

July 2022 | Addendum to the San Bernardino Countywide Plan Program EIR  
State Clearinghouse No. 2017101033

# 2021–2029 Housing Element and Hazards Element Update Addendum

San Bernardino County

*Prepared for:*

**San Bernardino County**

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# 1. Introduction

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This document is an Addendum to the Program Environmental Impact Report (PEIR) (State Clearinghouse [SCH] No. 2017101033) for the San Bernardino Countywide Plan (CWP), which was certified on November 2, 2020. The proposed CWP was approved at the same public hearing. The certified PEIR analyzed the potential environmental impacts of the proposed land use designations and policies that would accommodate a projected growth of 15,355 residential units and 49,680 people between 2016 and 2040 in the unincorporated areas of the county. The 2020 CWP did not include an updated housing element.

This Addendum analyzes the potential environmental effects associated with the proposed 2021-2029 Housing Element and a minor update to the CWP's Hazards Element. California cities and counties are required by state law to prepare a housing element in an eight-year cycle to address existing local housing needs and the assigned share of the region's housing growth. The 2021-2029 Housing Element is an update to the County's 2014-2021 Housing Element. Per the Regional Housing Needs Assessment (RHNA) for the 2021–2029 planning period, the County has been allocated 8,832 units to accommodate the estimated growth need at various income levels. The Hazards Element is being updated to reflect new environmental justice data available from the California Office of Environmental Health Hazard Assessment's model, known as CalEnviroScreen (CES). No new hazard policies are proposed.

## 1.1 ADDENDUM FORMAT

This Addendum is structured as follows:

**Section 1. Introduction.** Describes the purpose and scope of an Addendum per CEQA and associated environmental procedures. Additionally, this section details previous environmental documentation incorporated by reference, and the format of the Addendum.

**Section 2. Background and CWP.** Summarizes the background of the Addendum, including the project location, geographical planning regions, and a description of the CWP and certified CWP PEIR.

**Section 3. Project Description.** Includes a description of the proposed 2021-2029 Housing Element and the Hazards Element Update. The description of the housing element includes its components, RHNA requirements and identified housing opportunities. This section also compares the 2020 CWP PEIR growth projections to the 2021-2029 Housing Element housing inventory and includes the environmental analysis related to changes made to the Hazards Element Update.

**Section 4. Environmental Checklist.** Provides a summary of the proposed project, the Applicant and location, and includes completed topical checklist form identifying the potential impacts of the project.

**Section 5. Environmental Analysis.** Provides the required environmental analysis to substantiate the responses in the checklist provide in Section 4.0. This section includes a description of the CWP PEIR findings

## 1. Introduction

and policies, and lists mitigation measures adopted with the certified PEIR that have the potential to mitigate potential Housing Element update impacts.

**Section 6. List of Preparers.** Summarizes the preparers of this Addendum.

**Section 7. References.** Lists documents that have been referenced throughout this Addendum.

## 1.2 PURPOSE OF AN ADDENDUM

### 1.2.1 CEQA Requirements

According to Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

1. Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.
  - b. Significant effects previously examined will be substantially more severe than identified in the previous EIR.
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
  - d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Preparation of an Addendum to an EIR is appropriate when none of these conditions (above) are present, and some changes or additions to the previously certified EIR are necessary.

## 1. Introduction

As described in Section 3.0, *Project Description*, the “project” analyzed in this Addendum is the proposed Housing Element (2021-2019) and minor updates to the Hazard Element of the CWP. The purpose of the review in this Addendum is to determine the eligibility for the project to be approved without a Subsequent or Supplemental EIR. After careful consideration of the potential environmental impacts of the 2021-2019 Housing Element and the updates to the Hazard Element, the San Bernardino County, as lead agency, has determined that none of the conditions requiring preparation of a subsequent or supplement to an EIR have occurred.

### 1.2.2 Scope of Subsequent Analysis

The purpose of this Addendum is to evaluate whether the proposed 2021-2029 Housing Element and the Hazards Element Update modify the CWP in such a way as to result in new environmental impacts or a substantial increase in the severity of previously identified significant effects or would otherwise trigger a need for subsequent environmental review. This Addendum, therefore, analyzes the incremental impact of the proposed project in comparison to the approved CWP and analysis in the CWP PEIR. Since CEQA focuses on the physical environmental impacts of a project, the analysis appropriately focuses on the assumptions for housing development and the distribution of that housing relative to the analysis in the CWP PEIR. Section 3.0, *Project Description*, provides a detailed, statistical comparison of the number of housing units identified to meet the Housing Element requirements relative to the CWP buildout assumptions for housing. The analysis also reviews the proposed Housing Element policies for their potential to result in environmental impacts. And finally, this Addendum lists the applicable mitigation measures included in the CWP and adopted in the CWP Mitigation Monitoring and Reporting Program (MMRP) that would reduce or eliminate the impact of new housing development.

## 1.3 PREVIOUS ENVIRONMENTAL DOCUMENTATION

In accordance with CEQA Guidelines Sections 15148 and 15150, this Addendum incorporates the 2020 certified PEIR (and its constituent parts) by reference. A summary of the 2020 certified PEIR and how it relates to this Addendum is provided below. All documents incorporated by reference are available for review at:

San Bernardino County Govt. Center  
Land Use Services Department  
385 N. Arrowhead Ave., 1<sup>st</sup> floor  
San Bernardino, CA 92415

Jerry Lewis High Desert Govt. Center  
15900 Smoke Tree St., Suite 131  
Hesperia, CA 92345

The 2020 CWP PEIR evaluated 18 environmental topics and substantiated the following findings:

### *Less Than Significant Impacts Without Mitigation*

- Aesthetics
- Agriculture and Forestry Resources
- Geology and Soils
- Hydrology and Water Quality
- Land Use and Planning
- Population and Housing

## 1. Introduction

- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities and Service Systems

### *Impacts Mitigated to Less Than Significant with Mitigation Measures*

- Cultural Resources

### *Significant, Unavoidable Impacts*

- Air Quality
- Biological Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Mineral Resources
- Noise
- Transportation/Traffic



## 2. Background and CWP

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The 2020 certified PEIR considered the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by buildout of the CWP, within the Policy Plan, and impacts from the resultant population and employment growth in the unincorporated areas of the county. The PEIR evaluated a buildout of 150,964 dwelling units, 357,378 people, and 65,483 jobs. Growth associated with the CWP is not linked to a timeline. However, buildout of the CWP was forecast for the year 2040. For the residential sector, the PEIR evaluated environmental impacts associated with an increase of 15,355 housing units and 49,680 people (see Table 1).

### 2.1.1 Project Location

At just over 20,000 square miles, San Bernardino County is the largest county in the nation. It is bordered by Los Angeles County, Orange County, and Kern County on the west; Inyo County and the southwest corner of Clark County, Nevada, on the north; the Colorado River and the states of Arizona and Nevada on the east; and Riverside County on the south (see Figure 1, *Regional Location*). Regional connectivity to San Bernardino County is provided by freeways and highways, including but not limited to: Interstates 10, 15, and 40; U.S. Route 395; and State Routes 58, 62, and 247.

### 2.1.2 Geographical Planning Regions

The county is defined primarily by its four geographical subregions—the Valley, Mountain, North Desert, and East Desert (see Figure 2, *County Subregions*). Only 4 percent of the land in the county is in incorporated jurisdictions; 96 percent of the land area is unincorporated. However, of the unincorporated area, nearly all (87 percent) is outside of the County’s administrative control (primarily under federal control). Figure 3, *County Jurisdictional Authority*, shows the boundaries for various federal, state, and tribal jurisdictions in the county. Only the unincorporated area shown in white in Figure 3 is under the administrative control of the County.

#### 2.1.2.1 VALLEY REGION

The Valley region is in the southwestern-most part of the county. Although the smallest region in land area, it is the most populated and the most urbanized—nearly half of the incorporated land and over 70 percent of people are in the Valley region. The region is generally defined as all land that is south and west of the San Bernardino National Forest boundaries. The San Bernardino Mountains and Yucaipa and Crafton Hills form the eastern limits of the Valley region, and the Santa Ana River and Jurupa Mountains form the southern limits.

#### 2.1.2.2 MOUNTAIN REGION

The Mountain region is north of the Valley region and encompasses the San Bernardino Mountains and the eastern end of the San Gabriel Mountains. Nearly all of the Mountain region is public land managed by state and federal agencies, primarily the U.S. Forest Service.

## 2. Background and CWP

### 2.1.2.3 NORTH DESERT REGION

The North Desert region is the largest of the four regions and is north of the Mountain region to the northern county limits and north and east of the East Desert region to the eastern county limits (Nevada and Arizona state lines). A significant portion of the region encompasses the Mojave Desert.

### 2.1.2.4 EAST DESERT REGION

The East Desert region is east of the Mountain region and encompasses approximately two million acres, including a notable gateway to Joshua Tree National Park. Most of the land in the East Desert region is federally administered.

## 2.1.3 Countywide Plan

The CWP (2020) updated the County General Plan, which had been last updated in 2007. It reflects the County's efforts since 2010 when the County Board of Supervisors set out to establish a vision for the future of the county as a whole and adopted a Countywide Vision in 2011 after two years of input from the community and the county's 24 cities and towns.

### 2.1.3.1 PROJECTED BUILDOUT

The CWP's population growth projections for the unincorporated areas focused on residential development in two areas: the Bloomington community (Rialto sphere of influence [SOI]) and future master planned communities in the Town of Apple Valley SOI. Employment growth was focused in the unincorporated portions of the Valley region, particularly in the Fontana SOI, East Valley Area Plan (which is outside of Redland's SOI), and Bloomington community (Rialto SOI). Little to no growth was projected for other unincorporated areas based on the availability of water and infrastructure systems, presence of natural hazards and topographical constraints, and the desires of residents.

Based on the proposed land use designations, Table 1, *Projected Growth in Unincorporated San Bernardino County, 2016 to 2040*, identifies projected growth between 2016 and 2040 for unincorporated areas of the county. The CWP only addresses changes in land use for unincorporated areas of the county. Unincorporated growth is shown by region and then further disaggregated into three areas:

- Community Planning Area (CPA): unincorporated areas within a CPA.
- SOI: unincorporated areas in an incorporated city/town SOI but not in a CPA.
- Other Unincorporated Areas: unincorporated areas that are not in a CPA, SOI, or the East Valley Area Plan.

## 2. Background and CWP

**Table 1 Projected Growth in Unincorporated San Bernardino County, 2016 to 2040**

Geography	Population	Housing Units	Employment	Building SF <sup>1</sup>
<b>UNINCORPORATED<sup>2,3,4</sup></b>				
<b>Valley<sup>5</sup></b> 42,095 Ac.	<b>24,893</b>	<b>7,978</b>	<b>11,541</b>	<b>18,387,448</b>
Bloomington CPA	19,270	6,169	2,727	3,756,069
Mentone CPA	323	108	501	271,603
Muscoy CPA	449	154	715	384,787
San Antonio Heights CPA	49	15	1	793
East Valley Area Plan	3,243	977	2,138	4,129,593
Chino SOI	141	51	109	300,031
Colton SOI	194	65	-	-
Fontana SOI	482	225	4,397	8,724,613
Loma Linda SOI	548	155	10	6,347
Montclair SOI	58	21	-	-
San Bernardino SOI	137	38	944	813,614
<b>Mountain<sup>6</sup></b> 528,027 Ac.	<b>2,355</b>	<b>702</b>	<b>202</b>	<b>162,356</b>
Bear Valley CPA	650	199	62	49,052
Crest Forest CPA	342	103	37	28,414
Hilltop CPA	343	103	16	18,310
Lake Arrowhead CPA	602	180	45	32,840
Lytle Creek CPA	87	25	20	16,523
Mount Baldy CPA	53	10	-	-
Oak Glen CPA	191	56	4	2,451
Wrightwood CPA	88	26	18	14,766
<b>North Desert<sup>7</sup></b> 9,642,978 Ac.	<b>21,073</b>	<b>6,281</b>	<b>725</b>	<b>783,047</b>
Baker CPA	83	25	3	1,836
Daggett CPA	83	25	9	7,025
El Mirage CPA	84	26	3	1,605
Helendale CPA	1,397	413	47	34,797
Lucerne Valley CPA	531	158	28	20,314
Newberry Springs CPA	205	62	29	22,894
Oak Hills CPA	693	212	26	15,726
Oro Grande CPA	83	26	20	16,100
Phelan/Pinon Hills CPA	1,241	364	45	27,103
Yermo CPA	88	26	20	16,614
Apple Valley SOI	16,280	4,841	483	613,380
Victorville SOI	107	42	5	1,884
Other Unincorporated Areas	198	60	6	3,769

## 2. Background and CWP

**Table 1 Projected Growth in Unincorporated San Bernardino County, 2016 to 2040**

Geography	Population	Housing Units	Employment	Building SF <sup>1</sup>
<b>East Desert<sup>8</sup></b> 2,050,172 Ac.	<b>1,359</b>	<b>394</b>	<b>78</b>	<b>65,050</b>
Homestead Valley CPA	355	105	12	7,220
Joshua Tree CPA	827	238	53	39,970
Morongo Valley CPA	177	52	14	17,859
<b>Total</b>	<b>49,680</b>	<b>15,355</b>	<b>12,546</b>	<b>19,397,900</b>

Source: San Bernardino County 2018.

<sup>1</sup> Building SF refers to projected square footage of nonresidential structures.

<sup>2</sup> For the purposes of this table, the unincorporated geography is divided into three areas: 1) community planning area (CPA): unincorporated areas in a CPA boundary, 2) spheres of influence (SOI): unincorporated areas in an incorporated city/town SOI, but not in a CPA, and 3) other unincorporated areas that are not in a CPA or incorporated SOI.

<sup>3</sup> Overlap of CPA and SOI boundaries. **Bear Valley:** The Bear Valley CPA includes the entire Big Bear Lake SOI; SOI growth is included in Bear Valley CPA.

**Bloomington:** Bloomington CPA is primarily in Rialto SOI as well as a small portion in Fontana SOI, and CPA growth not included in either SOI. **Muscoy:** The Muscoy CPA is in the San Bernardino SOI. **Oak Hills:** The Oak Hills CPA is in the Hesperia SOI. **Oro Grande:** A very small section of the Oro Grande CPA is in the Victorville SOI. **San Antonio Heights:** The San Antonio Heights CPA occupies the entire unincorporated Upland SOI.

<sup>4</sup> Jurisdictions with limited or no unincorporated SOIs: Chino Hills, Grand Terrace, Highlands, Ontario, and Yucca Valley SOIs.

<sup>5</sup> No growth is projected (outside of the CPA boundaries) in the Valley region SOIs of Chino Hills, Grand Terrace, Highland, Ontario, Rancho Cucamonga, Redlands, Rialto, Upland, and Yucaipa. No growth is projected in unincorporated areas of the Valley outside of a CPA, SOI, or Area Plan.

<sup>6</sup> No growth is projected in the Mountain region areas of Angeles Oaks CPA, Big Bear Lake SOI, and unincorporated areas outside of a CPA or incorporated SOI.

<sup>7</sup> No growth is projected in the North and East Desert region areas of Pioneertown CPA, Adelanto SOI, Barstow SOI, Hesperia SOI, and Needles SOI unincorporated areas outside of a CPA or SOI. No growth is projected outside of the CPA boundaries in Twentynine Palms SOI and Yucca Valley SOI.

