


Date

I. AESTHETICS - Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" 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): State Route 247

The Project site is not located within a Scenic Overlay Area or Zone. The existing Airstream motel operates six (6) airstream approximately ten feet by twenty feet in size or approximately 211 square feet. The six eight foot high trailers are spaced in a semi-circular footprint on the parcel. Distances between each of the six trailers provides adequate spacing for parking and outdoor activities for patrons. The "low-key" features of the operation has no impact to vistas during any 24 hour period.

I a) **No Impact.** The proposed Project is located approximately 1.5 miles from Belfield road and situated within an undeveloped area of Landers. The site is surrounded by single-family dwellings and vacant parcels. There are no known scenic vistas or other natural visual venues within any distance of the site.

I b) **No Impact** Within *Chapter 27: Visual & Aesthetic Review*, the Caltrans Standard Environmental Reference states that "[w]hile there is no comprehensive list of specific features that automatically qualify as scenic resources, certain characteristics can be identified which contribute to the determination of a scenic resource. Following is a partial list of visual qualities and conditions which, if present, may indicate the presence of a scenic resource:

- A tree that displays outstanding features of form or age;
- A landmark tree or a group of distinctive trees accented in a setting as a focus of attention;
- An unusual planting that has historical value;
- A unique, massive rock formation;
- An historic building that is a rare example of its period, style, or design, or which has special architectural features and details of importance (A historic building, however, should be evaluated by a staff Architectural Historian as part of the historic resources studies);
- A feature specifically identified in applicable planning documents as having special scenic value;
- A unique focus or a feature integrated with its surroundings or overlapping other scenic elements to form a panorama;
- An exceptional example of proportion, balance, rhythm, and variety - all of these are amenable attractions of a visual scene.

- A vegetative or structural feature that has local, regional, or statewide importance."

The proposed Project will not damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. The site is currently occupied by six airstream trailers spaced and specific distance intervals from each other. The site contains no historic buildings. The site is flat; there are no rock outcroppings. The small quantity of indigenous bush and Cholla existing on the site will be retained wherever possible and incorporated into the landscaping. The Project proposes to retain native vegetation outside the parking lot footprints. Compliance with these conditions of approval will reduce damage to scenic resources.

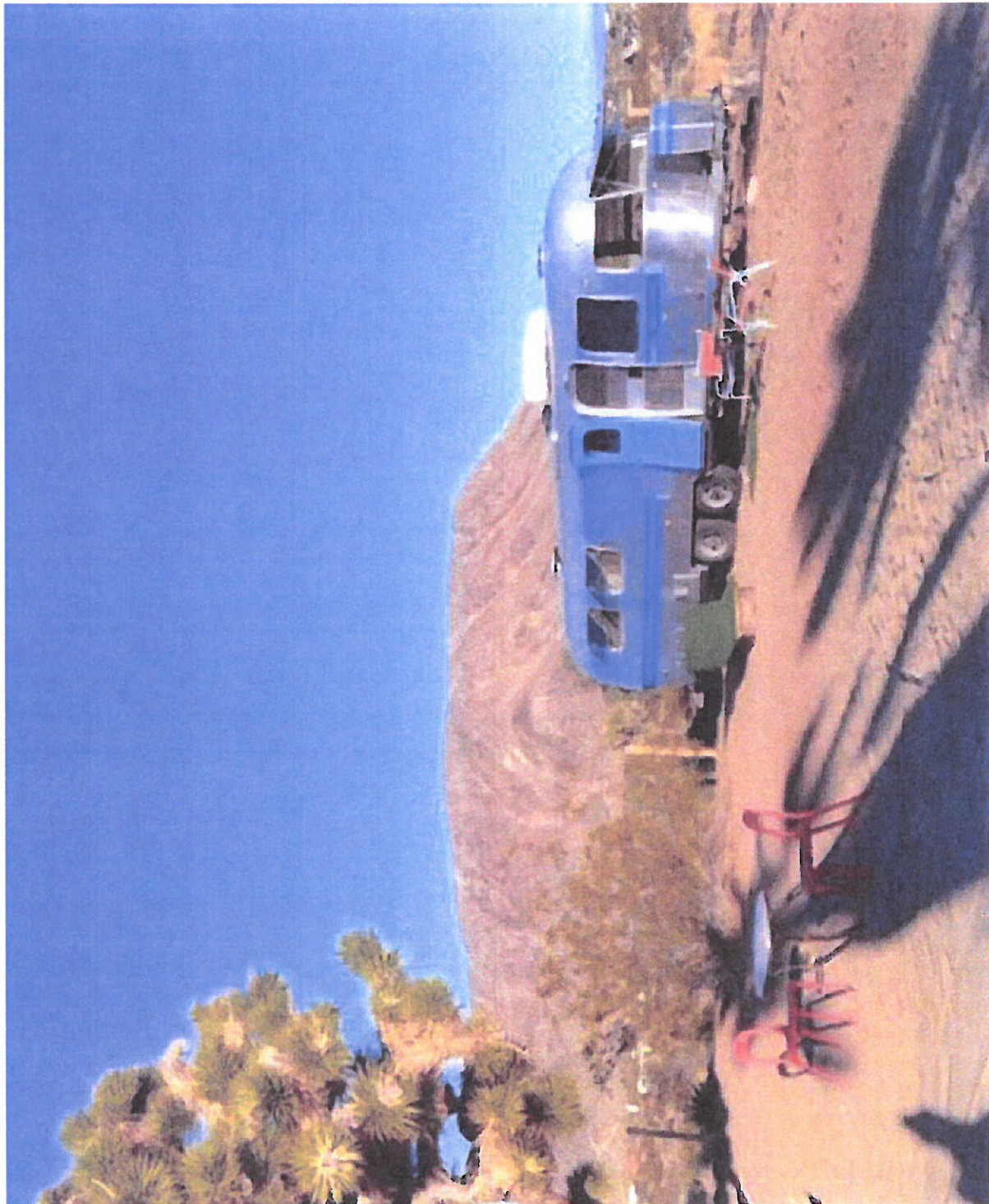
- I c) **No Impact.** The proposed Project will not substantially degrade the existing visual character or quality of the site and its surroundings because the development will be conditioned to preserve the existing visual character of the area. The proposed Project is located in a commercial district along Highway 247 in Homestead Valley. The area is characterized by low-key development consisting of six air-stream trailers and scattered residential structures interspersed by vacant commercial lots. Many of the existing uses are adjacent to Botkin Road and, have no landscaped setback areas, have non-conforming signage, and lack road improvements to limit access to driveways only. Development of the site will not introduce new structures and will not result in the site becoming visually incompatible or unexpected as the site currently functions.
- I d) **No Impact.** The proposed Project will not create no new source of light. Hookups existing for electrical, water and sewer and no new lighting is proposed. Any future proposed on site lighting must comply with the Glare and Outdoor Lighting – Valley and Desert Region Code requirements, which include shielding to prevent light trespass and protect the night sky. Adherence with these requirements is mandatory per the County Development Code and will ensure that the Project will not create a new source of substantial light or glare.

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

Figure 2
Site Road Intersection









Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	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 Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest land? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- II a-e) **No Impact.** The subject property is outside the survey boundary of the San Bernardino County Important Farmland 2008, Sheet 2 of 2, a map prepared by the California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program..

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 Impact	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- III a) **Less Than Significant Impact.** The South Desert portion of the County of San Bernardino is part of the Mojave Desert Air Basin (MDAB) and the Mojave Desert Air Quality Management District (MDAQMD). Under the Federal Clean Air Act, the MDAQMD has adopted a variety of attainment plans for a variety of non-attainment pollutants. The Air Quality Management Plan (AQMP) for the MDAB sets forth a comprehensive program that will lead the MDAB into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections. The proposed Project is consistent with the underlying General Plan designation on the property.

This Project will not contribute to the amount of greenhouse gases in the environment. The trip generation produced by the use is approximately 8 to 14 trips. However, under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. Given the small-scale of the proposed Project and that the proposed Project's air pollutant emissions during all phases of the Project will not exceed operational emission thresholds, when compared to the overall environment, the proposed Project's direct and cumulative GHG emissions are found to have no impact. For more information, see section VII. No long term cumulative green-house gas impacts will result in that the project's operational density will not increase.

-
- III b) **No Impact** . The Project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation in that the proposed use does not exceed thresholds of concern. All parking, driveways and common areas are covered with decomposed granite. No construction or improvements are proposed that could produce particulate matter,
- III c) **No Impact**. The Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed use does not exceed established thresholds of concern. In order to be considered significant, a Project's air pollutant emissions must exceed the emission thresholds established by the MDAQMD and be inconsistent with growth projections. The Project will not exceed any established thresholds. The current zoning, HV/RL will remain unchanged. The Project is consistent with the growth projections contained in the County General Plan and the Homestead Valley Community Plan.
- III d) **No Impact**. The Project will not expose sensitive receptors to substantial pollutant concentrations. These sensitive receptors include residences, schools, daycare centers, playgrounds, and medical facilities. The following project types within the specified distance must not expose sensitive receptors to substantial pollutant concentrations. They include:
- Any industrial project within 1000 feet
 - A distribution center (40 or more trucks per day) within 1000 feet
 - A major transportation project (50,000 or more vehicles per day) within 1000 feet
 - A dry cleaner using perchloroethylene within 500 feet
 - A gasoline dispensing facility within 300 feet

The Project will not expose sensitive receptors to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants associated with this Project. The recreational site is not located within a school or other sensitive use.

- III e) **No Impact**. According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The Project's six airstream trailers will not produce objectionable odors affecting a substantial number of people.

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

Potentially
Significant Impact

Less than
Significant with
Mitigation
Incorporated

Less than
Significant Impact

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 Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

RCA Associates, LLC. conducted a *Focused Desert Tortoise Survey* for the property in April 16, 2013 and a follow-up survey on July 24, 2014. The project is located within the known distribution of the desert tortoise. No desert tortoises or tortoise sign (e.g., burrows, scats, etc.) were observed on the site. The species has been documented in the general region and populations have been documented seven miles north of the site (CNDDB, 2013). The species however is not expected to move on to the site in the future based on the results of the focused surveys. In addition, there were no occupiable burrows suitable for use by burrowing owls on the site or in the zone of influence;

No sensitive wildlife habitats, sensitive wildlife species or wildlife corridors were associated with the site. The fenced area where the existing trailers are located supports limited native vegetation while the area outside of the fenced area supporting a creosote bush community.