<sup>8</sup> No growth is projected in the East Desert region areas of Pioneertown CPA, areas outside CPA boundaries in the Twentynine Palms SOI, or unincorporated areas outside a CPA or SOI.

### 2.1.3.2 LAND USE CATEGORIES

The Land Use Element of the Policy Plan identifies the location, distribution, and density (expressed in dwelling units per acre) of development and land uses. The County Policy Plan includes five residential land use categories—four conventional categories and one that allows for greater flexibility (as shown in Table 2, *Residential Land Use Categories and Zoning Districts*).

**Table 2 Residential Land Use Categories and Zoning Districts**

Land Use Category	Zoning District	Description of Purpose and Typical Uses
Rural Living (RL) up to 0.4 du/ac	Rural Living (RL) up to 0.4 du/ac	To allow for rural residential development set in expansive areas of open space that reinforce rural lifestyle while preserving the county’s natural areas. This would minimize development footprint and maximize underdeveloped areas with cluster-type development to provide and preserve open space.
Very Low Density Residential (VLDR) up to 2 du/ac	Single Residential (RS) up to 2 du/ac	To allow for very low-density residential uses when developed as single-family neighborhoods that can share common infrastructure, public facilities, and services.
Low Density Residential (LDR) 2 to 5 du/ac	Single Residential (RS) up to 4 du/ac	To promote conventional suburban residential neighborhoods that support and are served by common infrastructure, public facilities and services.

## 2. Background and CWP

**Table 2 Residential Land Use Categories and Zoning Districts**

Land Use Category	Zoning District	Description of Purpose and Typical Uses
Medium Density Residential (MDR) 5 to 20 du/ac (up to 25/30 du/ac for affordable housing)	Multiple Residential (RM) 5 to 20 du/ac in Mountain/Desert (up to 25 du/ac for affordable housing) 11 to 20 du/ac in Valley (up to 30 du/ac for affordable housing)	To provide areas for a wide range of densities and housing types. The aim is to promote efficient location for higher density residential development and neighborhoods in relation to infrastructure and transit systems, as well as employment opportunities retail and service businesses, and community services and facilities.
Special Development (SD) up to 4 du/ac without a specific plan; up to 30 du/ac with a specific plan	Specific Plan (SP) up to 30 du/ac	To allow for a combination of residential, commercial, and/or manufacturing activities that maximizes the utilization of natural and human-generated resources. Specific plans intend to identify suitable areas for large-scale, master planned developments. Cluster-type development is promoted with the goal to provide and preserve open space. This district allows for mix of residential, commercial, and public/quasi-public uses in rural areas. It aims to facilitate the collaboration for joint planning efforts among adjacent landowners and jurisdictions.

Sources: San Bernardino County Development Code, 2021.

Table 3, *Summary of Permitted Residential Uses*, identifies residential uses for each land use district and whether the use is prohibited, allowed by right, allowed with a minor use permit or a special use permit, or conditionally permitted.

## 2. Background and CWP

**Table 3 Summary of Permitted Residential Uses**

Land Use District			Housing Type
RL	RS	RM	
A	A	X***	Single Dwelling
CUP	CUP	CUP	Mobile home park/manufactured home (land-lease community)
X	X	A	Multiple dwelling, 2 to 19 units, attached or detached
X	X	MUP	Multiple dwelling, 20 to 49 units, attached or detached
X	X	CUP	Multiple dwelling, 50+ units, attached or detached
A	A	A	Accessory structures and use
X	X	M/C	Group residential (sorority, fraternity, boarding house, etc.)
A	A	A	Guest House
Varies (5)	Varies (5)	Varies (5)	Transitional Housing
Varies (5)	Varies (5)	A	Supportive Housing
X	X	CUP	Parolee and/or probationer home
A	A	A	Accessory dwelling unit
A	A	A	Junior accessory dwelling unit
X	X	CUP	Emergency Shelter
X	X	A	Low Barrier Navigation Centers
A	A	A	Licensed Residential Care Facility (≤6 persons)
(6)	(6)	CUP	Licensed Residential Care Facility (7+ persons)
RCP	RCP	RCP	Unlicensed Residential Care Facility (≤6 persons)
(6)	(6)	CUP	Unlicensed Residential Care Facility (7+ persons)
SUP	SUP	SUP	Short-term Rentals

Source: San Bernardino County Development Code, 2021.

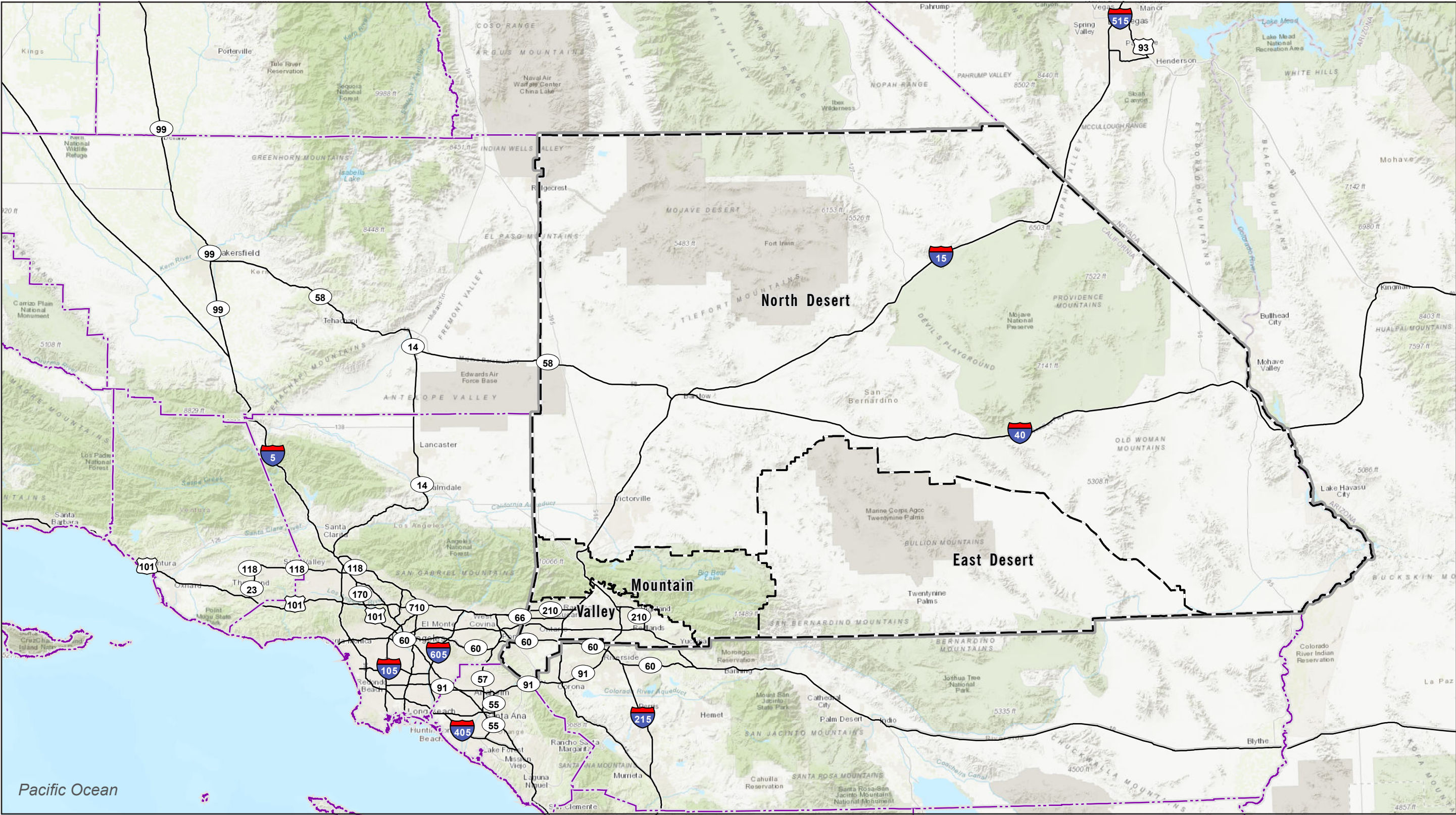
Notes: RL = Rural Living, RS = Single Residential, RM = Multiple Residential

X = Prohibited; A = Allowed Use (by right); MUP = Minor Use Permit; CUP = Conditional Use Permit; SUP = Special Use Permit; RCP = Unlicensed Residential Care Facilities Permit

\*\*\* Single dwellings are allowed when sewer service is not available or the lot is less than half an acre.

With the approval of Senate Bill (SB) 35 in September 2017, the Government Code was modified to stipulate that approval of accessory dwelling units (ADU) shall be considered a ministerial action, not subject to discretion. Ministerial actions are exempt from CEQA. Single-family rural homes are also permitted by right in the Rural Living (RL) and Single Residential (RS) zoning districts in the county.

Figure 1 - Regional Location



County Regions    San Bernardino County Boundary    Adjacent County Boundary



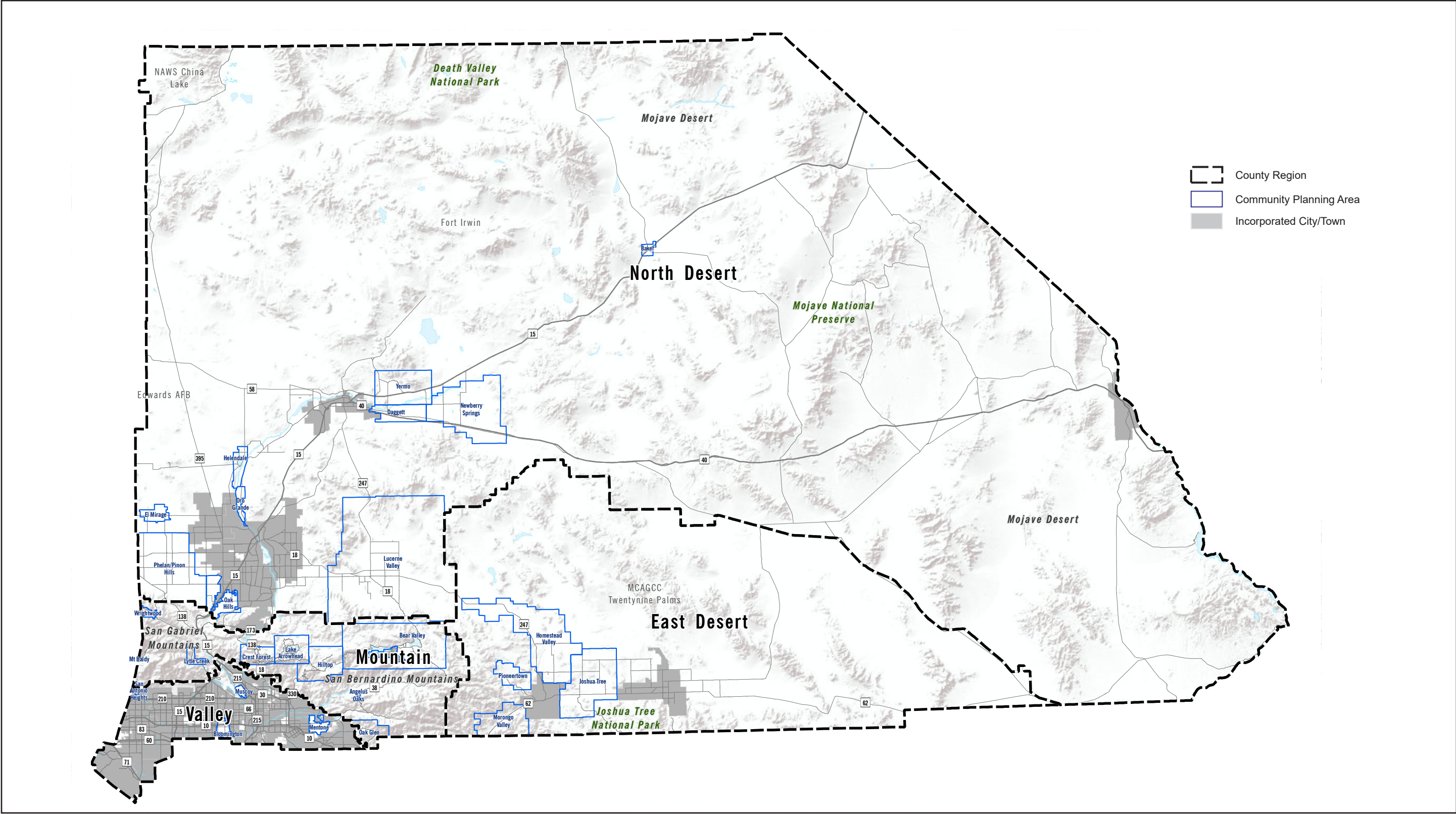
Source: PlaceWorks, 2018

## 2. Background and CWP

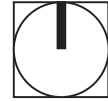
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Figure 2 - County Subregions



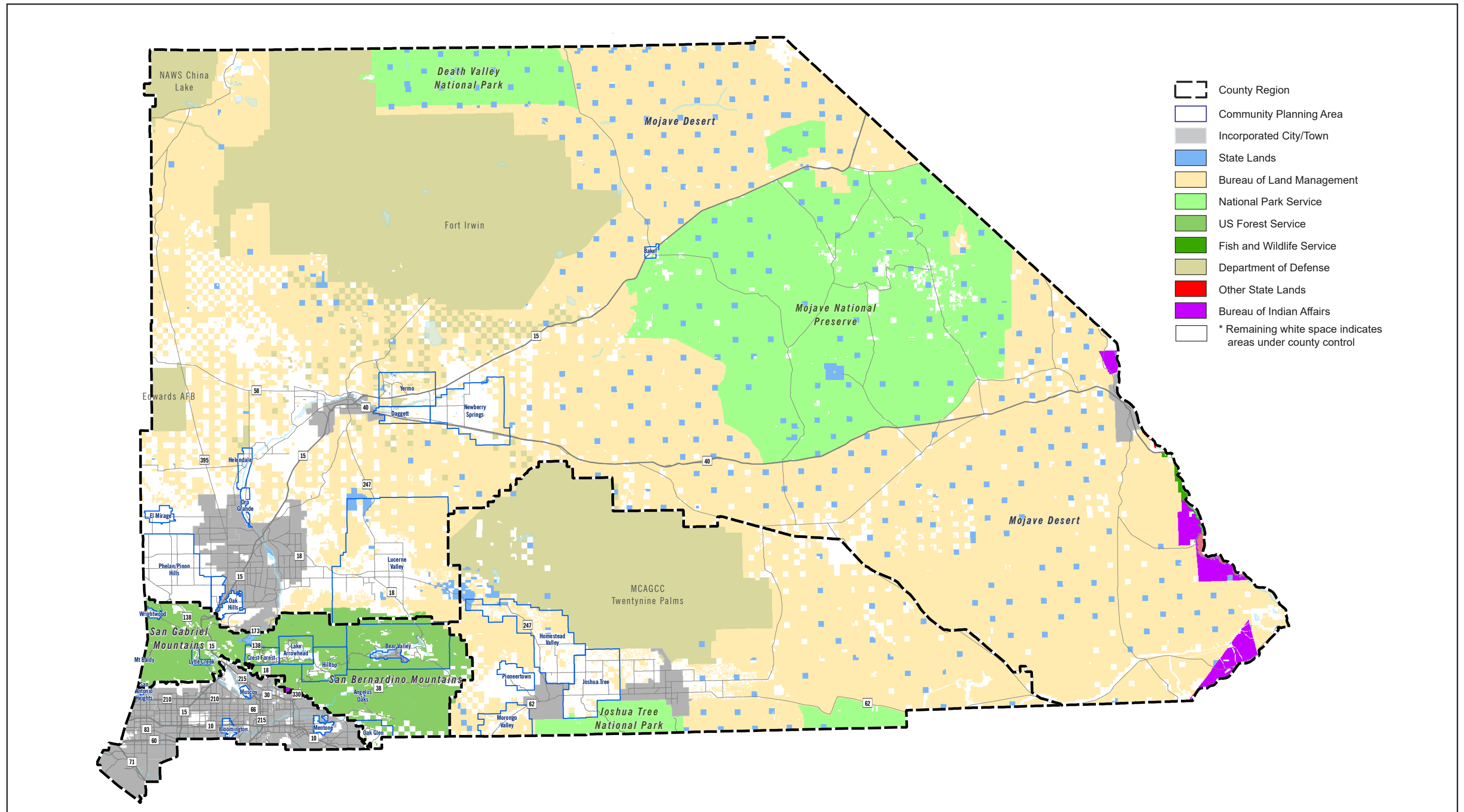
Source: PlaceWorks, 2018



## 2. Background and CWP

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Figure 3 - County Jurisdictional Authority



- County Region
- Community Planning Area
- Incorporated City/Town
- State Lands
- Bureau of Land Management
- National Park Service
- US Forest Service
- Fish and Wildlife Service
- Department of Defense
- Other State Lands
- Bureau of Indian Affairs
- \* Remaining white space indicates areas under county control

0 16  
 Scale (Miles)



Source: PlaceWorks, 2018

## 2. Background and CWP

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## 3. Project Description

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### 3.1 2021-2029 HOUSING ELEMENT

#### 3.1.1 Housing Element Components

The 2021-2029 Housing Element contains goals and policies to address state law and the needs of unincorporated communities. The goals and policies of the housing element are planning tools that do not propose any physical development. The balance of the element is a technical report under separate cover. The technical report includes five sections.

**Section 1 Introduction.** Summarizes the purpose of the housing element and includes a summary of public outreach.

**Section 2 Community Profile.** Describes the characteristics of the existing and projected population and housing stock to define the extent of housing needs in unincorporated communities. This information helps to provide direction in updating the County's housing element goals, policies, and programs.

**Section 3 Housing Constraints.** Discusses the potential constraints to the development, maintenance, and improvement of housing and the resources available in the unincorporated county. In addition, environmental constraints and available infrastructure are discussed. Factors constraining the development of a range of type and prices of housing may include governmental constraints, environmental constraints, availability and cost of infrastructure, and nongovernmental constraints.

**Section 4 Housing Opportunities.** Presents housing opportunities that could be realized during the planning period in the unincorporated areas to meet the County's RHNA allocation.

**Section 5 Housing Programs.** Evaluates the 2014-2021 Housing Element's housing programs to better understand how the County can and/or should take stronger action toward providing and maintaining quality affordable and market rate housing throughout the unincorporated communities. This section also describes the primary programs to be used by the San Bernardino County and its various participating partners to address the goals and policies of the housing element for the 2021–2029 planning period.

The only two sections of the element that reflect potential physical changes are the Housing Opportunities and Housing Programs sections. Therefore, changes to the CWP that result from these two sections are analyzed in comparison to the environmental analysis in the CWP PEIR. Changes to housing programs are analyzed in Section 3.1.5 of this Addendum, and additional housing growth that was not evaluated in the CWP PEIR is reviewed in Section 5.0 of this Addendum.

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#### 3.1.2 RHNA Allocations

The Southern California Association of Governments (SCAG) is responsible for oversight of the RHNA process for Southern California, including San Bernardino. Per the RHNA for the 2021–2029 planning period, the County has been allocated 8,832 units to accommodate the estimated growth need at various income levels. As required by California law, the housing element must identify the County’s ability to accommodate this estimated growth through available sites and appropriate zoning. Table 4, *San Bernardino County 2021-2029 RHNA Allocation by Income Category*, designates the housing allocation by income category in the county.

**Table 4 San Bernardino County 2021-2029 RHNA Allocation by Income Category**

Income Category	RHNA Allocation
Very Low (up to 50% AMI)	2,179
Low (50% to 80% AMI)	1,360
Moderate (80% to 120% AMI)	1,523
Above Moderate (120%+ of AMI)	3,770
<b>Total</b>	<b>8,832</b>

Source: SCAG July 2021.  
 AMI = Area Median Income

#### 3.1.3 Housing Opportunities

Jurisdictions are required to ensure the capacity for any unmet RHNA allocation for each income category throughout the entirety of the planning period. During the planning period, the County will only obtain RHNA credit based on the actual affordability of the housing constructed. If the combined housing opportunities ever fall short of providing 100 percent capacity for the unmet RHNA allocation, the County will be required to identify new opportunity sites (including rezoning if necessary).

Four types of housing opportunities were identified during the planning period in the unincorporated county areas: housing that is already planned and entitled (but not yet constructed), trends and projections for ADUs and individual/small rural housing developments, and vacant land free from constraints and with suitable zoning. Jurisdictions can also consider underutilized land that is free from constraints, has suitable zoning, and has the potential to be redeveloped into housing. While jurisdictions can also consider underutilized land that is free from constraints, has suitable zoning and has the potential to be redeveloped into housing, the County is able to accommodate its RHNA without tapping into underutilized sites.

There is and will continue to be an abundance of housing sites suitable for above-moderate-income households, and the County anticipates satisfying its moderate income RHNA allocation through housing developments already in the pipeline and with projected development of ADUs, manufactured homes, and rural single-family homes. As with most jurisdictions, the risk of falling below 100 percent capacity is typically limited to the lower-income RHNA allocation. The California Department of Housing and Community Development (HCD) recommends that jurisdictions identify surplus capacity for the lower income RHNA allocation to avoid triggering a requirement to identify new sites (and potentially the requirement to rezone one or more sites).

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Table 5, *Summary of Housing Opportunities by Income Category*, compares the total capacity identified in the 2021-2029 Housing Element compared to the RHNA allocation and shows surplus capacity in each category, including a surplus of 282 units (8 percent) for the County’s lower-income RHNA allocation. This should provide the County with an appropriate buffer while avoiding the need to rezone any sites from their current designations.

**Table 5 Summary of Housing Opportunities by Income Category**

Unit Type	Lower Income	Moderate Income	Above Moderate Income	Total
Pipeline Housing Projects	406	1,196	1,382	2,984
Projected Rural Single Family Homes	-	490	1,106	1,596
Projected Accessory Dwelling Units	217	-	-	217
Projected Manufactured Homes	334	-	-	334
Capacity on Vacant Land	2,864	-	1,282	4,146
<b>Total Capacity</b>	<b>3,821</b>	<b>1,686</b>	<b>3,770</b>	<b>9,277</b>
<b>RHNA Allocation</b>	<b>3,539</b>	<b>1,523</b>	<b>3,770</b>	<b>8,832</b>

Note: While ADUs, manufactured homes, and vacant residentially-zoned land have capacity to facilitate additional housing affordable to moderate and above moderate income households, the capacity shown is limited to what is necessary to accommodate the County’s RHNA allocation.

The unincorporated areas continue to offer lower land cost (compared to incorporated jurisdictions), which results in opportunities for lower- and moderate-income households to purchase a single-family home (especially in the desert regions). Current interest and applications for housing remains strong—projects that have already been approved and projected trends of units that will be constructed in the planning period will satisfy a substantial portion of the County’s total RHNA allocation. The County was able to identify enough vacant sites that are free from constraints and have suitable zoning to facilitate additional market rate and affordable housing and address the balance of lower-income and above-moderate-income RHNA allocation.

#### 3.1.3.1 PLANNED AND ENTITLED RESIDENTIAL DEVELOPMENT

Residential projects that are already approved but not yet constructed (pipeline development) represent the most likely housing development to be built during the planning period. This includes conventional development, approved specific plans, ADUs, and manufactured homes. Table 6, *Planned and Entitled Units by Region by Income Category*, breaks down the planned and entitled residential development by region, type, and affordability level.

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**Table 6 Planned and Entitled Units by Region by Income Category**

Geography & Unit Type	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Single Family	0	0	18	50	68
Multifamily	39	80	48	642	809
Valley Corridor SP	0	0	138	232	370
ADUs	0	17	7	0	24
Manufactured Homes	0	0	2	0	2
<b>VALLEY</b>	<b>39</b>	<b>97</b>	<b>213</b>	<b>924</b>	<b>1,273</b>
Single Family	0	0	23	55	78
Multifamily	0	0	0	0	0
ADUs	0	0	0	0	0
Manufactured Homes	0	0	10	0	10
<b>MOUNTAIN</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>55</b>	<b>88</b>
Single Family	4	5	18	174	199
Multifamily	0	0	0	0	0
Hacienda at Fairview SP	0	100	860	205	1,165
ADUs	2	12	3	0	12
Manufactured Homes	0	49	0	0	49
<b>NORTH DESERT</b>	<b>6</b>	<b>166</b>	<b>881</b>	<b>379</b>	<b>1,425</b>
Single Family	35	40	68	24	169
Multifamily	0	0	0	0	0
ADUs	2	13	1	0	21
Manufactured Homes	0	8	0	0	8
<b>EAST DESERT</b>	<b>37</b>	<b>61</b>	<b>69</b>	<b>24</b>	<b>198</b>
Single Family	39	45	127	303	514
Multifamily	39	80	48	642	809
Specific Plans	0	100	998	437	1,535
ADUs	4	42	11	0	57
Manufactured Homes	0	57	12	0	69
<b>UNINC. TOTAL</b>	<b>82</b>	<b>324</b>	<b>1,196</b>	<b>1,382</b>	<b>2,984</b>
<b>RHNA Allocation</b>	<b>2,179</b>	<b>1,360</b>	<b>1,523</b>	<b>3,770</b>	<b>8,832</b>
<b>RHNA Balance</b>	<b>2,097</b>	<b>1,036</b>	<b>327</b>	<b>2,388</b>	<b>5,848</b>

Sources: 2021 Annual Progress Report, County of San Bernardino; Valley Corridor Specific Plan; and Hacienda at Fairview Specific Plan.

Figures include units that: 1) received certificates of occupancy (CoO) on or after the start of the RHNA projection period (6/30/21), 2) received building permits in 2021 but not a CoO, and 3) have been entitled through specific plans. Install/infrastructure/other costs added to manufactured and rural single family homes. Figures exclude ADUs and single family/manufactured homes that have, applied for, or are expected to apply for short-term rental permits.

All the pipeline projects were permitted by right (and thus exempt from CEQA) except the Valley Corridor Specific Plan and the Hacienda at Fairview Valley Specific Plan. The EIR for Valley Corridor Specific Plan



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(SCH 2015061085) was certified in 2017. The EIR for the Hacienda at Fairview Valley Specific Plan EIR (SCH# 2008111009) was certified in 2014.

#### *Hacienda at Fairview Valley Specific Plan*

Hacienda at Fairview Valley is a 1,557-acre residential master planned community in Apple Valley’s eastern SOI. The community is ultimately expected to support 3,114 units throughout four planning areas or villages. Although the development obtained approval in 2014, some project delays and the pandemic stalled activity. The project has recommenced activity, including recent property transactions in 2020, and the County expects approximately one-third (1,165) of the total units to be built during the planning period. The County assumes that 100 of the 1,165 units will be affordable to lower income households (townhomes), 860 will be affordable to moderate income households, and 205 will be affordable to above-moderate-income households.

#### *Valley Corridor Specific Plan*

The Valley Corridor Specific Plan was initiated in 2014 and adopted in 2017. At full buildout, the area will provide up to 1,093 residential units. The County estimates approximately 370 units will be developed during the 2021-2029 planning period and will contribute to the County’s moderate and above-moderate housing inventory. A review of sales prices of recently constructed single family detached and attached homes in the cities of Chino, Fontana, and Rancho Cucamonga indicate that master planned communities with densities up to 25 dwelling units per acre offer homes that are affordable to moderate income households. Accordingly, the County assumed 138 units could be affordable to moderate-income households, and 232 units could be affordable to above-moderate-income households.

#### **3.1.3.2 ADU, MANUFACTURED, AND RURAL HOUSING**

The County anticipates the continued construction of accessory dwelling units, manufactured homes, and single-family dwellings in rural settings, consistent with new construction trends from the past few years. Table 7a through 7c , *Development Projections for Rural Housing (7a), ADUs (7b), and Manufactured Homes (7c)*, present the projections for new units, based on these trends, that could be permitted or constructed during the planning period (excluding any housing already in the pipeline). As shown in previous Table 3, single dwelling rural homes and ADUs are permitted by right.

**Table 7a Development Projections for Rural Single Family Homes**

Unit Type	Lower Income	Moderate Income	Above Moderate Income	Total
<b>RHNA Balance <sup>1</sup></b>	<b>3,133</b>	<b>327</b>	<b>2,388</b>	<b>5,848</b>
Projected Rural Single Family Homes	-	490	1,106	1,596
Capacity on Unconstrained Residential Land <sup>2</sup>	-	-	1,282	1,282
<b>Remaining RHNA Balance</b>	<b>3,133</b>	<b>-</b>	<b>-</b>	<b>3,133</b>

Notes:

<sup>1</sup> RHNA balance after pipeline development (see Table 6).

<sup>2</sup> While the County’s capacity for rural single family homes affordable to above moderate income households is substantially larger; figures were limited to the remaining RHNA balance.

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**Table 7b Projections for Accessory Dwelling Units**

Unit Type	Lower Income	Moderate Income	Above Moderate Income	Total
<b>RHNA Balance <sup>1</sup></b>	<b>3,133</b>	<b>-</b>	<b>-</b>	<b>3,133</b>
Accessory Dwelling Units <sup>2</sup>	217	-	-	217
<b>Remaining RHNA Balance</b>	<b>2,916</b>		<b>-</b>	<b>2,916</b>

Notes:

<sup>1</sup> RHNA balance after pipeline development and rural single family homes (see Tables 6 and 7a)

<sup>2</sup> While trends indicate that a percentage of ADUs can and will likely provide units at prices/rents affordable to moderate income households, the County limited its projections to the remaining RHNA balance.

**Table 7c Projections for Manufactured Homes**

Unit Type	Lower Income	Moderate Income	Above Moderate Income	Total
<b>RHNA Balance <sup>1</sup></b>	<b>2,916</b>		<b>-</b>	<b>2,916</b>
Manufactured Homes <sup>2</sup>	334	-	-	334
<b>Remaining RHNA Balance</b>	<b>2,582</b>		<b>-</b>	<b>2,582</b>

Notes:

<sup>1</sup> RHNA balance after pipeline development and rural single family homes (see Tables 6 and 7a)

<sup>2</sup> While trends indicate that a percentage of manufactured homes can and will likely provide units at prices/rents affordable to moderate income households, the County limited its projections to the remaining RHNA balance.