-
- IV a) **No Impact.** The project is located within the known distribution of the desert tortoise. The Focused Desert Tortoise Survey found no tortoise or tortoise signs on the site during the field visit for the assessment. The likelihood of Desert Tortoise to occur on site is low due to the fragmented nature of the habitat in the Project area. No activity or occupiable burrows suitable for the Burrowing Owl survey were present on the site.
- IV b) **No Impact.** This Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. No riparian habitat or protected wetlands exist on or near the site.
- 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. No riparian habitat or protected wetlands exist on or near the site.
- IV d) **No 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 there are no such corridors or nursery sites within or near the Project site. The property is adjacent to State Route 247, is nearby other commercial development, and surrounded by rural residential development on three sides.
- IV e) **No Impact.** There are no known sensitive species or habitats on the site. Given the existing operation of the site, no new construction is proposed.
- IV f) **No Impact.** This Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the Project site. The 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. Only the BLM amendment of the California Desert Conservation Area of the West Mojave Plan has been approved. The state and local government actions proposed by this interagency habitat conservation plan remain under review.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- V a) **No Impact.** This Project will not cause a substantial adverse change in the significance of a 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 an archaeological resource because no resources have been identified on the site and no construction is anticipated given site is currently operating.
- V c) **No Impact.** This Project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no resources have been identified on the site. No construction is anticipated given site is currently operating.
- V d) **No 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. No construction is anticipated given site is currently operating.

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

Potentially
Significant Impact

Less than
Significant with
Mitigation
Incorporated

Less than
Significant Impact

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 septic 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 ai-iv) **No Impact.** The Project site lies within the western margin of an Alquist-Priolo Earthquake Fault Zone designated by the State of California. No evidence of onsite faulting was found on site. Any future construction or development if proposed shall be reviewed and approved by County Building and Safety with appropriate seismic standards implemented in the structure's construction to insure that structures can endure a seismic event. As no grading no impacts are anticipated since the site is currently operating.

VI b) **No Impact.** The site parking, driveways and common areas are covered with decomposed granite. No grading or top soil will result from the project as the project is existing and in operation.

VI c) **No Impact.** The Project 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. According to the *Geotechnical Engineering Services* report, the Project is not located in an area that is susceptible to liquefaction or subsidence. Adherence with the standards and requirements in the Building Code for any future design and construction of structures will ensure that any impacts are less than significant. Compliance with the Building Code is mandatory.

- 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) **No Impact.** The site's provides a 2,000 gallon septic tank system. Septic tank seepage pit and waste lines are existing. The Project site shall comply with all conditions from the County Department of Environmental Health Services. As part of the Project's conditions of approval, a soil percolation report shall be submitted to the Department of Health Services prior to the issuance of building permits. The project conditioning includes reference that the existing septic system can be used if the applicant provides certification prior to obtaining building permits from a certified professional engineer (P.E.) or Registered Environmental Health Specialist that the system functions properly, meets code and has the capacity required for the propose project.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

VII a,b) **Less Than Significant Impact.** As discussed in Section III of this document, the proposed Project is consistent with the underlying General Plan designation on the property.

As mentioned in Section III, the proposed development will not have any impact to Greenhouse Gases either given the minimal trip generation the use produces and absence of any other green-house gas generation on site.

On December 6, 2011, the San Bernardino County Board of Supervisors adopted the County Greenhouse Gas (GHG) Emissions Reduction Plan. As part of the GHG Plan, sample project sizes that exceed the 3000 Metric Tons of CO₂ equivalents (MTCO₂e) level were established. The Mojave Desert Air Quality Management District threshold for MTCO₂e is 100,000 tons annually.

The Project's GHG emissions are anticipated to remain well below the established GHG emissions thresholds given the relatively modest scale of the project. The Project proponents must comply with the Performance Standards within the *San Bernardino County Greenhouse Gas Emissions Reduction Plan in the event the scale of the project increases in size in the future..* It is unlikely that this Project would impede the state's ability to meet the reduction targets of AB32.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- VIII a) **No Impact.** The Project does not have the potential to pose a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because the Project is not considered a 'hazardous waste generator' as defined by the U.S. Environmental Protection Agency. Such a hazardous waste generator would routinely transport, use, or dispose of hazardous materials. The operator must submit a Business Emergency/Contingency Plan to the Hazardous Materials Division of the County Fire Department.

-
- VIII b) **No Impact.** The Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- VIII c) **No Impact.** The Project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within $\frac{1}{4}$ mile of an existing or proposed school, because the Project does not propose the use of hazardous materials within $\frac{1}{4}$ mile of an existing or proposed school.
- VIII d) **No Impact.** Based on the *Cortese List Data Resources* webpage maintained by Cal/EPA, the Project site is not included on the list of hazardous materials sites compiled in accordance with Government Code 65962.5.
- VIII e) **No Impact.** The Yucca Valley Airport, the nearest public airport, is approximately 7.5 miles southeast of the Project site. The site is not within the approach/departure flight path of this public airport.
- VIII f) **No Impact.** The Landers Airport, the nearest private airport, is approximately 3.8 miles northeast of the Project site. The site is not within the vicinity or approach/departure flight path of this 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 will not result in any substantial alteration to road design or capacity that would affect evacuation procedures.
- VIII h) **No Impact.** The project shall comply with the County's Fire Development Code.

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

IX. HYDROLOGY AND WATER QUALITY - Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 that 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 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) **No Impact.** The Project will not violate any water quality standards or waste discharge requirements. The water purveyor is the Big Horn Desert View Water Agency. Water hookups are available for each airstream trailer. The Project site can be served by Bighorn-Desert View Water Agency without the need for a mainline extension. The Project shall be conditioned that the Applicant procures a verification letter from the water agency within its jurisdiction. The letter shall state whether or not water connection and service shall be made available to the Project by the water agency, .
- 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 Bighorn-Desert View Water Agency is required to issue a will serve letter for this parcel.
- IX c) **No Impact.** 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 substantial alteration to a drainage pattern, stream or river. The Project is conditioned that a Registered Civil Engineer investigate and design adequate drainage facilities to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties.
- IX d) **No 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 that would result in flooding on- or off-site, because the Project does not propose any substantial alteration to a drainage pattern, stream, or river. All necessary drainage improvements both on and off site have been required as conditions of the construction of the Project as cited in IX c. Review of detailed plans prior to construction is a mandatory requirement and not considered a mitigation measure.
- IX e) **No Impact.** All necessary drainage improvements both on- and off-site will be required as conditions of the 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 or altered by the Project.
- 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 have been included in the Project design.
- IX g) **No Impact.** According to County Public Works, the Project site is located within Flood Zone D according to FEMA Panel Number 7400H dated August 28, 2008. This is not a 100-year flood hazard area. Flood Hazards are undetermined in this area but possible..
- IX h) **No Impact .** The Project will not place structures within a 100-year flood hazard area that would impede or redirect flood flows, because the site is not within an identified FEMA designated flood hazard area. (See IX g, above)
- IX i) **No Impact.** The Project site is not within any locally identified Flood Plain, so 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.

-
- IX j) **No Impact.** The Project will not be impacted by inundation by seiche, tsunami, or mudflow, because the Project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the Project site in the path of any potential mudflow

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	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) **No Impact.** 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. With approval of the Conditional Use Permit, the proposed development will conform to the Homestead Valley Community Plan and the County General Plan and Development Code. The parcel is approximately 5 acres in size and is adjacent to HV/RL zoning districts on all sides.
- X b) **No Impact.** The current General Plan land use designation for the proposed Project area is Homestead Valley Community Plan/Rural Living, a zoning district which provides for a combination of residential uses, campground, parks and playgrounds subject to approval of a Conditional Use Permit.

The proposed Project does is not intrusive of the rural desert character of the community. The proposed Project is a stand-alone vintage airstream motel and camp ground unique to the area. In addition, the proposed Project is consistent with the HVCP's goal to such uses that is of a size and scale that complements the natural setting, and is compatible with surrounding development, and enhances the rural character. The proposed Project is five (5) acres, and occupies approximately 30 percent of the site.

The analysis contained in this Initial Study Checklist addresses the potential conflicts 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. Based on this analysis, the Project is consistent with all applicable land use policies and regulations of the County Code, the General Plan, and the HVCP.

- X c) **No Impact.** The Project is subject to and in conformance with the California Desert Conservation Area Plan (West Mojave Plan). As discussed in the Biological Resources section of this Initial Study Checklist, with implementation of the mitigation measures no impacts to biological resources were identified. Therefore, the Project's activities will be in compliance with the West Mojave Plan, which covers 9.3 million acres in the western portion of the Mojave Desert.

Therefore, no significant adverse impacts are identified or anticipated with adherence to mitigation measures contained in the biological resources section.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	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 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) **Less Than Significant Impact.** The Project site is located within the MRZ-4 Mineral Resource Zone. There are no known mineral resources that would result in the loss of availability at this time. The Project is consistent with the land use district, surrounding, and adjacent properties. No mining has been, or is, occurring on site.
- 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.

No impacts are identified or anticipated and no mitigation measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	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 groundborne vibration or groundborne 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 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 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.** Noise sensitive land uses shall include residential uses, schools, hospitals, nursing homes, religious institutions, libraries, and similar uses. The proposed airstream motel/campground is not a sensitive receptor to noise. The Project is required to maintain noise levels at or below County Standards identified in Development Code Section 83.01.080. This is a mandatory requirement and not considered a mitigation measure.
- XII b) **No Impact.** The five acre Project site is a relatively use. As no grading or construction is proposed, the Project will not expose persons to or generate excessive groundborne vibration or groundborne noise associated with truck deliveries. Additionally, the Project is required to maintain vibration and groundborne noise levels at or below standards identified in the County Development Code, Section 83.01.090. This is a mandatory requirement and not considered a mitigation measure.
- XII c) **No Impact.** The Project, will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Project. 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.
- XII d) **No Impact.** As no construction is proposed no noise increase above the ambient noise levels will result, the Project will not generate a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project. Adherence with the noise standards of the County Development Code is a condition of approval.