#### 3.1.3.3 VACANT LAND

With a vast amount of vacant land, the County applied specific criteria when selecting sites for its housing inventory to include only those with the best chance of developing during the planning period, while maintaining consistency with the policies elsewhere in the CWP, the projections evaluated in the CWP PEIR, and approaches to affirmatively furthering fair housing (AFFH). Additionally, consistent with changes in state law, land used for agricultural purposes is no longer considered functionally vacant even with an absence of building improvements.

In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA allocation, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns and transforming racially and ethnically concentrated areas of poverty into areas of opportunity. At the most basic level, this requirement suggests two courses of action relating to the identification of sites:

- Ensure that sites zoned to accommodate housing for lower-income households are not concentrated in lower resource areas and segregated, concentrated areas of poverty, but are dispersed throughout the community, including in areas with access to greater resources, amenities, and opportunity.
- Where sites zoned to accommodate housing for lower-income households are in lower resource areas and segregated, concentrated areas of poverty, incorporate policies and programs in the housing element that

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are designed to remediate those conditions, including place-based strategies that create opportunity in areas of disinvestment (such as investments in enhanced infrastructure, services, schools, jobs, and other community needs).

Since 2017, the California Tax Credit Allocation Committee (TCAC) and HCD have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities within their community. Access to these resources is reflected in a scoring criterion, with higher scoring indicating greater access and lower scoring as access decreases.

The unincorporated areas in the county are largely considered low resource areas by the TCAC’s and HUD’s opportunity areas mapping and analysis. This is not unexpected because unincorporated areas are the areas in the county that are the farthest from urban and job centers, extremely low density, restricted to well or septic systems, and/or occupied by residents who do not wish to pay higher property taxes, development fees, and/or be subject to more intense development standards and code enforcement. Moreover, many of the areas designated as high or highest resource are undevelopable lands (steep slope, in a National Forest, and/or reserved exclusively for open space/habitat preservation) and are outside of or far from the SOIs of the incorporated cities and towns.

Given the above, it can be difficult to simultaneously identify housing sites that are suitable for future housing (particularly lower income housing) while avoiding low resource areas. Figure 4, *Housing Opportunity Sites - Valley Region*, and Figure 5, *Housing Opportunity Sites - Desert Region*, depict the vacant sites deemed suitable by the County to accommodate the RHNA allocation and meet AFFH requirements. Any site included was within an existing community planning area or unincorporated SOI.

In the Valley region the County focused on higher density vacant sites in Bloomington (Rialto SOI) and unincorporated Fontana (Fontana SOI). Outside of the Valley region, the County limited its lower income land inventory to areas that were at least moderate resource areas and were close to high-paying job opportunities and other amenities such as parks. Both Helendale and Spring Valley Lake (Victorville SOI) contain the infrastructure to support high density and lower income housing while being immediately adjacent to or very nearby local parks, a regional park, and an abundance of high-paying job opportunities.

Additionally, any site in the housing inventory is free from environmental hazards that could make future housing development unsafe or increase development costs substantially. The County also selected sites outside of areas already catalogued as having sensitive biological resources, such as Bureau of Land Management (BLM) Areas of Critical Environmental Concern, BLM Wilderness Areas/Study Areas, and California Desert National Conservation Lands. While residential development may take place in certain areas of the Mountain region, the County opted not to identify sites in that region to avoid increasing potential impacts on biological resources.

Based on the development criteria described above, the County identified 80 parcels, totaling 468.7 acres, suitable for inclusion in the sites inventory. Table 8, *Summary of Residential Capacity of Vacant Land*, summarizes the housing capacity of vacant land by unincorporated community and affordability level.

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**Table 8 Summary of Residential Capacity of Vacant Land**

Community Planning Area	Region	Acres	Parcels	Unique Owners	Lower Income Capacity
<b>RHNA Balance <sup>1</sup></b>	-	-	-	-	<b>2,582</b>
Bloomington	Valley	28.4	7	6	710
Fontana	Valley	23.3	18	13	552
Mentone	Valley	11.1	7	5	277
Montclair	Valley	6.2	3	2	157
San Bernardino	Valley	4.5	5	5	114
Helendale	North Desert	47.0	10	10	940
Victorville	North Desert	5.7	4	2	114
<b>Total Vacant Capacity</b>	-	<b>126.2</b>	<b>54</b>	<b>43</b>	<b>2,864</b>
<b>Remaining RHNA Balance</b>	-	-	-	-	-

Note

<sup>1</sup> RHNA balance after pipeline development (Table 6) and projected rural single family homes ADUs, and manufactured homes (Tables 7a-7c7).

#### 3.1.3.4 SUMMARY OF HOUSING OPPORTUNITIES

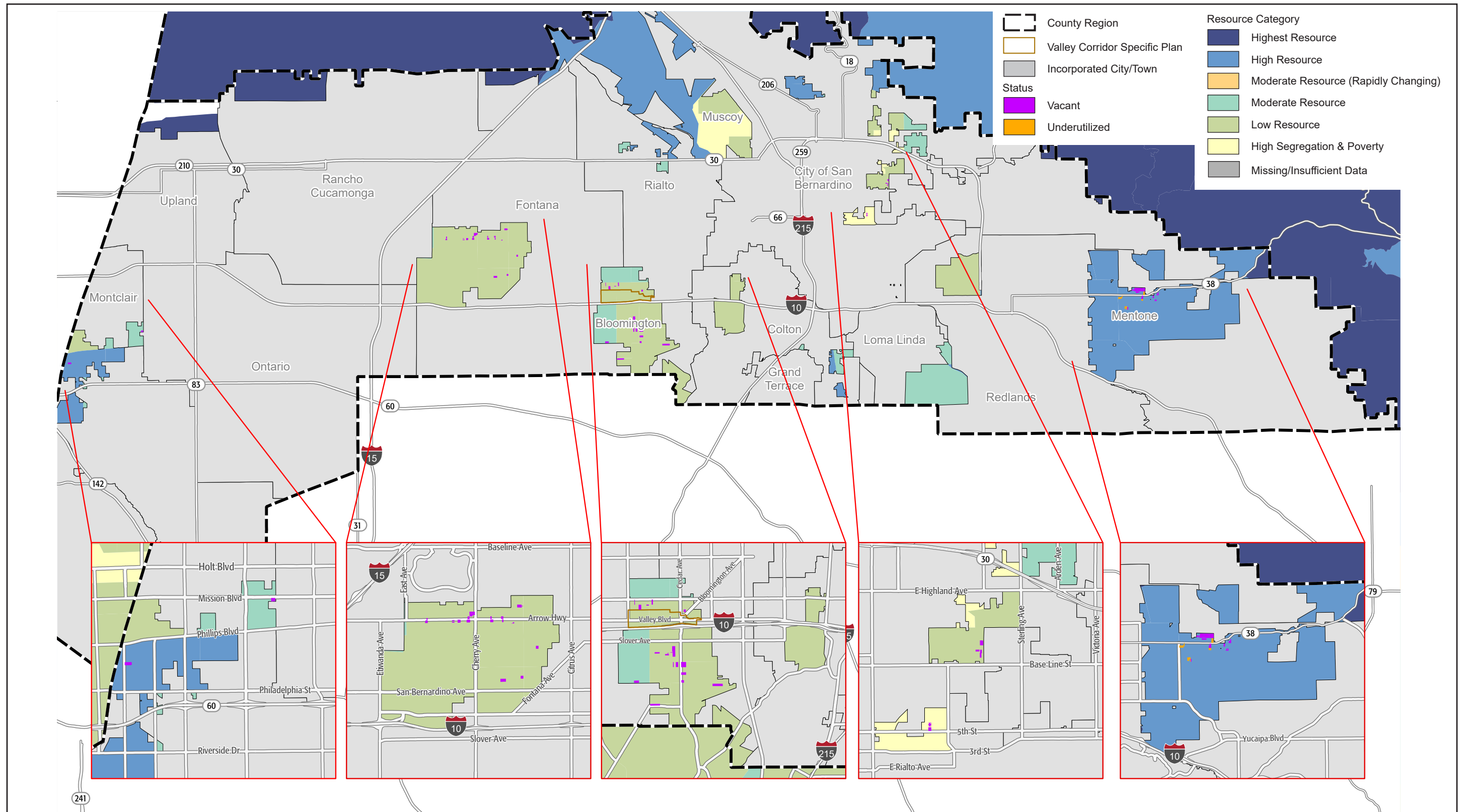
The unincorporated county areas contain a tremendous amount of housing opportunities throughout its valley, mountain, and Desert regions. Table 9, *Summary of Housing Opportunities* compares the total capacity identified in this Element compared to the RHNA allocation.

**Table 9 Summary of Housing Opportunities by Income Category**

Unit Type	Lower Income	Moderate Income	Above Moderate Income	Total
Pipeline Housing Projects	406	1,196	1,382	2,984
Projected Rural Single Family Homes	-	490	1,106	1,596
Projected Accessory Dwelling Units	217	-	-	217
Projected Manufactured Homes	334	-	-	334
Capacity on Vacant Land	2,864	-	1,282	4,146
<b>Total Capacity</b>	<b>3,821</b>	<b>1,686</b>	<b>3,770</b>	<b>9,277</b>
<b>RHNA Allocation</b>	<b>3,539</b>	<b>1,523</b>	<b>3,770</b>	<b>8,832</b>

Note: While ADUs, manufactured homes, and vacant residentially-zoned land have capacity to facilitate additional housing affordable to moderate and above moderate income households, the capacity shown is limited to what is necessary to accommodate the County's RHNA allocation.

Figure 4 - Housing Opportunity Sites - Valley Region



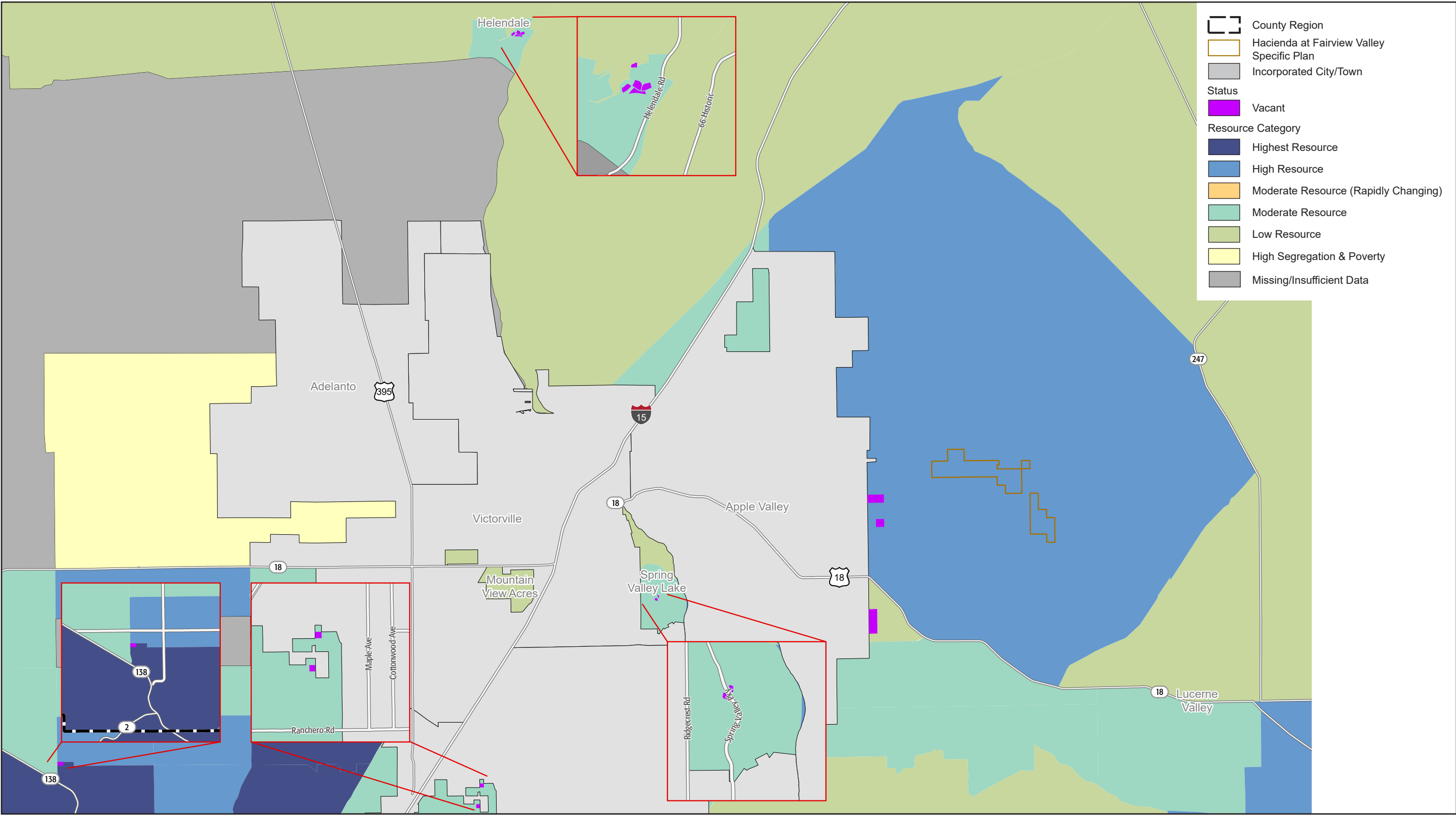
Source: County of San Bernardino, 2019; US Census



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Figure 5 - Housing Opportunity Sites - Desert Region



Source: County of San Bernardino, 2019; US Census



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#### 3.1.4 CWP PEIR Growth Projections and 2021-2029 HE Housing Inventory

The 2021-2029 Housing Element was prepared after the adoption of the CWP and certification of the accompanying PEIR. Therefore, the project team tried to respect the geographic distribution of growth projected by the PEIR while selecting sites for inclusion in the County’s inventory. The growth anticipated by the housing element largely adheres to the PEIR’s distribution. The 2020 PEIR evaluated a projected increase of 15,355 residential units within the unincorporated county between 2016 and 2040. The analysis was conducted for the statistical breakdown of these units within each of the four subregions: Valley, Mountain, East Desert, and North Desert. In comparison, the Housing Element identifies the housing capacity to accommodate a total of 9,277 units countywide, including a 445-unit surplus capacity over the 8,832-unit RHNA. Although the total housing capacity identified in the Housing Element is well within the projected growth of the county as evaluated (and mitigated as feasible) in the PEIR, one of the four subregions (East Desert) would potentially exceed the growth projected for that subregion (by a total of 818 units). Additionally, CWP growth projections within individual subareas in other regions would be exceeded. Although total units would exceed the projected number of units in some areas, the Housing Element does not identify any RHNA units on properties that would require a CWP amendment or zone change.

A comparison of the CWP housing units growth projections to the proposed Housing Element inventory by community is shown in Table 10, *PEIR Growth Projections vs 2021-2029 Housing Element Inventory, Unincorporated Communities*. The growth anticipated by the housing element largely adheres to the EIR’s distribution; however, growth in some unincorporated communities exceeds the EIR’s projections. The following discussion briefly addresses where and why growth anticipated by the housing element exceeds growth projected by the CWP PEIR.