-
- XII e) **No Impact.** As mentioned in the Hazards and Hazardous Materials Section of this document, the Yucca Valley Airport, the nearest public airport, is approximately 7.5 miles southeast of the Project site. The site is not within the approach/departure flight path of this public airport so will not expose persons to excessive noise levels associated with aircraft operations.
- XII f) **No Impact.** The Landers Airport, the nearest private airport, is approximately 3.8 miles northeast of the Project site. The site is not within the vicinity or approach/departure flight path of this private airstrip so will not expose persons to excessive noise levels associated with aircraft operations.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	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 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 and the traveling public along Belfield Boulevard. The site is overseen by an existing caretaker who resides on-site.
- XIII b) **No Impact.** The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished as a result of this proposal. .
- XIII c) **No Impact.** The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere because the Project will not displace any existing housing or existing residents.

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

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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- XIV a) **No 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 a small five acre campsite. It is located in a rural area and does not induce new growth by extending infrastructure or locating a development in an outlying undeveloped area.

As discussed in the Population and Housing section of this document, the Project does not result in a substantial population growth; it will not create a need for new governmental facilities. The traveling public will not impact governmental facilities. The Project will not have a significant impact on the maintenance of acceptable service ratios, response times, or other performance objectives for any of the public services listed above.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	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 and the impacts generated by the employees of this Project will be minimal. Its purpose is to serve the recreational needs of residents and visitors of the area and persons traveling throughout the Homestead Valley.
- 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 because the type of proposal will not result in an increased demand for recreational facilities. Impacts are considered less than significant.

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 Impact	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 type="checkbox"/>	<input checked="" 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) **No Impact.** The proposed Project is outside the boundary of any Local Area Transportation Fee Plan Area. The proposed development is conservatively projected to generate 45 daily trips with 5 AM Peak Hour trips and 7 PM Peak Hour trips . The existing project will not be intensified and consequently no trip generation increase is proposed.
- XVI b) **No Impact.** The Project will not exceed, either individually or cumulatively, a LOS standard established by the county congestion management agency for designated roads or highways, because County Public Works – Traffic Division has reviewed the traffic generation of the proposed Project.
- 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 several small airports in the vicinity of the Project, but 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.
- XVI d) **No Impact.** The Project will not substantially increase hazards due to a design feature or incompatible uses,

because the Project site is adjacent to existing unpaved road that with the improvements conditioned as a function of the project, such as the driveway entrance access to the site will improve. There are no incompatible uses proposed by the Project that will impact surrounding land uses.

XVI e) **No Impact** The Project will not result in inadequate emergency access and access to the site is available from Belfield Road along Botkin Road

XVI f) **Less Than Significant Impact.** The Project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. This Project will have no impact on alternative methods of transportation. The proposed Project will not decrease the performance of this alternative method of transportation in the community.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	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 will not exceed wastewater treatment requirements of the Regional Water Quality Control Board, *Colorado River Basin 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 proposed commercial development must meet the water service connection requirements provided by the Bighorn-Desert View Water Agency. The water agency provided a will serve letter, which indicated that a water meter can be installed for this Project without need for a mainline extension.
- 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 stated in the Hydrology and Water Quality Section of this document, the proposed Project will not increase storm flow rates from the site. It will not create any additional impacts on downstream storm drain facilities that will necessitate expansion of existing facilities or construction of new facilities.
- XVII d) **No Impact.** The proposed Project will have sufficient water supplies available to serve the Project from existing entitlements and resources. The Bighorn-Desert View Water Agency has given assurance that it has adequate

water service capacity to serve the projected demand for the Project, in addition to the provider's existing commitments.

- XVII e) **No Impact.** The County's Division of Environmental Health Services (DEHS) will approve and oversee the proposed OWTS. Septic system pumpers must be approved by DEHS. Septage, the waste or sewage in a septic tank, is accepted at the Landers Regional Landfill, which is approximately 4 miles northeast of the site.
- XVII f) **No Impact.** The Landers Sanitary Landfill will serve the solid waste needs of the Project. According to the CalRecycle webpage, this landfill has sufficient remaining capacity to accommodate 765,098 cubic yards of solid waste. The estimated closure date is 2018. There is adequate capacity to accommodate the Project's solid waste disposal needs.
- XVII g) **No Impact.** The proposed Project is required to comply with federal, state, and local statutes and regulations related to solid waste, construction waste diversion, and recycling.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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. There are no identified historic or prehistoric resources identified on this site. RCA Associates LLC, conducted a *Focused Desert Tortoise Survey* for the property in in April 2013 and again in July 2014. No special status species or desert tortoises or signs were observed on the site.
- XVIII b) **Less Than Significant Impact.** The analysis in this Initial Study Checklist demonstrates that the Project is in compliance with all applicable regional plans including but not limited to water quality control plan, air quality maintenance plan, and greenhouse gas emissions reduction plan. Compliance with these plans serves to reduce impacts on a regional basis so that the Project will not produce impacts, that when considered with the effects of other past, present, and probable future projects, will be cumulatively considerable.
- XVIII c) **Less Than Significant Impact.** As discussed in this Initial Study Checklist, the Project will not expose persons to adverse impacts related to Air Quality, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Cultural Resources, or Traffic. These impacts are identified as having no impacts or less than significant impacts. Adherence with the following conditions of approval will reduce potential impacts to a level less than significant. At a minimum, the Project will be required to meet the conditions of approval in order for the Project to be implemented. It is anticipated that all such conditions of approval will further insure that no potential for adverse impacts will be introduced by construction activities, or land uses authorized by the Project approval.

GENERAL REFERENCES (List author or agency, date, title)

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/sbd08_so.pdf

California Department of Transportation, *Standard Environmental Reference, Chapter 27: Visual & Aesthetics Review*, <http://www.dot.ca.gov/ser/vol1/sec3/community/ch27via/chap27via.htm>

California Department of Water Resources, *California's Ground Water Bulletin #118 Update*, 2003

California Environmental Protection Agency, <http://www.calepa.ca.gov/SiteCleanup/CorteseList/>

CEQA Guidelines, Appendix G

California Standard Specifications, July 1992

CalRecycle, <http://www.calrecycle.ca.gov>

County of San Bernardino Museum, Archaeological Information Center

County of San Bernardino, Circulation and Infrastructure Background Report, February 21, 2006

County of San Bernardino, Countywide Integrated Waste Management Plan, 2007 Fire-Year Review Report, December 2007

County of San Bernardino, *County of San Bernardino 2007 Development Code*
<http://cms.sbcounty.gov/lus/Planning/DevelopmentCode.aspx>

County of San Bernardino, *County of San Bernardino 2007 General Plan*
<http://cms.sbcounty.gov/lus/Planning/GeneralPlan.aspx>

County of San Bernardino, General Plan, Land Use Element Map

County of San Bernardino Hazard Overlay Map FI-21-B. <http://www.sbcounty.gov/Uploads/lus/HazMaps/FI-21B.pdf>

County of San Bernardino, *Homestead Valley Community Plan*, April 12, 2007

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

County of San Bernardino, Land Use Services, Environmental Initial Study for proposed Dynamic Development Joshua Tree retail store, P201100357, August 2012

County of San Bernardino, *San Bernardino County Storm Water Program, Model Water Quality Management Plan Guidance*, May 1, 2012.

County of San Bernardino Road Planning and Design Standards, http://www.co.san-bernardino.ca.us/dpw/transportation/tr_standards.asp

Environmental Impact Report, San Bernardino County General Plan, 2007

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

Mojave Desert Air Quality Management District, *Mojave Desert Planning Area – Federal Particulate Matter (PM₁₀) Attainment Plan*, July 1995

PROJECT SPECIFIC REFERENCES

RCA Associates, LLC Focused Desert Tortoise Survey, April 16, 2013

RCA Associates, LLC Updated Analysis Survey, July 24, 2014

EXHIBIT D

Focused Desert Tortoise Survey, April 16, 2013

FOCUSED DESERT TORTOISE SURVEY

**KATE'S LAZY DESERT
VINTAGE AIRSTREAM MOTEL
APN 0630-062-17**

SAN BERNARDINO COUNTY, CALIFORNIA
(USGS Landers, CA Quad.; Township 2 North, Range 6 East, Section 6)

Owner/Applicant

**Monica Coleman
58380 Botkin Road
Landers, CA 92285
(845) 679-8954**

Prepared by:

**RCA Associates, LLC
15555 Main Street, #D4-235
Hesperia, California 92345
Principal Investigator
Randall C. Arnold, Jr.
(760) 956-9212**

**Report prepared by: Randall Arnold
(760) 956-9212**

Project No: RCA#2013-12

**June 5, 2013
(Date report prepared.)**

Table of Contents

Section	Page
Executive Summary	1
1.0 Project and Property Description	2
2.0 Focused Survey – Desert Tortoise	7
3.0 Methodology	8
4.0 General Biological Survey Results	9
5.0 Results – Desert Tortoise	11
6.0 Impacts and Recommendations	12
7.0 Proposed Mitigation Measures	13
8.0 References	14
Tables	
Desert Tortoise Occurrences	
Figures	
Vicinity Map	
Site Photographs	
Appendix A – Flora and Fauna Compendium Tables	
Certification for Desert Tortoise	

EXECUTIVE SUMMARY

The project proponent has developed the subject property as a "vintage" airstream trailer motel and there are currently several trailers parked on the site. The property is 5-acres (gross) in size and is located at 58380 Botkin Road in Section 6, Township 2 North, Range 6 East in San Bernardino County. In addition to the existing trailers, there are a few outbuildings and a small pool located on the property. A wire fence is also located around the existing trailers encompassing an area of about 1.3-acres. Limited native vegetation is present within the fenced enclosure; however, the vegetation in the remainder of the property is relatively undisturbed and supports a creosote bush (*Larrea tridentata*) community.