**Table 10 PEIR Growth Projections vs HE Inventory, Unincorporated Communities**

Region Totals		Number of Units				
		2020 CWP PEIR Projection	Already Planned or Entitled	Projected ADUs & Rural Hsng	Capacity on Vacant Land	CWP EIR Remainder
Valley		7,978	1,273	493	1,810	4,402
Mountain		702	88	479	0	135
North Desert		6,280	1,425	1,442	1,054	2,359
East Desert		395	198	1,015	0	-818
<b>Unincorporated County Total</b>		<b>15,355</b>	<b>2,984</b>	<b>3,429</b>	<b>2,864</b>	<b>6,078</b>
Community	Region	2020 CWP PEIR Projection	Already Planned & Entitled	Projected ADUs & Rural Hsng	Capacity on Vacant Land	CWP EIR Remainder
Bloomington CPA	Valley	6,169	385	283	710	4,791
Chino SOI	Valley	51	3	0	0	48
Colton SOI	Valley	65	113	0	0	-48
Crafton	Valley	0	1	0	0	-1
Devore	Valley	0	4	0	0	-4
East Valley Area Plan	Valley	977	643	0	0	334

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**Table 10 PEIR Growth Projections vs HE Inventory, Unincorporated Communities**

Region Totals		Number of Units				
		2020 CWP PEIR Projection	Already Planned or Entitled	Projected ADUs & Rural Hsng	Capacity on Vacant Land	CWP EIR Remainder
El Rivino	Valley	0	0	0	0	0
Fontana SOI	Valley	225	18	0	552	-345
Loma Linda SOI	Valley	155	0	100	0	55
Mentone CPA	Valley	108	22	0	277	-191
Montclair SOI	Valley	21	16	0	157	-152
Muscoy CPA	Valley	154	0	110	0	44
Ontario	Valley	0	1	0	0	-1
Rancho Cucamonga SOI	Valley	0	0	0	0	0
Redlands SOI	Valley	0	0	0	0	0
Rialto SOI	Valley	0	0	0	0	0
San Antonio Heights CPA	Valley	15	0	0	0	15
San Bernardino SOI	Valley	38	62	0	114	-138
Upland SOI	Valley	0	4	0	0	-4
Yucaipa SOI	Valley	0	1	0	0	-1
Angelus Oaks	Mountain	0	0	0	0	0
Bear Valley CPA	Mountain	199	41	154	0	4
Crest Forest CPA	Mountain	103	6	50	0	47
Hilltop CPA	Mountain	103	6	47	0	50
Lake Arrowhead CPA	Mountain	180	30	143	0	7
Lytle Creek CPA	Mountain	25	1	20	0	4
Mount Baldy CPA	Mountain	10	0	0	0	10
Oak Glen CPA	Mountain	56	1	45	0	10
Wrightwood CPA	Mountain	26	3	20	0	3
Adelanto	North Desert	60	0	0	0	60
Apple Valley SOI	North Desert	4,841	1,220	900	0	2,721
Baker CPA	North Desert	25	0	0	0	25
Barstow SOI	North Desert	0	4	0	0	-4
Copper Mountain	North Desert	0	2	0	0	-2
Daggett CPA	North Desert	25	0	13	0	12
El Mirage CPA	North Desert	26	0	13	0	13
Ft Irwin	North Desert	0	0	0	0	0
Helendale CPA	North Desert	413	13	0	940	-540
Hesperia SOI	North Desert	0	3	0	0	-3
Lenwood	North Desert	0	0	0	0	0
Lucerne Valley CPA	North Desert	158	11	100	0	47
Newberry Springs CPA	North Desert	62	2	29	0	31

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**Table 10 PEIR Growth Projections vs HE Inventory, Unincorporated Communities**

Region Totals		Number of Units				
		2020 CWP PEIR Projection	Already Planned or Entitled	Projected ADUs & Rural Hsing	Capacity on Vacant Land	CWP EIR Remainder
Oak Hills CPA	North Desert	212	40	137	0	35
Oro Grande CPA	North Desert	26	0	26	0	0
Phelan / Pinon Hills CPA	North Desert	364	100	200	0	64
Victorville SOI	North Desert	42	26	0	114	-98
West Cajon Valley	North Desert	0	1	0	0	-1
Yermo CPA	North Desert	26	2	24	0	0
Desert Heights	East Desert	0	0	25	0	-25
Homestead Valley CPA	East Desert	105	52	240	0	-187
Joshua Tree CPA	East Desert	238	106	515	0	-383
Morongo Valley CPA	East Desert	52	5	50	0	-3
Pioneertown	East Desert	0	19	35	0	-54
Sunfair	East Desert	0	0	25	0	-25
Twentynine Palms SOI	East Desert	0	12	100	0	-112
Wonder Valley	East Desert	0	4	25	0	-29
Yucca Valley	East Desert	0	0	0	0	0

#### 3.1.4.1 PLANNED & ENTITLED DEVELOPMENT (PIPELINE)

The first step in preparing a housing element inventory is to document the number of units in the development pipeline. After accounting for these units, 26 unincorporated communities already exceeded their growth projections, as evaluated by the CWP PEIR. In most cases, the communities did not exceed their projection by more than 15 units; a few (San Bernardino SOI, Pioneertown, Twentynine Palms SOI, and Wonder Valley) exceeded their projections by 4 to 24 units.

#### 3.1.4.2 ACCESSORY DWELLING UNITS (ADUS) & RURAL HOUSING

Next, the number of ADUs and rural homes (non-urban manufactured and site-built single family) anticipated to develop during the 8-year planning cycle by extrapolating the trendline of annual average developed during the previous two-and-a-half years (Jan 2019 to June 2021) were calculated. After accounting for these units, six additional unincorporated communities exceeded their growth projections, as evaluated by the CWP PEIR. The Joshua Tree CPA is the most affected by the trendline growth. The inventory anticipated minimal additional development (following the trendline) in most unincorporated communities, including those that had already exceeded their PEIR projection.

#### 3.1.4.3 VACANT LAND

The final step identified specific parcels for inclusion in the inventory. Vacant parcels were evaluated on several criteria, namely proximity to existing development, access to infrastructure (water/sewer), access to services

### 3. Project Description

and amenities (affirmatively furthering fair housing), potential renter/owner affordability level (aligned with the RHNA allocation), and probability to develop during the planning period. These factors were weighed against each other, with strong preference towards locating units affordable to lower-income households in areas where public services and economic opportunities are more accessible.

The evaluation process proposed growth primarily in the Valley region, with a lesser amount of growth anticipated in the North Desert near incorporated cities and well-established unincorporated communities. As a result, the Housing Element identified growth capacity on vacant land in some of the planning areas that exceeded what was previously projected in the PEIR: Mentone CPA (-191), Fontana SOI (-345), San Bernardino SOI (-138), Montclair SOI (-152), Helendale CPA (-540) and Victorville SOI (-98) .

#### 3.1.5 Housing Programs

The 2021-2029 Housing Element included an evaluation of the previous housing programs to better understand how the County can and/or should take stronger action toward providing and maintaining quality affordable and market rate housing throughout the unincorporated communities. Improvements to these programs were identified based on this evaluation, and new programs were incorporated as necessary. Table 11 lists the proposed *improvements* to the housing programs from the 2014–2021 Housing Element. Table 12 lists *new* housing programs to be adopted in the 2021-2029 Housing Element. Both tables assess potential for environmental impacts due to any proposed changes to the housing programs. Most of the programs from the 2014-2021 Housing Element, which was included in the CWP, are continued to the 2021-2029 Housing Element.

As shown in Tables 11 and 12, recommended improvements and new programs would only make development more efficient and effective but would not approve more development. Therefore, the changes made to the housing programs do not have the potential to result in physical environmental impacts and would not result in a new significant environmental effect or a substantial increase in the severity of previously identified significant effects when compared to the CWP.

**Table 11 Summary of Program Improvements Between Existing Housing Element and Proposed 2021-2029 Housing Element**

Existing Program	Proposed Improvements	Potential Environmental Impacts
<b>Land Use Inventory</b>		
Maintain an expansive land inventory identifying sites that could accommodate housing at a variety of affordability levels based on the permitted density of development.	Modify to reflect new RHNA allocation.	This program relates to the maintenance of a land use inventory and does not propose any specific physical changes. Therefore, modifications would not result in physical environmental impacts.
<b>Infrastructure Services</b>		
Emphasize adequate infrastructure for future growth (transportation, energy, recreational trails, flood control, water supply, sewer, parks, solid waste, and telecommunications).	Update development impact fee analysis and continue to update user fees as necessary with County Special Districts.	Changes to this program relate to an impact fee analysis and continued updates to user fees and do not propose any specific physical changes. Therefore, modifications would not result in physical environmental impacts.

### 3. Project Description

**Table 11 Summary of Program Improvements Between Existing Housing Element and Proposed 2021-2029 Housing Element**

Existing Program	Proposed Improvements	Potential Environmental Impacts
<b>Energy Conservation</b>		
Implement the Green County San Bernardino initiative, to spur the use of “green” technologies and building practices.	Continue current efforts to update Development Code; adopt new state Building Code standards as available.	Changes to this program are associated with the adoption of new building code standards and do not propose any specific physical changes. Therefore, modifications would not result in physical environmental impacts.
<b>Density Incentives</b>		
Offers a housing incentives program modeled after state law.	Continue with modifications made in mid-2021 to further encourage use of density incentives.	There are no changes associated with this program, just the continuance of the prior program.
<b>Governmental Constraints</b>		
Update the Development Code to mitigate potential constraints to development, maintenance, and improvement of affordable housing to low- and moderate-income households and households with special needs.	Continue and incorporate necessary updates from recent state laws.	There are no changes associated with this program, just the continuance of the prior program.
<b>Home Repair Assistance</b>		
Reactivate home repair assistance programs when feasible or to develop long-term relationships with mission-driven organizations to provide these types of services.	Continue to pursue HUD grant funding through Consolidated Plan.	There are no changes associated with this program, just the continuance of the prior program.
<b>Code Enforcement</b>		
Administer and enforce County ordinances and state/federal laws relating to land use, zoning, housing, public nuisances, vehicle abatement, and vegetation/fire hazards abatement.	Continue existing program and consider alternatives to the Proactive Community Enforcement program.	Changes to this program relate to alternatives to the Proactive Community Enforcement program. This program protects the public's safety and welfare and does not propose any specific physical changes. Therefore, modifications would not result in physical environmental impacts.
<b>Homeownership Assistance</b>		
Offer down payment assistance loans, federal income tax credits, and below market-rate loan programs through the Mortgage Credit Certificate (MCC) and Neighborhood Stabilization Program (NSP) programs.	Continue with referrals and seek additional funding through Consolidated Plan.	There are no changes associated with this program, just the continuance of the prior program.
<b>Rental Assistance</b>		
Provide rental assistance programs for income-eligible households, and eligible homeless families and individuals.	Continue voucher program.	There are no changes associated with this program, just the continuance of the prior program.
<b>Public Housing Modernization Program</b>		
Transform the aging and dilapidated 252-unit Waterman Gardens Public Housing site (City of San Bernardino)	Continue program and seek opportunities to modernize additional sites.	Changes to this program relate to seeking new modernization sites and do not propose any specific physical changes.

### 3. Project Description

**Table 11 Summary of Program Improvements Between Existing Housing Element and Proposed 2021-2029 Housing Element**

Existing Program	Proposed Improvements	Potential Environmental Impacts
and 115-unit Lugonia site (Redlands) into safe and affordable housing sites.		Therefore, modifications would not result in physical environmental impacts.
<b>Preservation of At-Risk Housing</b>		
Regularly identify at-risk structures to preserve local affordability.	Continue to monitor status of assisted units.	There are no changes associated with this program, just the continuance of the prior program.
<b>Affordable Rental Housing Development</b>		
Facilitate and encourage the production of affordable multiple-family rental housing throughout the County.	Continue program and seek opportunities to add new affordable rental housing.	Changes to this program relate to adding new affordable rental housing and do not propose any specific physical changes. Therefore, modifications would not result in physical environmental impacts.
<b>Fair Housing Program</b>		
Contract with the Inland Fair Housing and Mediation Board to provide services including tenant and landlord mediation, mobile home mediation, housing counseling, investigation of unfair practices, and senior services.	Continue to contract with Inland Fair Housing and Mediation Board; expand activities to address AB 686.	Changes to this program relate to expanding activities that assess fair housing and do not propose any specific physical changes. Therefore, modifications would not result in physical environmental impacts.
<b>Homeless Services</b>		
Direct the planning, development, and implementation of the County's 10-year Strategy to End Chronic Homelessness, implementing a complete Continuum of Care approach.	Continue ongoing efforts to address homelessness.	There are no changes associated with this program, just the continuance of the prior program.
<b>Senate Bill 2 Compliance</b>		
Update the Development Code to address SB 2, including definitions and permit requirements for: emergency shelters, transitional housing, and permanent supportive housing.	Complete new updates within one year of Housing Element adoption.	There are no changes associated with this program, just the completion of the prior program.
<b>Lower Income Households</b>		
Offer housing programs and services to address the special needs of extremely low, very low-, and lower-income residents.	Consolidate with other programs and continue efforts.	Changes to this program relate to consolidating and continuing programs such as housing voucher rental assistance and housing opportunities for people with AIDS and do not propose any specific physical changes. Therefore, modifications would not result in physical environmental impacts.

### 3. Project Description

**Table 12 Summary of New 2021–2029 Housing Element Housing Programs**

New Program	Potential Environmental Impacts
<b>Sewer and Water Service Priority</b>	
Continue work with Special Districts to ensure that appropriate water and sewer management plans are in place and that written policies and procedures are in place that guarantee priority water and sewer service in situations where projects with deed-restricted units affordable to lower income households are proposed.	This program relates to water and sewer management plans and written policies and procedures. The program does not propose any specific physical changes and would not result in physical environmental impacts.
<b>Sewer Expansion in Bloomington</b>	
Prepare and finalize sewer expansion plan for Bloomington Community Planning Area.  Coordinate with City of Rialto on subsequent expansion concurrent with development.	This program includes the completion of a sewer expansion plan and the expansion of the sewer network concurrent to development in the City of Rialto. Future improvements in accordance with the adopted plan would be subject to CEQA review.
<b>Accessory Dwelling Units</b>	
Permit 75 to 95 ADUs each year on average (50 to 60 lower income each year on average); evaluate and identify appropriate pre-approved ADU site plans. Continue to track affordability during the permitting stage.	This program encourages the development of ADUs in line with the housing opportunities identified in the 2021-2029 Housing Element. ADUs are exempt under CEQA. Cumulative environmental impacts associated with this growth are analyzed in Section 5.0 of this Addendum.
<b>Short-Term Rentals</b>	
Conduct a public planning process and study to determine the current and projected impact of short-term rentals on the housing supply throughout the unincorporated county and on the motel/hotel businesses in the Mountain and Desert regions. Establish and implement strategies based on the study's findings.	This program relates to conducting a public planning process and study and the implementation of short-term rental strategies. The program does not propose any specific physical changes and would not result in physical environmental impacts.
<b>SB 330 and SB 8 No Net Loss Downzoning</b>	
Prohibit amendments to the general plan or zoning of properties in a manner that would reduce residential density compared to the designation/district in effect as of January 1, 2018, without concurrent upzoning of equal capacity on property elsewhere in the unincorporated county (or incorporated areas if concurrent annexation or incorporation takes place).	This program relates to the prohibition of general plan and zoning amendments that would result in a net loss of residential housing density. Any upzoning to offset a downzoning would be subject to subsequent environmental review under CEQA. Adoption of the program does not propose any specific physical changes and would not result in physical environmental impacts.
<b>Acquisition and/or Construction of Multifamily Rental Units</b>	
Seek funding to expand ability to fund additional affordable multiple-family rental housing	This program relates to funding, does not propose any specific physical changes, and would not result in physical environmental impacts.
<b>Transitional Housing and Low Barrier Navigation Centers</b>	
The County will update its Development Code to ensure compliance with the latest state laws regarding certain types of housing. This includes updating the definition and permitting process for parolee and probationer housing is so that it is considered to be and permitted as transitional housing (which must be allowed in all zones allowing residential with the same approval process as the same type of development). This also includes adding low barrier navigation centers as an explicitly defined and permitted use that is allowed by right in all zones allowing mixed uses and all nonresidential zones allowing multifamily residential.	This program relates to development code updates, does not propose any specific physical changes, and would not result in physical environmental impacts.