The property is located within the known distribution of the desert tortoise; therefore, focused surveys were performed for the species on April 16, 2013 from approximately 0700 to 1030 hours. Surveys were also conducted in the zone of influence to the north and west; however, no ZOI surveys were conducted to the east or south due to the presence of existing houses and private property. All of the surveys were performed by Randall Arnold using the standard survey protocol for the species (i.e., 10-meter belt transects) as required by California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS).

No desert tortoises or tortoise sign (e.g., burrows, scats, etc.) were observed on the site. The species has been documented in the general region and populations have been documented about seven miles north of the site (CNDDDB, 2013). However, the species is not expected to move on to the site in the future based on the results of the focused surveys. The focused surveys were limited to the desert tortoise since the tortoise has been documented within a few miles of the site (CNDDDB, 2013). In addition, there were no occupiable burrows suitable for use by burrowing owls on the site or in the zone of influence; therefore, no focused surveys were conducted for the owl.

1.0 PROJECT AND PROPERTY DESCRIPTION

Approximately 1.3-acres of the site have been previously disturbed by clearing activities and placement of several travel trailers within a fenced portion of the site (Figures 1, 2, and 3). The remainder of the property (~3.7-acres) is relatively undisturbed and currently supports a creosote bush community.

The parcel is located at 58380 Botkin Road and is about 5-acres in size (gross). It is located in San Bernardino County (Township 2 North, Range 6 East, Section 6) at an elevation of about 2800 feet (MSL). Soils appear to be primarily sandy loam with some gravels present. No water resources were observed on the site and the USGS Landers Quadrangle (1972) does not show any blue-line channels on the site or in the immediate surrounding area. No sensitive wildlife habitats, sensitive wildlife species, or wildlife corridors were associated with the site. Weather conditions during the April 16, 2013 survey consisted of winds of 0 to 5 mph, temperatures in the low 50's to low 70's (AM, °F) with about 5 percent cloud coverage.

Existing single-family dwellings are located in the surrounding area to the north, east, and northwest with vacant land to the west and south. The fenced area where the existing trailers are located supports limited native vegetation with the area outside of the fenced area supporting a creosote bush community. Dominant species included creosote bush (*Larrea tridentata*), ephedra (*Ephedra nevadensis*), and cholla (*Opuntia echinocarpa*) (Figure 3). Dominant annuals consisted of agrostis (*Agrostis* sp.), erodium (*Erodium texanum*), ricegrass (*Oryzopsis* sp.), and schismus (*Schismus barbatus*). Section 4.0 provides a more detailed discussion of the biological resources. The project map is provided below (Figure 1), and the USGS quadrangle map is provided in Figure 2. Figure 3 provides photographs of the site.

The proponent is requesting a permit "after the fact" for the clearing activities which have occurred and placement of the existing trailers as depicted in Figure 1.