### 3. Project Description

**Table 12 Summary of New 2021–2029 Housing Element Housing Programs**

New Program	Potential Environmental Impacts
<b>Environmental Studies to Streamline Development</b>	
<p>The County is currently preparing a series of technical studies on the issue of biological resources, cultural resources, hazards, and hydrology in key areas that align with areas of anticipated growth in the Policy Plan and Housing Element. These technical studies will streamline development by eliminating or focusing CEQA mitigation for those areas deemed most suitable for future development. This includes the areas of Bloomington, Phelan/Pinon Hills, unincorporated Apple Valley, and Helendale. These studies are slated for completion in 2022. Other areas suitable for growth (e.g., Mentone, unincorporated Fontana, and unincorporated Victorville) were already evaluated through the technical studies associated with the CWP PEIR.</p>	<p>This program relates to streamlining the CEQA process, does not propose any specific physical changes, and would not result in physical environmental impacts.</p>
<b>SB 35 and SB 330 Streamlining</b>	
<p>The County will update its Development Code to establish a written policy or procedure and other guidance as appropriate to specify streamlining approval process and standards for eligible projects as directed by legislation enacted through Senate Bill 35 (2017) and Senate Bill 330 (2019, inclusive of provisions enacted through Senate Bill 8 (2021)). Prior to the formal update, the County will regulate and permit projects in compliance with state law.</p>	<p>This program relates to development code updates, does not propose any specific physical changes, and would not result in physical environmental impacts.</p>
<b>Units that are Abandoned or to be Demolished</b>	
<p>Determine the number of vacant units in the unincorporated areas that are abandoned or to be (or should be) demolished/condemned using 2020 Census data, County records, and/or site visits.</p> <p>Reach out to property owners with information on potential funding sources for and benefits of repair or redevelopment.</p>	<p>This program relates to the determination of vacant units and the dissemination of funding information. The program is intended to result in repair/redevelopment of abandoned housing to provide additional housing. The potential for re-occupation of the units under this program is accounted for in the buildout projections and associated environmental analysis in the CWP PEIR.</p>
<b>Assisted Housing</b>	
<p>Monitor assisted housing countywide and coordinate with incorporated jurisdictions to prevent conversion to market rates.</p>	<p>This program relates to the monitoring of assisted housing units and the prevention of market rate changes. The program does not propose any specific physical changes and would not result in physical environmental impacts.</p>
<b>Affirmatively Further Fair Housing</b>	
<p>Improve the variety of housing types available for rental and lower income households; reduce residential opposition that would prevent new housing development from being proposed and approved; improve educational, health, and wellness outcomes in low resource areas; and continue to contract with the Inland Fair Housing and Mediation Board to monitor, prevent, and resolve fair housing issues.</p>	<p>This program relates to increasing the variety of housing types; reducing residential opposition; improving education, health, and wellness outcomes; and addressing fair housing issues. The program does not propose any specific physical changes and would not result in physical environmental impacts.</p>
<p>Source: San Bernardino County, 2021.</p>	



### 3. Project Description

## 3.2 HAZARDS ELEMENT UPDATE

Senate Bill 1000 introduced environmental justice as a required topic for general plans in 2016, and it was addressed in the County’s Policy Plan through the CWP adopted in 2020. The primary purpose of this topic is to reduce the unique or compounded health risks and improve conditions in disadvantaged communities that may bear a disproportionate burden of pollution and health risks due to past land use decisions and socioeconomic inequality. While environmental justice is not a stand-alone environmental topic pursuant to CEQA and the CEQA Guidelines Appendix G checklist, the topic is indirectly addressed in the related topical areas of the CWP PEIR, particularly Air Quality and Hazards and Hazardous Materials.

The County used CalEnviroScreen (CES), the State’s online mapping tool, to evaluate roughly 20 different factors involving exposure to toxic pollutants and the presence of vulnerable populations. The tool ranks the results for all census tracts in California to identify the most- and least-disadvantaged communities. The scores for each factor are combined to create a composite score, with a score of 100 indicating a census tract that exhibits the most severe combination of pollution exposure and vulnerable populations compared to all other census tracts in California. The State Environmental Protection Agency (CalEPA), as part of its various grant programs, deems census tracts with composite scores between 75 and 100 (upper quartile) to be disadvantaged communities.

The County must address disadvantaged communities in the unincorporated areas (cities and towns must address environmental justice for disadvantaged communities within their incorporated boundaries). Consistent with the methodology used by CalEPA, the County defines a disadvantaged community as a portion of a census tract with a score between 75 and 100 from CES, provided the land is also within a CPA or unincorporated SOI (excluding land under the control of the federal government, incorporated cities/towns, or tribal entities). To avoid confusion with other state laws (which use the term “disadvantaged communities” differently), the County uses the term “environmental justice focus areas” or “EJFAs” to map and describe areas of concern as directed by statutes enacted through Senate Bill 1000.

During the preparation of the CWP, the latest available data was from CES version 3.0. After the Countywide Plan was adopted in 2020, the State updated CES to version 4.0 in October 2021. The County’s Policy Plan Hazards Element contains Policy HZ-3.20, *Updating EJFAs*, which states “We update the assessment of boundaries, issues, policies, objectives, and implementation strategies regarding environmental justice focus areas subsequent to updates in CalEnviroScreen, equivalent state tools, or as the County deems necessary.” As directed by this policy, the County updated the mapping and analysis to identify changes to the areas considered EJFAs and evaluated the need for any changes to the policies, objectives, and implementation strategies.

The updated data resulted in minor adjustments to all census tracts in California, with the most notable change being the introduction of a new factor: children’s lead risk from housing through lead in house paint and plumbing and as a gasoline additive. Though lead levels have declined over the past five decades in the United States, lead persists in older housing. Since most of the housing growth and construction in San Bernardino County took place later than in coastal counties, census tracts in the county (especially unincorporated) generally do not have a score of 75 or above for children’s lead risk from housing. Additionally to CES 4.0, socioeconomic data throughout many of the population factors were updated for greater accuracy.

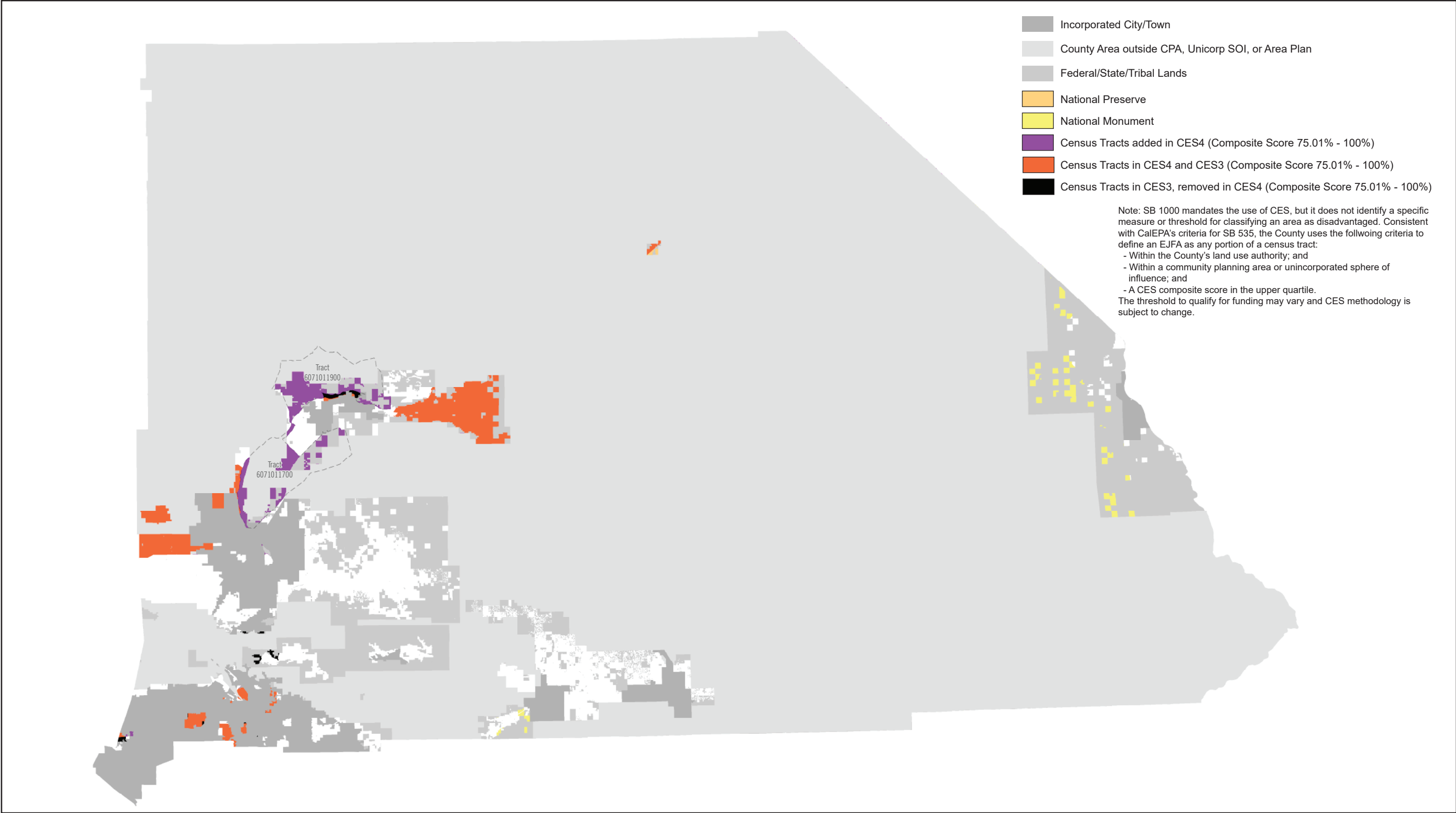
### 3. Project Description

Updated data from CES 4.0 changed a handful of areas already designated EJFAs, and overall, portions of three census tracts were added as EFJAs, and portions of six census tracts were removed as EFJAs.

- **Valley Unincorporated Islands.** Small portions of larger areas in the unincorporated SOIs for Chino, Montclair, Fontana, and Colton were either added or removed as EFJAs.
- **Mountain Region.** The one census tract that was an EFJA under CES 3.0 is no longer an EJFA in CES 4.0. Accordingly, there are no EJFAs anywhere in the Mountain region.
- **North Desert Region, Barstow.** Two census tracts near Barstow’s northern incorporated boundary swapped status—the smaller, denser census tract adjacent to the city is no longer an EJFA, and the larger, less-dense census tract (which includes places like Hinkley) was added as an EJFA.
- **North Desert, Oro Grande.** One census tract was added as an EJFA. This tract extends from Oro Grande to Victorville’s northern SOI to Barstow’s southern SOI, though nearly all the existing population is in Oro Grande.

The County has amended tables and maps in the Hazards Element to reflect the latest CES 4.0 data, as shown in Figure 6, *Environmental Justice Focus Area Changes*. No updates to Hazards Element policies are proposed. The updated data would not result in a direct or indirect physical impact to the environment. The updated data and refinement of EJFA boundaries would not affect the impact significance conclusions in the CWP PEIR and would not trigger the requirement for a Subsequent EIR. Therefore, Sections 4.0 and 5.0 of this addendum do not include an environmental analysis related to changes made to the Hazards Element Update.

Figure 6 - Environmental Justice Focus Area Changes



Source: PlaceWorks, 2018

### 3. Project Description

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## 4. Environmental Checklist

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### 4.1 BACKGROUND

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**1. Project Title:**

Addendum to San Bernardino Countywide Plan PEIR (SCH No. 2017101033), for approval of the San Bernardino County 2021-2029 Housing Element.

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**2. Lead Agency Name and Address:**

San Bernardino County  
Land Use Services Department  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415

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**3. Contact Person and Phone Number:**

Heidi Duron, Planning Director  
909.387.4422

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**4. Project Location:**

San Bernardino County unincorporated area. San Bernardino County is bordered by Los Angeles County, Orange County, and Kern County on the west; Inyo County and the southwest corner of Clark County, Nevada, on the north; the Colorado River and the states of Arizona and Nevada on the east; and Riverside County on the south. Regional connectivity to San Bernardino County is provided by freeways and highways, including but not limited to: Interstates 10, 15, and 40; U.S. Route 395; and State Routes 58, 62, and 247.

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**5. Project Sponsor's Name and Address:**

San Bernardino County Land Use Services Department  
385 N. Arrowhead Avenue, 1st Floor  
San Bernardino, CA 92415

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**6. General Plan Designation:** Not Applicable; project applies to all unincorporated areas in the county.

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**7. Zoning:** Not Applicable; project applies to all unincorporated areas in the county.

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**8. Description of Project:**

The San Bernardino County has initiated a process to update its Housing Element and Hazards Element, two of the required elements of the Countywide Plan (CWP).

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**9. Surrounding Land Uses and Setting:**

At just over 20,000 square miles, San Bernardino County is the largest county in the nation. It is bordered by Los Angeles County, Orange County, and Kern County on the west; Inyo County and the southwest

## 4. Environmental Checklist

corner of Clark County, Nevada, on the north; the Colorado River and the states of Arizona and Nevada on the east; and Riverside County on the south. Regional connectivity to the County is provided by freeways and highways including, but not limited to: Interstates 10, 15, and 40; U.S. Route 395; and State Routes 58, 62, and 247.

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- 10. Other Public Agencies Whose Approval Is Required** (e.g., permits, financing approval, or participation agreement):  
California Department of Housing and Community Development (HCD)

## 4. Environmental Checklist

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

### 4.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that 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.

I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that 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.

I find that 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*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Printed Name*

\_\_\_\_\_  
*For*

## 4. Environmental Checklist

### 4.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.



## 4. Environmental Checklist

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

## 4. Environmental Checklist

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## 5. Environmental Analysis

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This chapter provides evidence to substantiate the conclusions in the environmental checklist. Each section briefly summarizes the conclusions of the CWP PEIR and discusses the following three conditions pursuant to CEQA Guidelines Section 15162:

**Condition 1.** Whether or not the proposed project represents a substantial change that will require major revisions to the CWP PEIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

**Condition 2.** Whether or not substantial changes in the circumstances under which the proposed project is being undertaken will require major revisions to the CWP PEIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

**Condition 3.** If new information shows that the proposed project would have one or more new significant effects; that significant effects would be substantially more severe than previously described; that mitigation measures or alternatives previously found not to be feasible would be feasible and substantially reduce impacts, but project proponents decline to adopt them; or that new or previously rejected mitigation measures or alternatives would be feasible and would substantially reduce one or more project impacts, but project proponents decline to adopt them.

If none of the above conditions is met, the analysis identifies where impacts of the Proposed Project would result in a less than significant impact or no impact.

The County has only amended tables and maps in the Hazards Element to reflect the latest CES 4.0 data, and no updates to Hazards Element policies are proposed. The updated data would not result in a direct or indirect physical impact to the environment and would not affect the impact significance conclusions in the CWP PEIR or trigger the requirement for a Subsequent EIR. Therefore, Section 5.0 does not include an environmental analysis related to changes made to the Hazards Element Update but assesses changes associated with the 2021-2029 Housing Element only.

The environmental analysis for each topical area focuses on the potential for 2021-2029 Housing Element to result in either direct or indirect physical impacts to the environment. The analysis reviews the incremental impact in comparison to the environmental impacts analyzed in the CWP PEIR and focuses on communities in which the allocation of units for the Housing Element exceeds the CWP PEIR projections by 100 or more units.

## 5. Environmental Analysis

### 5.1 AESTHETICS

#### 5.1.1 Summary of Impacts Identified in the 2020 CWP PEIR

The 2020 CWP PEIR concluded that adoption of the CWP would not result in significant aesthetic impacts. Visual disturbances caused by the CWP would include impacts from development built pursuant to the CWP that could obstruct or partially obstruct scenic vistas, alter scenic resources within a scenic highway, or alter the visual appearance and character of some communities in the County.

Although this growth would result in adverse impacts, potential impacts would be minimized by a number of factors. These factors include:

- The Countywide Plan's concentration of future growth within existing urban areas. Growth in most unincorporated areas of the region would consist of infill development that would generally reflect surrounding land uses.
- The fact that much of the unincorporated county is owned and/or managed by federal or state agencies (e.g., U.S. Forest Service, Federal Bureau of Land Management (BLM), National Park Service, and U.S. Department of Defense) and therefore, in most cases, accommodates little (if any) new development.
- Implementation of proposed goals and policies, which prioritize conservation of existing natural landscapes.
- The programmatic nature of the Countywide Plan, including the requirements that subsequent, individual projects are subject to environmental review under CEQA.
- Continued implementation of the San Bernardino County Development Code.

These factors would minimize impacts on scenic vistas and the appearance and character of local communities to less than significant.

Buildout pursuant to the CWP could also create new sources of shade and shadow, light, and glare. The Countywide Plan would introduce development in most regions that is relatively minimal due to the low density and low-rise nature of development and would not introduce skyscrapers, assemblages of tall buildings, freeway flyovers, or large hillside developments. Exceptions to the low-scale development allowed in the unincorporated county include areas of the Valley region where commercial, industrial, and medium-density residential uses would be allowed. However, the Countywide Plan has policies aimed at the visual compatibility of new development and redevelopment projects with existing land uses and goals and policies that advocate for context-appropriate development. Furthermore, many of the Valley region areas planned for urbanized land uses are within the plan areas of specific plans and community plans that provide additional guidance related to building scale, including policies, development standards, and design guidelines.

## 5. Environmental Analysis

### 5.1.2 Impacts Associated with the 2021-2029 Housing Element

Except as provided in Public Resources Code Section 21099, would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Have a substantial adverse effect on a scenic vista?				X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X	

#### Scenic Vistas, Scenic Resources, Visual Character, and Regulations Related to Scenic Quality

**Less Than Significant Impact/No Changes or New Information.** Countywide, the CWP PEIR evaluates the potential environmental impact of the development of 15,355 housing units. This compares to the 9,277 housing unit opportunities identified in the proposed Housing Element. The overall development is well within the overall capacity evaluated in the CWP, but the distribution of housing units identified would exceed the CWP housing growth projected in the East Desert region and some subareas of the other regions (see Table 10, *PEIR Growth Projections vs 2021-2029 Housing Element Inventory, Unincorporated Communities*). None of the development opportunities identified in the Housing Element would require a General Plan Amendment or zoning change. New housing to meet the RHNA would comply with the development standards and housing densities for each designation on which the CWP and CWP PEIR is based.

In the Valley region, the Montclair SOI, Fontana SOI, Mentone CPA, and San Bernardino SOI exceed their CWP projections by 152, 345, 191, and 138 residential units, respectively. Development projects in these areas would consist mainly of infill development that—per land use designations and provisions of the San Bernardino County Development Code—would generally reflect surrounding land uses and would be expected to reflect the size, character, and scale of surrounding uses. For this reason, impacts to scenic vistas, scenic

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routes and highways, and existing community character and visual appearance would be minor and highly location specific. And, as noted, development would be in conformance with local zoning and other regulations that govern scenic quality.

The North Desert region contains vast stretches of undeveloped desert landscapes that, due to a general lack of development, trees, and other visual obstructions, feature countless panoramic, long-range views. The North Desert region features several County-designated scenic routes and highways eligible as state scenic highways, but no state-designated scenic highways. The type of residential development anticipated in areas of this region that exceed their CWP projections, mainly in Helendale (540 units) and the Victorville SOI (98 units), is rural living that would not allow the type or density of growth that would affect scenic views and scenic routes and highways. Additionally, allowed development capacity would generally follow existing development patterns and would not affect the visual character of the area. The Helendale opportunities are primarily on vacant sites that are currently surrounded by development. Development would be in conformance with local zoning and other regulations that govern scenic quality.

The Mountain region offers scenic views of mountains, prominent ridgelines, forested landscapes, and lakes. Numerous County-designated scenic highways traverse the San Bernardino Mountains and eastern San Gabriel Mountains in this region. The redistribution of housing units identified in the Housing Element in comparison to the CWP PEIR is nominal for this region. No new housing development is identified on vacant land. Housing Element inventory units in this region that are not already planned/entitled are ADUs and rural housing. This low-density development in existing developed land would not be expected to adversely impact aesthetic resources. The East Desert region has numerous scenic vistas, including views across desert landscapes, toward mountains and ridgelines, and toward rock formations and outcroppings. The vast majority of the East Desert region is outside the jurisdiction of the County and is managed by state and federal agencies. Housing Element inventories identified in the East Desert region exceed their CWP projections due to the development of ADUs, manufactured homes, and single-family rural homes. ADUs would be developed on already existing residential parcels. ADUs, rural single-family homes, and manufactured homes are low intensity development and are not expected to result in significant adverse impacts on scenic views, scenic routes and highways, and the local visual character.

Projects throughout the county that are not permitted by right would be subject to project-level review, including review of aesthetic impacts under CEQA, as applicable. Pipeline projects that are not permitted by right all have CEQA environmental clearances in place (see Section 3.1.3.1, *Planned and Entitled Residential Development*).

### Light and Glare

**Less Than Significant Impact/No Changes or New Information.** As a “Program” EIR, the CWP PEIR does not provide a detailed subarea analysis of light and glare. The potential redistribution of units consistent with the Housing Element inventory by region and subareas in comparison to the CWP housing units projections would not change the analysis or findings at this level of review. In general, the increase in housing units in the Valley area would be in areas with existing substantial levels of light and potential glare, and the Housing Element inventory opportunities identified for the Mountain, East Desert and North Desert regions would only introduce additional ADUs and rural housing in comparison to the projections in the CWP. These

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homes would not be expected to result in substantial new light or glare sources. New housing would also be required to comply with San Bernardino County Development Code regulations governing light and glare as well as CWP policies aimed at the visual compatibility of new development with existing land uses and minimizing light pollution and glare.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR for aesthetics, light, and glare or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### 5.1.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The 2020 CWP PEIR did not identify significant aesthetic impacts or mitigation measures.

## 5.2 AGRICULTURE AND FORESTRY RESOURCES

### 5.2.1 Summary of Impacts Identified in the 2020 CWP PEIR

The 2020 CWP PEIR concluded that the CWP would not result in significant impacts to agricultural and forestry resources. Buildout of the CWP would convert some mapped important farmland in the Valley and North Desert regions to nonagricultural uses. However, the 2020 CWP PEIR found that with the implementation of the following CWP policy, impacts on mapped important farmland would be less than significant:

**Policy NR-7.2 Preservation of important farmlands.** We require project applicants seeking to develop 20 or more acres of farmland (classified as prime, of statewide importance, or unique farmland) to non-agricultural uses to prepare an agricultural resource evaluation prior to project approval. The evaluation shall use generally accepted methodologies to identify the potentially significant impact of the loss of agricultural land as well as the economic viability and sustainability of future agricultural use of the property, including long-term sustainability and economic viability of water resources. If the conversion is deemed significant, the County shall require mitigation at a 1:1 ratio of converted to preserved acreage through conservation easements, payment of its valuation equivalent if a fee mitigation program is established, or inclusion in a regional agricultural preservation program.

There are no Williamson Act lands in any of the three areas in the Valley region where most development under the CWP would occur (Bloomington CPA, City of Fontana SOI [west], and East Valley Area Plan area). There are no Williamson Act lands in the part of the North Desert region where most growth would occur—two portions of the Town of Apple Valley SOI, i.e., the Potential Annexation Area and the Hacienda Fairview Valley Specific Plan area. Williamson Act lands are in the Hesperia SOI, Apple Valley SOI, Lucerne Valley CPA, and east and west of Barstow. Much of the Williamson Act lands are in the Rural Living (RL) land use category, and the remainder are in the Resource/Land Management (RLM) category. The RLM category permits

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agriculture; the RL does not permit intensive commercial agriculture in the North Desert region. However, growth in the North Desert region outside of the Apple Valley SOI under the Countywide Plan would amount to 1,440 housing units and about 170,000 square feet of nonresidential land uses—that is, sparse growth in the 1.18 million acres of the North Desert region under County land use control. Furthermore, proposed Countywide Plan Policy NR-7.3 supports tax and economic incentives for conservation of productive agricultural land and other mapped important farmland, including Williamson Act contracts. Therefore, impacts to Williamson Act lands were found to be less than significant.

Additionally, the Countywide Plan includes minimal changes to existing zoning for agricultural use. An approximately 37-acre area in the Mentone CPA in the Valley region would be changed from an existing AG (Agriculture) General Plan/Zoning district to a proposed IN (Institutional) zoning district. The 37 acres is less than 1 percent of the total area with existing zoning permitting agricultural uses (AG and FW zoning districts) in the Valley region, and less than 0.1 percent of the area with such existing zoning in the entire county. Countywide Plan implementation would not change agricultural overlays; the overlays will be addressed by a future development code update. Therefore, impacts to agricultural zoned land and agricultural overlays were found to be less than significant.

There is no forest land within county jurisdiction in the Valley region and North Desert region. Therefore, there would be no impacts to forest land.

### 5.2.2 Impacts Associated with the 2021-2029 Housing Element

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.



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Would the proposed project:

	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
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?				<b>X</b>	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<b>X</b>	
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))?				<b>X</b>	
d) Result in the loss of forest land or conversion of forest land to non-forest use?				<b>X</b>	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				<b>X</b>	

### Farmland, Williamson Act Contracts, and Land Designated for Agricultural Use

#### Less Than Significant Impact/No Changes or New Information.

None of the units identified in the Housing Element inventory would require an amendment to the CWP. All would be within land use designations and zoning that allow the anticipated housing use. The CWP does not preclude some conversion of properties that are mapped as important farmlands, and the CWP PEIR concluded that upon compliance with CWP policies, impacts to agricultural resource would be less than significant. Development in accordance with the identified Housing Element housing opportunities would increase units in some areas in comparison to the CWP assumptions. For the region totals, the Housing Element inventory only increases housing units in the Valley region in comparison to the CWP projections and PEIR analysis (see Table 10). With the exception of a few subareas in the North Desert region (primarily Helendale CPA and Victorville SOI), the increase in housing units reflected for subareas outside the Valley consists of ADUs and rural housing. Development of these units would not be expected to appreciably affect agricultural uses.

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Although increased housing opportunities are identified within the North Desert on vacant lands (e.g., Helendale, Victorville), none of these identified properties are designated Prime Farmland, Unique Farmlands, or Farmland of Statewide Importance.

In the Valley region, the only area with Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is in the Mentone CPA (California Department of Conservation 2016). The Housing Element identifies a capacity for 277 housing units on vacant properties in Mentone. As shown in Table 13, *Designated Farmlands Identified as Housing Opportunities*, two parcels are designated as Unique Farmland. None of these parcels are under Williamson Act contracts. The two parcels are designated for residential development under the CWP and do not have vegetation or discontinued agricultural operations. Therefore, the potential development of these properties for housing was included in the CWP PEIR evaluation and, with compliance to the CWP policies—including NR-7.2, Preservation of Important Farmlands—the impact to agricultural resources was determined to be less than significant.

**Table 13 Designated Farmlands Identified as Housing Opportunity Sites**

APN	CPA	AC	FMMP	Exist Ag	Vac/Und	LUC/LUD
029821141	Mentone	2.08	Unique	Yes	Underutilized	LDR/RS
029823168	Mentone	1.17	Unique	Yes	Underutilized	MDR/RM
029823169	Mentone	8.81	Unique	Yes	Underutilized	MDR/RM
029825101	Mentone	7.9	Unique	No	Vacant	LDR/RS
029829564	Mentone	3.2	Unique	No	Vacant	LDR/RS

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR for conversion of farmland, Williamson Act lands, or land designated for agricultural use or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

### Forest and Timber Land

**Less Than Significant Impact/No Changes or New Information.** Forest lands in San Bernardino County are limited to the Mountain and Desert regions. Most of the forest area in Desert regions is in the East Desert in the San Bernardino Mountains. None of the vacant identified as housing opportunities in the Housing Element are in these forested areas. There are no forest lands in the Valley, where the Housing Element concentrates potential increases of housing on vacant land. As concluded in the CWP PEIR, development of individual properties in forested areas would not convert large areas of forest to nonforest uses.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR for forest land and timberland or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

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### 5.2.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The 2020 CWP PEIR did not identify significant agriculture and forestry resources impacts or mitigation measures.

## 5.3 AIR QUALITY

### 5.3.1 Summary of Impacts Identified in the 2020 CWP PEIR

The CWP PEIR concluded that, even after the implementation of mitigation measures, the CWP would result in significant air quality impacts. Criteria air pollutant impacts were compared to the South Coast Air Quality Management District's (South Coast AQMD) and Mojave Desert Air Quality Management District (MDAQMD) significance thresholds. Construction activities related to buildout of the CWP would result in air pollutant levels that exceed South Coast AQMD and MDAQMD significance thresholds. In addition, development allowed under the CWP would exceed the South Coast AQMD's and MDAQMD's regional operational significance thresholds and would have the potential to affect the emissions forecasts in the South Coast AQMD and MDAQMD Air Quality Management Plans (AQMP). The CWP would cumulatively contribute to the nonattainment designations of the South Coast Air Basin (SoCAB) and the Mojave Desert Air Basin (MDAB). The CWP would also generate toxic air contaminants (TAC) that would contribute to elevated levels in the air basins and expose sensitive receptors to substantial pollutant concentrations. Odor impacts were identified as less than significant. Carbon monoxide (CO) hotspots were found to be less than significant. Although mitigation measures in the CWP PEIR would reduce air quality impacts of the CWP to the extent feasible, air quality impacts were identified as a significant and unavoidable impact of the CWP.