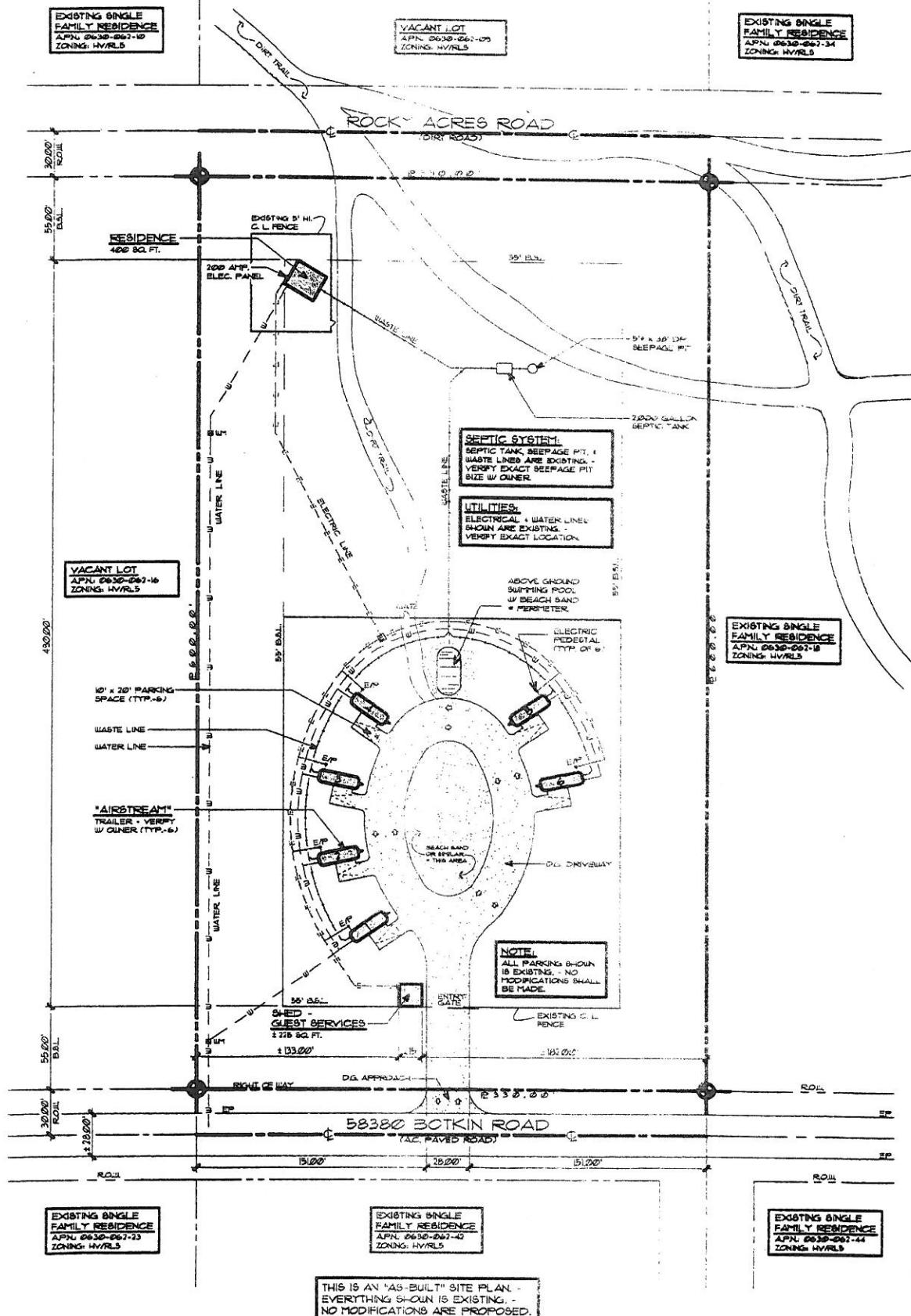


FIGURE 1
SITE PLAN

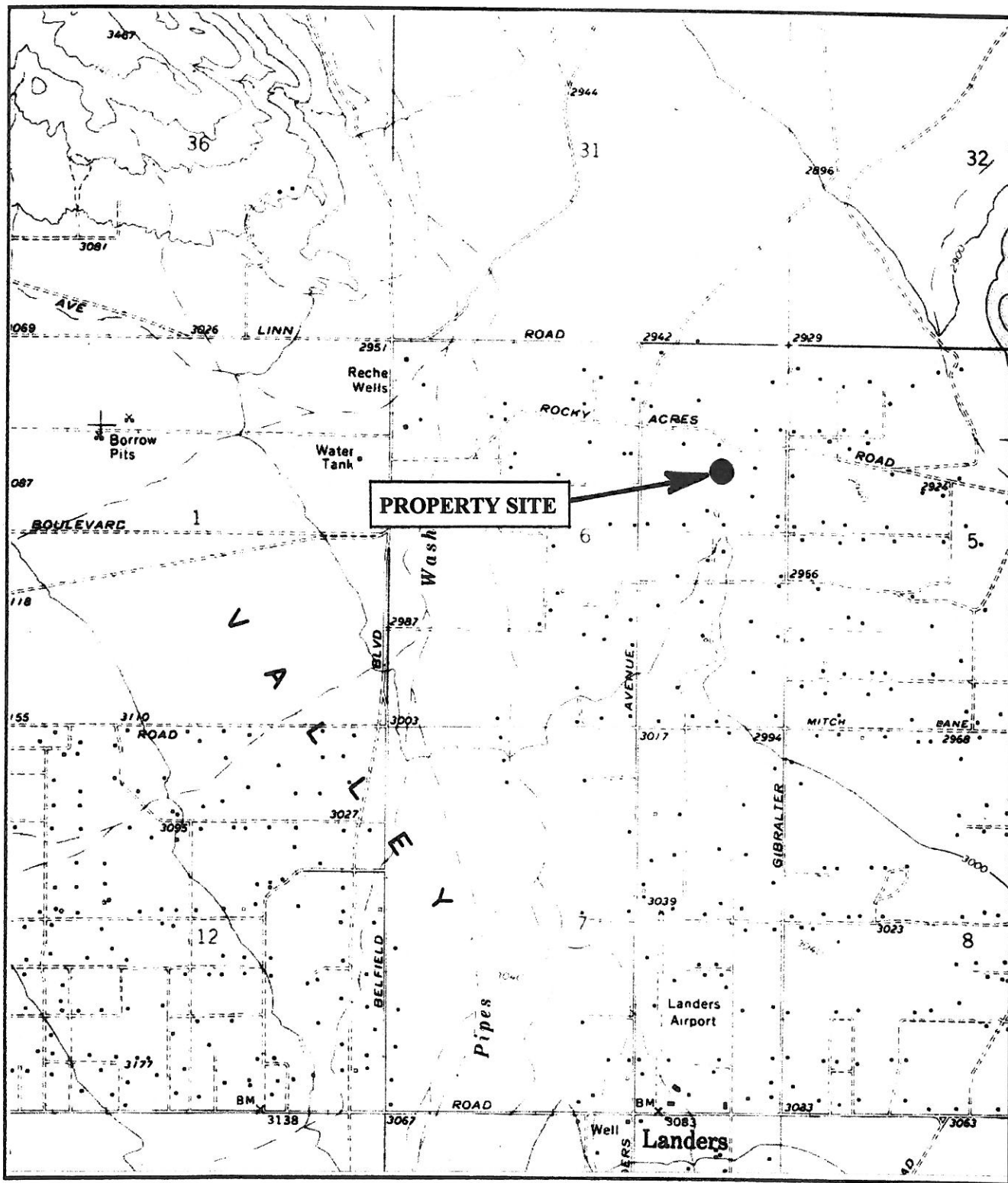
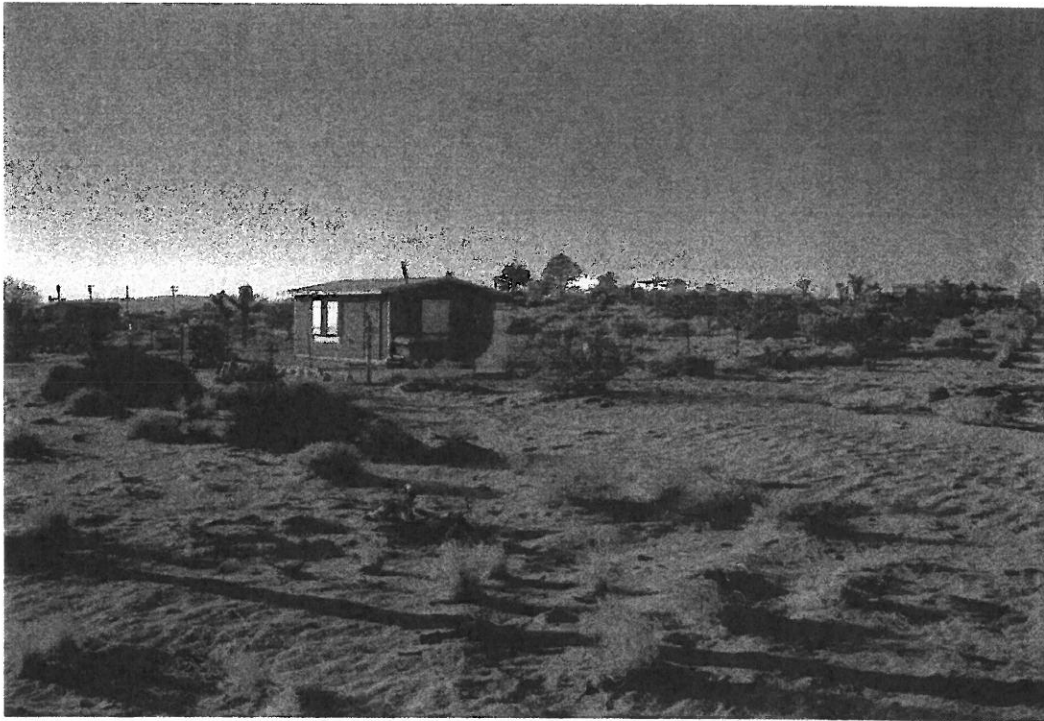
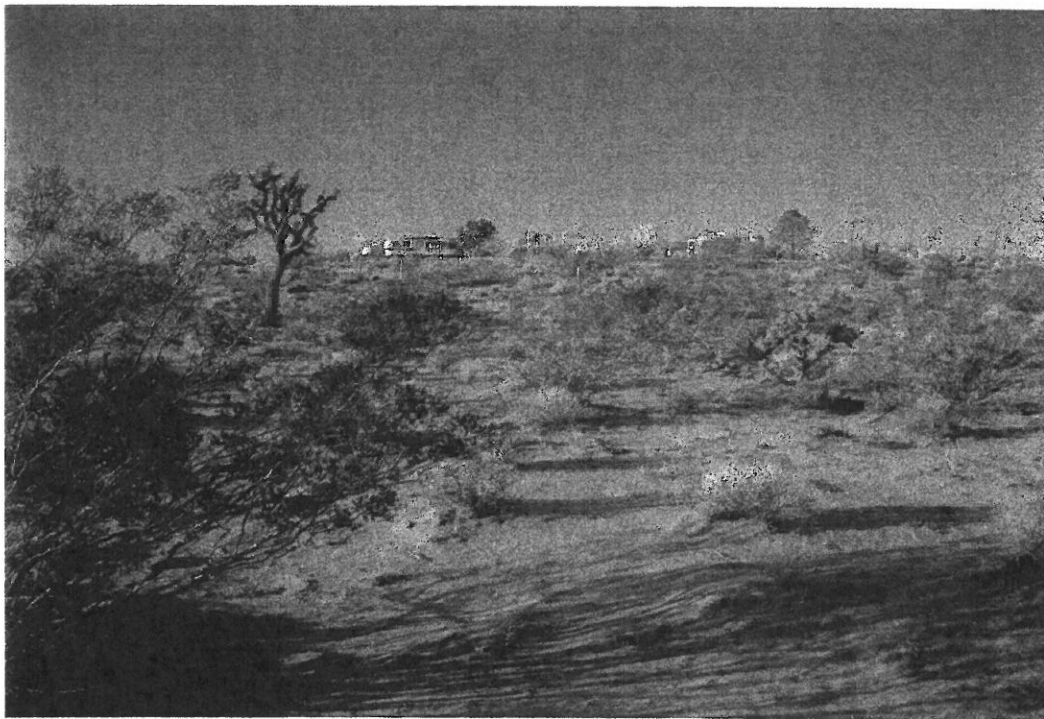


FIGURE 2
TOPOGRAPHIC MAP
 (Kate's Lazy Desert Vintage Airstream Motel; APN 0630-062-17)
 (Source: USGS Landers, CA, 1972)



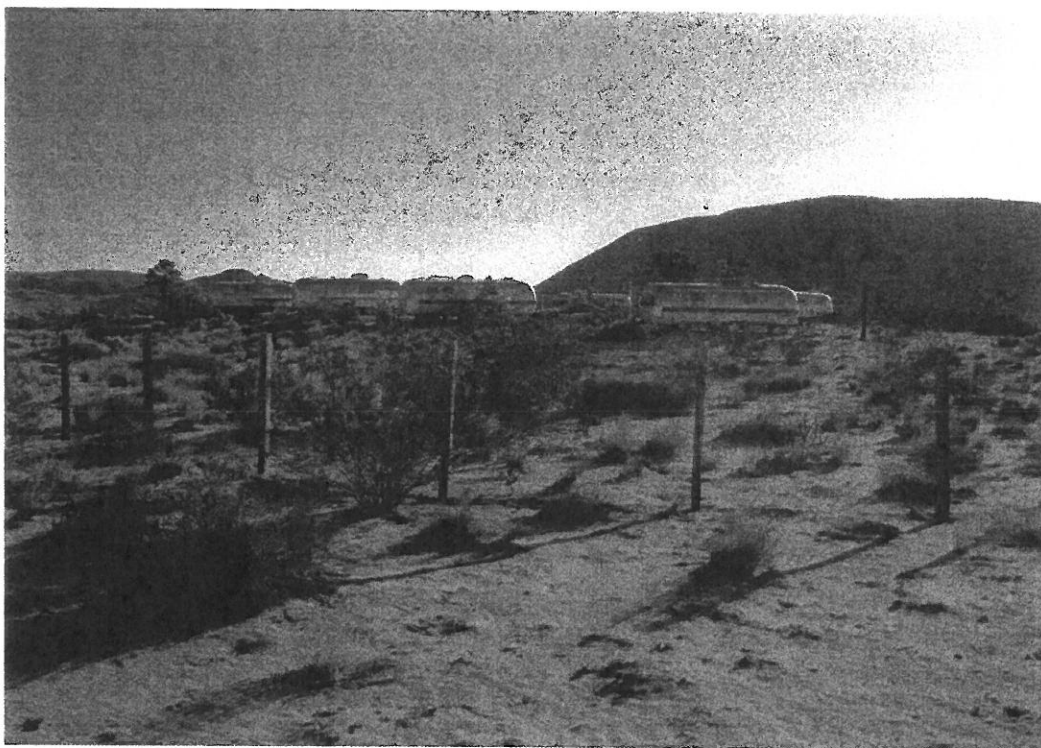


NORTHWEST CORNER LOOKING SOUTHEAST

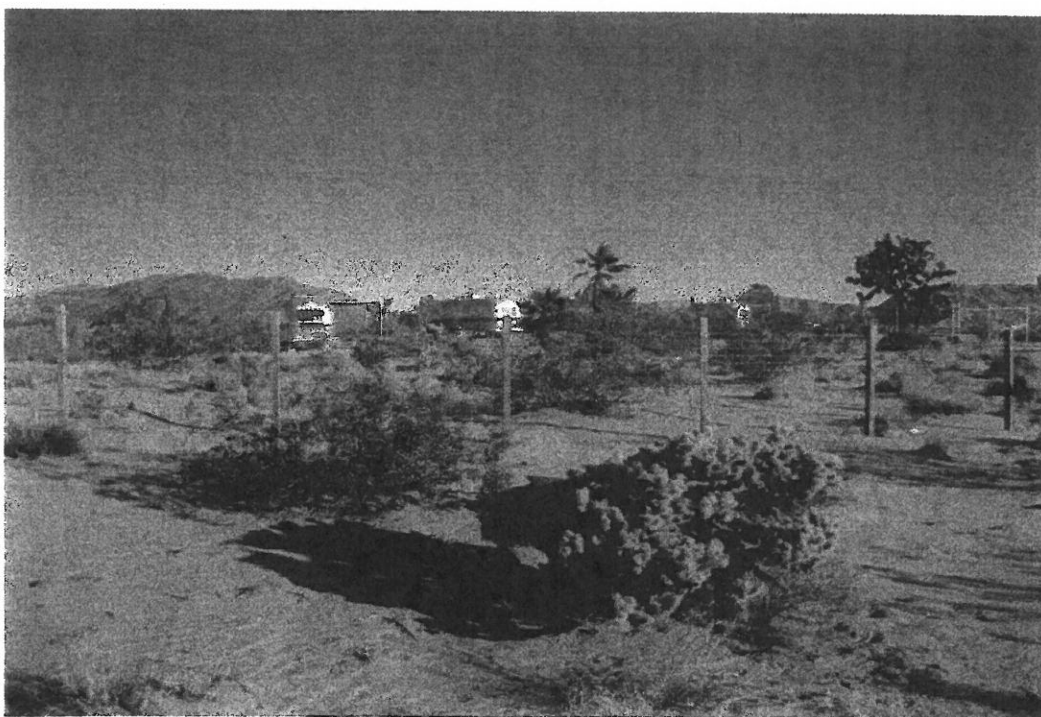


SOUTHWEST CORNER LOOKING NORTHEAST

FIGURE 3
Photographs of Site
(Kate's Lazy Desert, APN 0630-062-17)

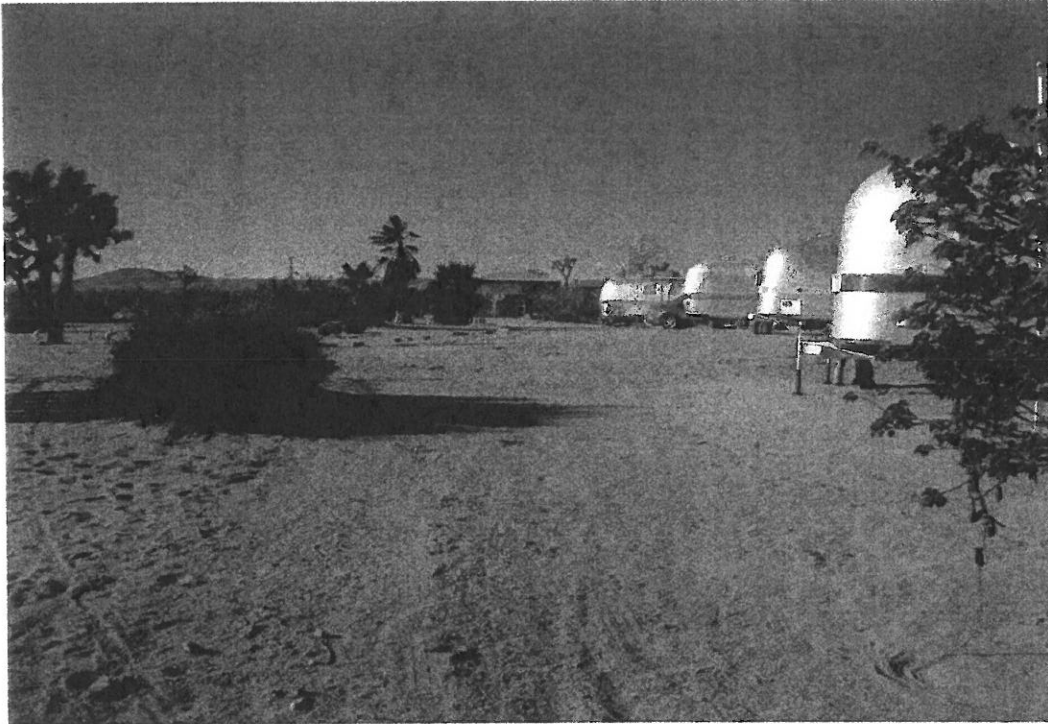


SOUTHEAST CORNER LOOKING NORTHWEST

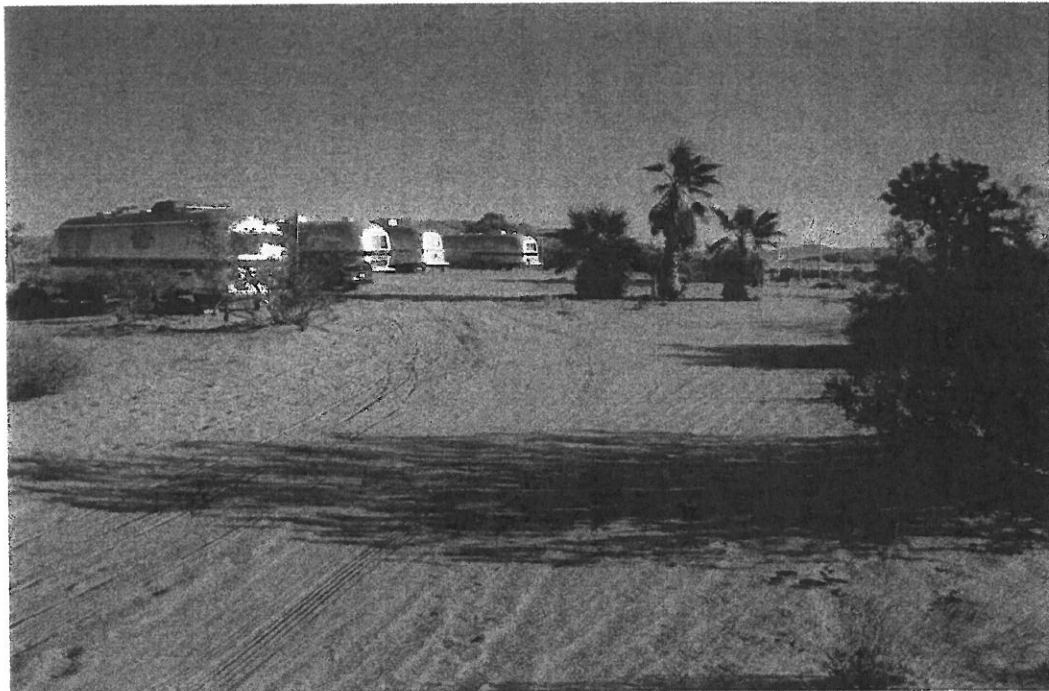


NORTHEAST CORNER LOOKING SOUTHWEST

FIGURE 3, cont.
Photographs of Site
(Kate's Lazy Desert, APN 0630-062-17)



CENTER OF FENCED AREA LOOKING EAST



CENTER OF FENCED AREA LOOKING WEST

Photographs of Site
(Kate's Lazy Desert, APN 0630-062-17)

2.0 LITERATURE AND RECORDS REVIEW - DESERT TORTOISE

As part of the environmental process, California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) data sources were reviewed prior to initiation of field surveys to determine if the tortoises have been documented on the site or in the area surrounding the property. Based on the literature review and evaluation of the CNDDDB database for the Landers quadrangle, it was determined that the site is located within the general distribution of the desert tortoise. In addition, populations of desert tortoises have been identified in the immediate surrounding area according to CNDDDB (2013). The nearest documented tortoise populations are about eight miles north of the site according to CNDDDB (Occurrence #19; 2013). Tortoise population levels in the immediate area surrounding the site are expected to be very low (BLM, 1990).

There are no USFWS designated critical habitats for the tortoise in the immediate area nor is there any proposed critical habitat in the area. The protocol survey results outlined in this report are valid for one year as per CDFW and USFWS requirements, and an additional survey may be required if the 12-month time limit is exceeded before development activities are completed. However, regardless of the results of the tortoise survey, desert tortoises cannot be taken under State and Federal law. The survey report and any mitigation included do not constitute authorization for incidental take of the desert tortoise. If tortoises are observed during future site activities, all on-site activities should cease immediately and CDFW and USFWS should be contacted.

The desert tortoise is the largest reptile in the arid southwest United States, and it historically occupied a range that included a variety of desert communities in southeastern California, southern Nevada, western and southern Arizona, southwestern Utah, and through Sonora and northern Sinaloa, Mexico (Luckenbach, 1982). Today populations are largely fragmented and studies indicate a steady and dramatic decline over most of its former range (BLM, 1988). A highly contagious respiratory disease has infected tortoise populations over the last 20+ years, primarily in the western Mojave Desert region, which has had a very detrimental impact on population levels. Given the continued habitat loss and the rapid decline in numbers of tortoises brought about by the disease, the U.S. Fish and Wildlife Service exercised its emergency authority and determined tortoise populations north and west of the Colorado River to be an endangered species under the Endangered Species Act of 1973, as amended (USFWS, 1989). The emergency rule was published in the Federal Register on August 4, 1989, and remained in effect until April 1, 1990. On April 2, 1990, the U.S. Fish and Wildlife Service officially listed the desert tortoise as a threatened species under the Endangered Species Act of 1973, as amended.

3.0 METHODOLOGY

The site was surveyed for desert tortoises by Randall Arnold on April 16, 2013 and as required by the CDFW and USFWS survey protocol, 10 meter, parallel belt transects were walked in an east-west direction until the entire property had been checked for tortoises and/or tortoise sign (burrows, tracks, scats, etc.). Surveys in the zone of influence (ZOI) were only conducted in the surrounding areas to the north and west. No ZOI surveys were conducted to the south and east due to the presence of existing houses and private property. All transects were walked at a pace that allowed careful observations along the transect routes and in the immediate vicinity. Field notes were recorded regarding native plant assemblages, wildlife sign, and human affects in order to determine the presence or absence of suitable tortoise foraging habitat. Surveys were performed on the site and in the surrounding area from about 0700 to about 1030 hours.

USFWS and CDFW specify when surveys for tortoises can be conducted (i.e., April through May and September through October); therefore, surveys were performed on April 16, 2013. Comprehensive surveys combined with identification of the habitat on the site and in the surrounding area will provide data on the potential presence or absence of tortoises. Temperatures during the April survey were in the low 50's to low 70's (AM, °F) with wind speeds of about 0 to 5 mph (mainly from the north), and cloud coverage of about 5 percent. No precipitation was recorded during the survey.

Limitations:

- (1) This report is valid for 12 months from the date of the survey as per CDFG and USFWS requirements. An updated report will be required if project activities do not occur within the next 12-month period as per CDFW and USFWS requirements.
- (2) The results of this report do not constitute authorization for the "take" of the desert tortoise or any other listed or sensitive wildlife species. The authorization to impact the tortoise can only be granted by CDFW and USFWS. If desert tortoises are observed during future project activities, project activities should cease immediately and CDFW and USFWS should be contacted to discuss mitigation measures which may be required for the desert tortoise.

4.0 GENERAL BIOLOGICAL SURVEY RESULTS

Approximately 1.3-acres of the site have been significantly disturbed by past clearing activities, and placement of several travel trailers within a fenced area (Figure 1). Limited native vegetation is present within the fenced area; although, the remainder of the site (~3.7-acres) supports a relatively undisturbed creosote bush (*Larrea tridentata*). Other dominant perennials included ephedra (*Ephedra nevadensis*) and cholla (*Opuntia echinocarpa*). Joshua trees (*Yucca brevifolia*), bursage (*Ambrosia dumosa*), yellow-green (*Gutierrezia sarothrae*). Annuals present included erodium (*Erodium texanum*), schismus (*Schismus barbatus*), and bromus grass (*Bromus* sp.), ricegrass (*Oryzopsis* sp.), and agrostis grass (*Agrostis* sp.). Table 1 provides a compendium of plants observed on the property (Appendix A).

Only a few wildlife species were identified during the field investigations conducted on April 16, 2013 from 0700 to 1030 hours. Birds observed were limited to mourning doves (*Zenaida macroura*), ravens (*Corvus corax*), song sparrows (*Melospiza melodia*) and sage sparrows (*Amphispiza belli*). No reptiles were observed, although, side-blotched lizards (*Uta stansburiana*) and western whiptail lizards (*Cnemidophorus tigris*) are relatively common in the area and may occur on the property. In addition, no mammals were identified but small mammals such as antelope ground squirrels (*Ammospermophilus leucurus*), desert cottontail rabbits (*Sylvilagus auduboni*), and Merriam's kangaroo rats (*Dipodomys merriami*), may occur on the site as well. No wildlife corridors were identified on the site or in the immediate surrounding area, and no breeding activities were observed among any of the wildlife species. Table 2 (Appendix A) provides a compendium of wildlife species observed on the site and other species known to occur in the region.

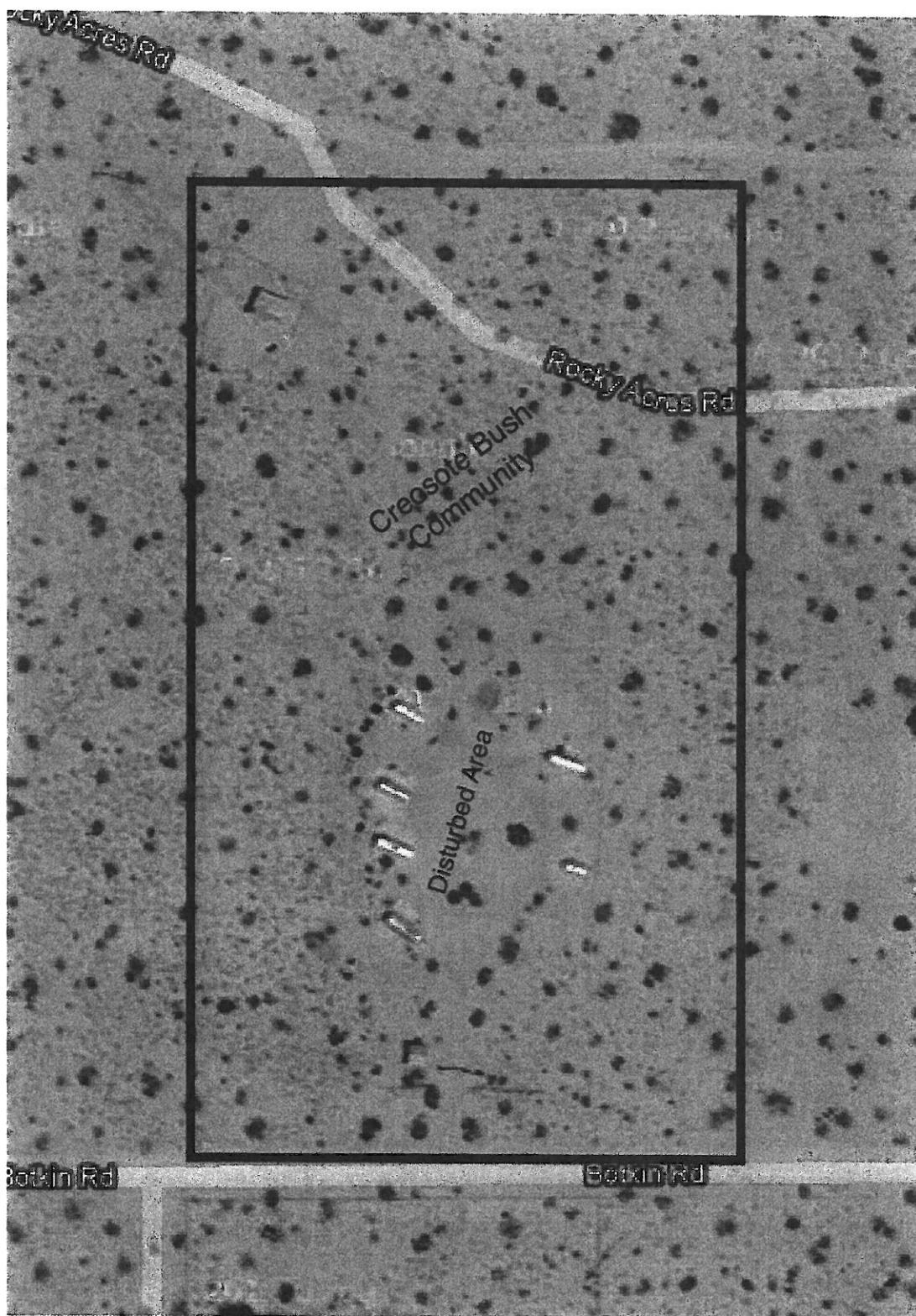


FIGURE 4
Biological Resources Map
(Kate's Lazy Desert, APN 0630-062-17)

5.0 RESULTS – DESERT TORTOISE

Desert tortoises were not observed during the focused surveys conducted on April 16, 2013 nor were any tortoise burrows or other sign (scats, etc.) noted. The absence of tortoises and tortoise sign is primarily a function of the very low population levels in the region. As previously indicated, the nearest documented population is about eight miles north of the property (Occurrence #19; CNDDB, 2013). Tortoises are not expected to migrate onto the site in the near future based on the results of the field investigations, and the low population levels in the overall region.

6.0 IMPACTS AND RECOMMENDATIONS

The development activities which occurred on the site in the past are unlikely to have impacted any tortoises or any other sensitive wildlife species based on the results of the field investigations. In addition, the existing project is not expected to cause a disruption of any continuity of any important wildlife habitat or habitat/wildlife corridors. No additional investigations are recommended at this time; however, the survey results are only valid for 12-months, and CDFW, USFWS, and the County may require the site be re-surveyed for desert tortoise if any additional development activities occur after April 16, 2014. In addition, if the site is further modified by additional grading or otherwise disturbed prior to County approval, which results in the loss of desert tortoises, CDFW, USFWS, and the County Building and Safety Department should be notified. Such action prior to project approval will violate State and Federal endangered species laws and may be considered grounds for denial of the project. Mitigation and restoration plans will be required under such actions.

7.0 PROPOSED MITIGATION MEASURES

The site does not support tortoises at the present time and the existing development project is not expected to have impacted the species during past clearing activities and placement of the existing travel trailers on the site. Therefore, no mitigation measures are proposed at the present time; however, if tortoises are observed on the property during future activities, CDFW and USFWS should be contacted to initiate consultations, and to discuss mitigations which may be required prior to continuation of any future on-site activities. CDFW and USFWS are the only agencies which can grant authorization for the "take" of the desert tortoise.

8.0 REFERENCES

- California Department of Fish and Game
1990 California's Wildlife, Volumes 1, 2, and 3. Sacramento.
- California Department of Fish and Game
2013 Natural Diversity Data Base. Sacramento
- Holing, Dwight
1998 California Wild Lands. Chronical Books. San Francisco, CA. 211 pp.
- Holland, Robert F.
1986 Preliminary Description of the Terrestrial Natural Communities of California. Prepared for the California Natural Diversity Data Base. California Department of Fish and Game. Sacramento, California. 160 pp.
- Johnson, H.
1976 vegetation and Plant Communities of Southern California Deserts- a functional view. In Symposium proceedings: Plant communities of Southern California. June Latting, editor. California Native Plant Society, Spec. No. 2 Berkeley, CA.
- Luckenbach, Roger A.
1982 Ecology and Management of the Desert Tortoise (*Gopherus agassizii*) in California. In North American Tortoises: Conservation and Ecology. U.S. Department of Interior, Fish and Wildlife Service. Wildlife Research Report No. 12. pp. 1-36.
- U.S. Department of the Interior, Bureau of Land Management
1988 Desert Tortoise Habitat Management on the Public Lands: A Rangewide Plan. BLM, Washington, D.C.
- 1988 Recommendations for Management of the Desert Tortoise in the California Desert Conservation Area. BLM, Riverside, CA.
- U.S. Department of the Interior, Fish and Wildlife Service.
1989 The Desert Tortoise Emergency and Proposed Listing. Portland , OR.
- 1989 Endangered and Threatened Wildlife and Plants; Desert Tortoise; Proposed Rule. Federal Register 50 CFR Part 17:42270-42278.
- 1990 Desert Tortoise Density Category Designation Maps. Maps obtained from Ray Bransfield, U.S.F.W.S. biologist, Laguna Niguel office, Laguna Niguel, CA.

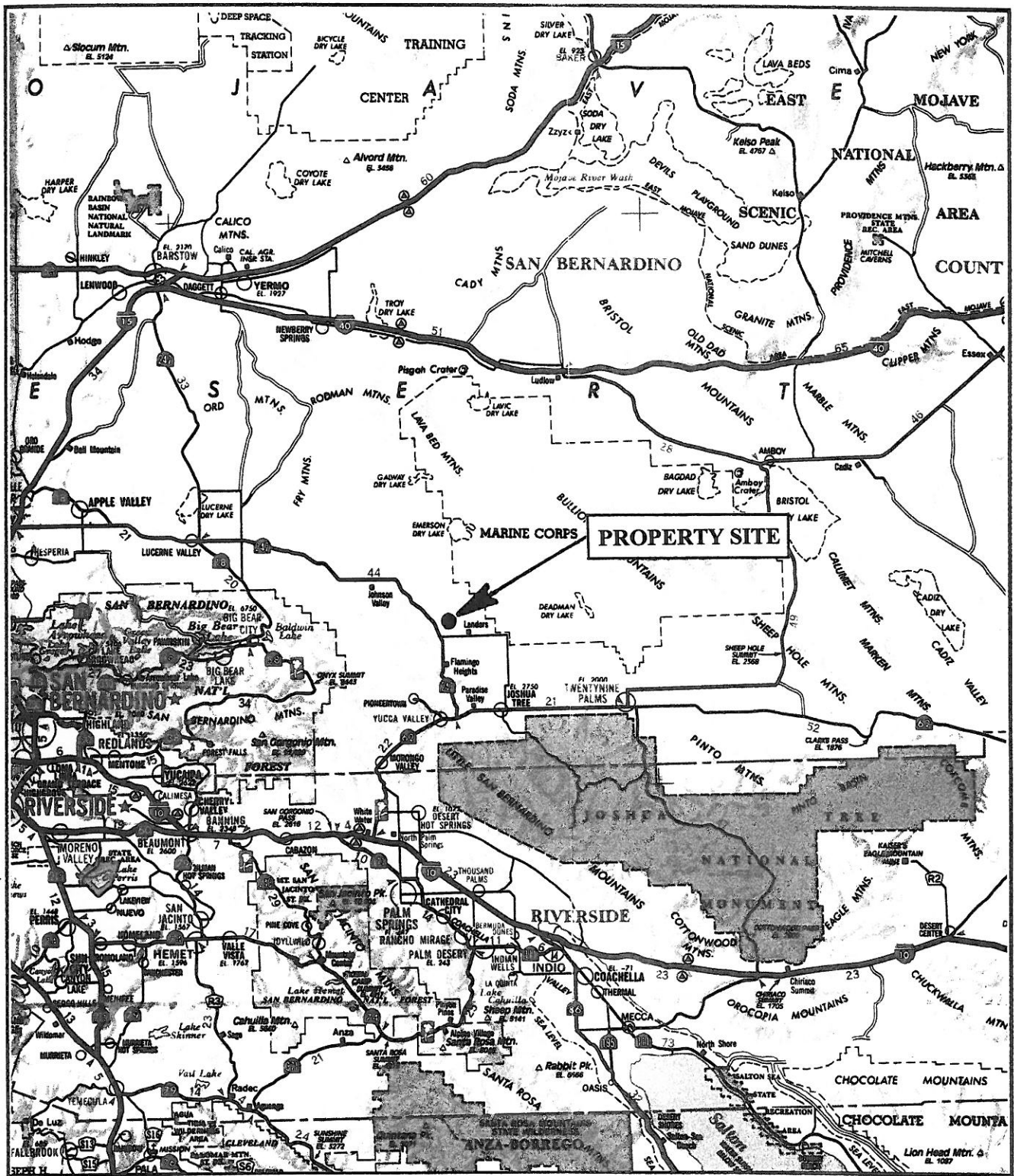
TABLES
Desert Tortoise Occurrences

Desert tortoise occurrences in surrounding area based on California Natural Diversity Data Base (CNDDB; 2013). (T = Threatened).

Name	Listing Status	Habitat Requirements	Presence/Absences	Comments
Desert tortoise (<i>Gopherus agassizii</i>)	Federal: T State: T	Desert scrub communities.	Site does not support any tortoises.	Nearest occurrence ~8-miles north of site(Occ. #19, CNDDB, 2013)

FIGURES

Vicinity Map



VICINITY MAP
 (Kate's Lazy Desert Vintage Airstream Motel)
 (APN 0630-062-17)
 (Source: ACSC Map Source, 2013)



SITE PHOTOGRAPHS

APPENDIX A
Flora and Fauna Compendia

Table 1 - Plants observed during the field investigations.

Common Name	Scientific Name	Location
Erodium	<i>Erodium texanum</i>	On-site
Schismus	<i>Schismus barbatus</i>	"
Ricegrass	<i>Oryzopsis sp.)</i>	"
Brome grass	<i>Bromus sp.</i>	"
Fiddleneck	<i>Amsinckia tessellata</i>	"
Creosote bush	<i>Laree tridenata</i>	"
Cholla	<i>Opuntia echinocarpa</i>	"
Joshua tree	<i>Yucca brevifolia</i>	"
Ephedra	<i>Ephedra nevadensis</i>	"
Bursage	<i>Ambrosia dumosa</i>	"
Yellow-green matchweed	<i>Gutierrezia sarothrae</i>	"

Table 2 - Wildlife observed on the site and those species expected to occur in surrounding area.

Common Name	Scientific Name	Location
Common raven	<i>Corvus corax</i>	Observed on-site
Song sparrow	<i>Melospiza melodia</i>	"
Morning dove	<i>Zenaida macroura</i>	"
Western kingbird	<i>Tyrannus verticalis</i>	Occurs in area.
Western whiptail lizard	<i>Cnemidophorus tigris</i>	"
Side-blotched lizard	<i>Uta stansburiana</i>	"
Antelope ground squirrel	<i>Ammospermophilus leucurus</i>	"
Desert spiny lizard	<i>Sceloporus magister</i>	"
California ground squirrel	<i>Spermophilus beecheyi</i>	"
Coyote	<i>Canis latrans</i>	"
Merriam's kangaroo rat	<i>Dipodomys mohavensis</i>	"
Sage sparrow	<i>Amphispiza belli</i>	"
Desert cottontail rabbit	<i>Sylvilagus auduboni</i>	"

Note: The above Tables are not comprehensive lists of every plant or animal species which may occur in the area, but are a list of those common species which have been identified on the site or in the region by biologists from RCA Associates, LLC, or which are common species in the region.

CERTIFICATION FOR DESERT TORTOISE SURVEY

I hereby certify that the statements furnished above and in the attached exhibits, present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. Fieldwork conducted for this assessment was performed by myself and biologists under my direction. I certify that I have not signed a non-disclosure or consultant confidentiality agreement with the project applicant or applicant's representative and that I have no financial interest in the project.

Date: 6-5-2013

Signed: 

Report Author

Field Work Performed By: _____

Randall Arnold
Senior Biologist

EXHIBIT E

Road Improvement Waiver Approval

LAND USE SERVICES DEPARTMENT

BUILDING & SAFETY • CODE ENFORCEMENT • FIRE HAZARD ABATEMENT
LAND DEVELOPMENT • PLANNING



COUNTY OF SAN BERNARDINO

- 385 N. Arrowhead Avenue, First Floor • San Bernardino, CA 92415-0187
(909) 387-8311 Fax (909) 387-3249
- 15900 Smoke Tree Street, First Floor • Hesperia, CA 92345
(760) 995-8140 Fax (760) 995-8167

TOM HUDSON
Director

September 22, 2014

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
7006 2760 0004 6573 0919

Kate's Lazy Desert
P.O. Box 545
Shokan, NY 12481

RE: NOTICE OF DIRECTOR'S DECISION ON THE WAIVER REQUEST
APN: 0630-062-17

To whom it may concern,

Reference is made to your request, dated September 14, 2014, received by the Land Use Services Department (LUSD), which requests a waiver of road improvement requirements on Botkin and Rocky Acres Road for Project Number P201300206.

Based on an analysis of the justification given and after careful review by the Directors of both the Department of Public Works and Land Use Services Department (Departments), it is the Director's determination that all findings within County Code section 83.05.070 have been met; therefore the requested waiver can be approved. The Land Development Division will be sending a new set of conditions to the project planner, omitting the road improvement requirement.

Sincerely,

SAMEH BASTA, P.E., Land Development Manager
Land Development Division

SB/CN/mp

Cc: Mohammad Qureshi, Department of Public Works

EXHIBIT F

Updated Biological Report, July 25, 2014



15555 Main Street, #D4-235
Hesperia, California 92345
(760) 956-9212 fax (760) 244-0791
rca123@aol.com
www.rcaassociatesllc.com

July 24, 2014

Ms. Monica Coleman
Kate's Lazy Meadow
5191 Route 28
Mount Tremper, NY 12457

RE: Kate's Lazy Desert Vintage Airstream Motel; APN 0630-062-17
San Bernardino County, California
#2013-12B

Dear Ms. Coleman:

As requested, we conducted an updated analysis of your 5-acre parcel located at 58380 Botkin Road in San Bernardino County, California (Section 76, Township 2 North, Range 6 East) (Figures 1 and 2). We previously conducted a focused survey for the desert tortoise (*Gopherus agassizii*) on April 16, 2013, and the results of the survey were negative. No tortoises or tortoise sign (e.g., burrows, scats, etc.) were observed during the 2013 surveys; however, the report expired on April 16, 2014. Therefore, RCA Associates LLC conducted additional field investigations on July 24, 2014 to evaluate the current conditions.

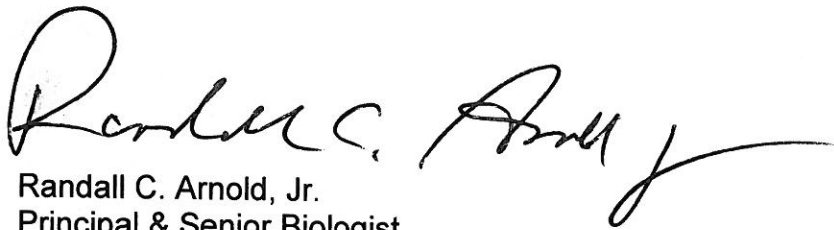
Prior to initiation of the field work, we conducted a review of the California Natural Diversity Data base (2014) to determine if any desert tortoises or other sensitive species have been observed in the area since the 2013 surveys. Based on this background review it was determined that there are no sensitive species that have been documented in the area surrounding the site since completion of the original survey in 2013. In addition, the existing conditions present on the site have not changed since the survey performed in 2013, and no desert tortoises or any other sensitive wildlife species (e.g., burrowing owl, etc.) were observed on the property on July 24, 2014. No mitigation measures or additional surveys are recommended at the present time. However, if any tortoises or any other sensitive species are observed on the site, on-

Ms. Monica Coleman
Page 2

site activities should cease, and the County should be contacted to discuss what mitigations may be required. If you have any questions please contact me at (760) 956-9212.

Sincerely,

RCA ASSOCIATES LLC

A handwritten signature in black ink, reading "Randall C. Arnold, Jr.", with a long horizontal flourish extending to the right.

Randall C. Arnold, Jr.
Principal & Senior Biologist
Certified Associate Wildlife Biologist

Figures