### 5.3.2 Impacts Associated with the 2021-2029 Housing Element

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X	

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Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).?				X	
c) Expose sensitive receptors to substantial pollutant concentrations?				X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X	

### Air Quality Plans and Air Quality Standards

**Less Than Significant Impact/No Changes or New Information.** The CWP PEIR identified inconsistency with South Coast AQMD and MDAQMD AQMPs as a significant unavoidable impact of the CWP. The construction and operation of development pursuant to the CWP was also found to cumulatively contribute to the nonattainment designations of the SoCAB and MDAB. Regional growth projections are used by South Coast AQMD and MDAQMD to forecast future emission levels in the SoCAB and MDAB. For southern California, these regional growth projections are provided by SCAG and are partially based on land-use designations in city and county general plans. Typically, only large, regionally significant projects have the potential to affect the regional growth projections. On a regional scale, only the East Desert region has a site inventory in the 2021-2029 Housing Element that exceeds the CWP projections for the region. Both the East Desert and North Desert are in the MDAB (see CWP PEIR, Figure 5.3-1 *Air Basin Boundaries*). The identified Housing Element inventory for the North Desert is substantially below the CWP projected housing units for this region (2,359 units below the projection). From a regional, air quality standpoint, therefore, the 818 increase in units for the East Desert is more than balanced by the surplus of units identified for the North Desert. Implementation of the housing units in accordance with the Housing Element, therefore, would not result in an increase in the severity of the significant AQMP-related impact identified in the CWP PEIR.

The assessment of CWP impacts relative to criteria air pollutants is based on totals for development within the respective air basins—the SoCAB and MDAB. With the exception of SO<sub>2</sub>, the CWP PEIR concluded the implementation of the CWP would result in exceeding the thresholds for criteria air pollutants for both the SoCAB and the MDAB. The majority of the growth under the CWP would be in the Valley and North Desert regions. The Housing Element inventories are within the projections for these areas. The total housing units identified in the Housing Element are well within the projections of the CWP as analyzed for air quality impacts, and the exceedance of the East Desert region does not result in exceedance for the number of units analyzed

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for the MDAB. Development in accordance with the Housing Element inventories, therefore, would not increase air quality impacts relative to the analysis in the CWP.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to consistency with AQMPs and exceedance of air quality standards or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### **Sensitive Receptors**

**Less Than Significant Impact/No Changes or New Information.** Development and operation of residential units in unincorporated communities that exceed their CWP projections could generate localized, new sources of criteria air pollutants and TACs from area/stationary sources and mobile sources.

Areas of vehicle congestion have the potential to create pockets of CO hotspots. However, no CO hotspots have been reported in the SoCAB or MDAB even at the most congested intersections. Therefore, implementation of the 2021-2029 Housing Element, like the CWP, would not have the potential to substantially increase CO hotspots at intersections in the vicinity of sensitive receptors in the unincorporated county, and impacts would be less than significant.

Various industrial and commercial processes (e.g., manufacturing, dry cleaning) allowed under the Countywide Plan would be expected to release TACs. Since the 2021-2029 Housing Element only proposes residential development, it would not result in a new or substantially greater significant impact associated with TAC exposure to sensitive receptors.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to the exposure of sensitive receptors to pollutants, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### **Odors**

**Less Than Significant Impact/No Changes or New Information.** Industrial land uses, including indoor agricultural uses, are the primary type of land uses that have the potential to generate objectionable odors. The 2021-2029 Housing Element does not propose any development that has the potential to create objectionable odors during the operational phase. During construction activities, construction equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary, intermittent, and confined to the immediate vicinity of the construction equipment. By the time such emissions reach any sensitive receptor sites, they would be diluted to well below any level of air quality concern. Furthermore, short-term construction-related odors are expected to cease upon the drying or hardening of the odor-producing materials.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to odors or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

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### 5.3.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The following CWP PEIR mitigation measures would apply to housing development under the proposed 2021-2029 Housing Element:

AQ-1 Prior to discretionary approval by the County for development projects subject to California Environmental Quality Act (CEQA) review (i.e., nonexempt projects), project applicants shall prepare a technical assessment evaluating potential air quality impacts related to the project operation phase and submit it to the County Land Use Services Department for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (SCAQMD) methodology, for projects in the South Coast Air Basin (SoCAB), and conformance with the Mojave Desert Air Quality Management District (MDAQMD) for projects in the Mojave Desert Air Basin (MDAB). If operation-related air pollutants are determined to have the potential to exceed the SCAQMD/MDAQMD-adopted thresholds of significance, the County Land Use Services Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible mitigation measures to reduce long-term emissions can include, but are not limited to:

- For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions.
- Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.
- Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with Section 2485 of 13 CCR Chapter 10.
- Provide changing/shower facilities as specified, at minimum, or greater than in the guidelines in Section A5.106.4.3 of the CALGreen Code (Nonresidential Voluntary Measures).
- Provide bicycle parking facilities equivalent to or greater than as specified in Section A4.106.9 (Residential Voluntary Measures) of the CALGreen Code.
- Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles equivalent to or greater than Section A5.106.5.1 of the CALGreen Code (Nonresidential Voluntary Measures).

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- Provide facilities to support electric charging stations per Section A5.106.5.3 (Nonresidential Voluntary Measures) and Section A5.106.8.2 (Residential Voluntary Measures) of the CALGreen Code.
- Applicant-provided appliances shall be Energy Star-certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star-certified or equivalent appliances shall be verified by Building & Safety during plan check.
- Applicants for future development projects along existing and planned transit routes shall coordinate with the San Bernardino County and the applicable transit agency to ensure that bus pad and shelter improvements are incorporated, as appropriate.

AQ-2

Prior to issuance of any construction permits for development projects subject to California Environmental Quality Act review (i.e., non-exempt projects), development project applicants shall prepare and submit to the County Land Use Services Department a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (SCAQMD) methodology for projects within the South Coast Air Basin (SoCAB), and conformance with the Mojave Desert Air Quality Management District (MDAQMD) for projects in the Mojave Desert Air Basin (MDAB). If construction-related criteria air pollutants are determined to have the potential to exceed the adopted thresholds of significance of the applicable air district, the County Land Use Development Services Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities to below these thresholds. These identified measures shall be incorporated into appropriate construction documents (e.g., construction management plans) submitted to the County and shall be verified by the County's Public Works Department. Mitigation measures to reduce construction-related emissions could include, but are not limited to:

- Use of construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. A list of construction equipment by type and model year shall be maintained by the construction contractor on-site and available for County review upon request.
- Ensure construction equipment is properly serviced and maintained to the manufacturer's standards.
- Use of alternative-fueled or catalyst-equipped diesel construction equipment, if available and feasible.
- Clearly posted signs that require operators of trucks and construction equipment to minimize idling time (e.g., five minute maximum).

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- Preparation and implementation of a fugitive dust control plan that may include the following measures:
- Disturbed areas (including storage piles) that are not being actively utilized for construction purposes shall be effectively stabilized using water or chemical stabilizer/suppressant, or covered with a tarp or other suitable cover (e.g., revegetated).
- On-site unpaved roads and offsite unpaved access roads shall be effectively stabilized using water or chemical stabilizer/suppressant.
- Land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled utilizing application of water or by presoaking.
- Material shall be covered or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained when materials are transported off-site.
- Operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.)
- Following the addition of materials to or the removal of materials from the surface of outdoor storage piles, said piles shall be effectively stabilized to prevent fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
- Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.
- Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.
- Limit traffic speeds on unpaved roads to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1 percent.
- Install wheel washers for all exiting trucks or wash off all trucks and equipment leaving the project area.

### 5.4 BIOLOGICAL RESOURCES

#### 5.4.1 Summary of Impacts Identified in the 2020 CWP PEIR

The CWP PEIR concluded that the CWP would result in potentially significant biological impacts because substantial areas of special-status species habitat and special-status vegetation communities are within proposed development areas. The total area of habitat that would be impacted and whether impacts on a project-level could be mitigated to below a level of significance could not be determined; therefore, after implementation



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of mitigation measures the potential remained for unavoidable impacts to special-status species and special-status vegetation communities. With implementation of CWP policies and mitigation measure BIO-1, impacts to wildlife corridors, habitat conservation plans (HCP), and natural community conservation plans (NCCP) were found to be less than significant. Impacts to jurisdictional waters were found to be less than significant with no mitigation measures required.

The CWP policies related to the conservation of biological resources are in the Natural Resources Element and the Land Use Element and include:

**Policy NR-2.1**      **Coordination on water quality.** We collaborate with the state, regional water quality control boards, watermasters, water purveyors, and government agencies at all levels to ensure a safe supply of drinking water and a healthy environment.

**Policy NR-2.2**      **Water management plans.** We support the development, update, and implementation of ground and surface water quality management plans emphasizing the protection of water quality from point and non-point source pollution.

**Policy NR-2.4**      **Wastewater discharge.** We apply federal and state water quality standards for wastewater discharge requirements in the review of development proposals that relate to type, location, and size of the proposed project in order to safeguard public health and shared water resources.

**Policy NR-2.5**      **Stormwater discharge.** We ensure compliance with the County’s Municipal Stormwater NPDES (National Pollutant Discharge Elimination System) Permit by requiring new development and significant redevelopment to protect the quality of water and drainage systems through site design, source controls, stormwater treatment, runoff reduction measures, best management practices, low impact development strategies, and technological advances. For existing development, we monitor businesses and coordinate with municipalities.

**Policy NR-2.6**      **Agricultural waste and biosolids.** We coordinate with regional water quality control boards and other responsible agencies to regulate and control animal waste and biosolids in order to protect groundwater and the natural environment.

**Policy NR-5.1**      **Coordinated habitat planning.** We participate in landscape-scale habitat conservation planning and coordination with existing or proposed Habitat Conservation and Natural Resource Management Plans for private and public lands to increase certainty for both the conservation of species, habitats, wildlife corridors, and other important biological resources and functions and for land development and infrastructure permitting

**Policy NR-5.2**      **Capacity for resource protection and management.** We coordinate with public and nongovernmental agencies to seek funding and other resources to protect, restore, and maintain open space, habitat, and wildlife corridors for threatened, endangered, and other sensitive species.

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- Policy NR-5.3**      **Multiple-resource benefits.** We prioritize conservation actions that demonstrate multiple resource preservation benefits, such as biology, climate change adaptation and resiliency, hydrology, cultural, scenic, and community character
- Policy NR-5.4**      **Off-base recovery efforts.** We coordinate with military installations to facilitate off-base recovery of threatened and endangered species and landscape-scale conservation.
- Policy NR-5.5**      **Mitigation and future responsibilities.** We require that new development satisfy habitat conservation responsibilities without shifting conservation responsibilities onto military property.
- Policy NR-5.6**      **Mitigation banking.** We support the proactive assemblage of lands to protect biological resources and facilitate development through private or public mitigation banking. We require public and private conservation lands or mitigation banks to ensure that easement and fee title agreements provide funding methods sufficient to manage the land in perpetuity.
- Policy NR-5.7**      **Development review, entitlement, and mitigation.** We comply with state and federal regulations regarding protected species of animals and vegetation through the development review, entitlement, and environmental clearance processes.
- Policy NR-5.8**      **Invasive species.** We require the use of non-invasive plant species with new development and encourage the management of existing invasive plant species that degrade ecological function.
- Policy NR-3.1**      **Open space preservation.** We regulate land use and coordinate with public and nongovernmental agencies to preserve open space areas that protect natural resources, function as a buffer against natural hazards or between land uses, serve as a recreation or tourist destination, or are central to the identity of an unincorporated community.
- Policy NR-3.2**      **Residential clustering.** We allow residential development to cluster housing units in order to reduce the consumption of undeveloped land, maximize the amount of open space, preserve natural resources, conform to natural topography/grade, and/or reduce exposure of structures to natural hazards.
- Policy NR-3.3**      **Management of designated areas.** We coordinate with public and nongovernmental agencies to sustainably manage and conserve land within or adjacent to locally-, state-, or federally-designated open space or resource conservation areas.
- Policy NR-3.4**      **Land exchange.** We coordinate with state and federal agencies to exchange publicly owned lands in order to provide additional areas for open space, recreation, and resource protection. We also request the right of first refusal on publicly owned lands made available for purchase to the public.

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- Policy NR-3.5 Private conservation efforts.** We support nongovernmental organizations and private entities who purchase, own, maintain, and expand areas for conservation and preservation. We also support the voluntary transition of privately held lands within a larger boundary designated by the state or federal government for open space and resource conservation to public ownership.
- Policy NR-3.11 Off-highway vehicle areas.** In areas under the County’s land use authority, we require new or expansion of existing commercial off-highway vehicle (OHV) areas to be situated and buffered to minimize effects on nearby residential uses, military activity, and environmentally sensitive areas.
- Policy NR-5.7 Development review, entitlement, and mitigation.** We comply with state and federal regulations regarding protected species of animals and vegetation through the development review, entitlement, and environmental clearance processes.
- Policy LU-2.3 Compatibility with natural environment.** We require that new development is located, scaled, buffered, and designed for compatibility with the surrounding natural environment and biodiversity

### 5.4.2 Impacts Associated with the 2021-2029 Housing Element

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				<b>X</b>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				<b>X</b>	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				<b>X</b>	

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Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	
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?				X	

### Special-Status Species and Special-Status Vegetation Communities

**Less Than Significant Impact/No Changes or New Information.** All identified housing opportunities and related capacities under the 2021-2029 are consistent with CWP land use designations. The CWP analyzed the potential of significant impacts to biological resources for the properties that were designated to allow development. An increase in the number of units anticipated to be developed under the Housing Element for some subareas relative to the CWP buildout would not alter the impact findings, mitigation, or significance findings relative to the certified CWP PEIR. Moreover, as described in the Housing Element Technical Report, the Housing Element avoided identifying new capacity for vacant sites in the Mountain region in part because of sensitive biological resources. Capacity increases focused on the Valley region; because of the developed nature of this region it is not characterized by significant biological resources. The CWP PEIR identified potential impacts to special status species and vegetation communities as significant, unavoidable impacts. Housing development in accordance with the 2021-2029 Housing Element would not result in a new significant impact or an increase in the severity of these impacts. Moreover, housing development that is not exempt from CEQA would be subject to MM BIO-1, which would reduce potential impacts.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to special-status species or special-status vegetation communities, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

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### Jurisdictional Waters and Wildlife Movement Corridors

**Less Than Significant Impact/No Changes or New Information.** As described for the potential impact to special status species and special status vegetation, development in accordance with the Housing Element opportunity inventory sites would be consistent with CWP land use designations. The CWP PEIR analysis is based on the potential land disturbance (based on the land use designations) and not the number of housing units. The increase in units for some subareas in the Housing Element would not affect the CWP PEIR analysis, findings, or impact significance conclusions for biological resource impacts, including potential impacts to wildlife movement corridors and jurisdictional waters.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to jurisdictional waters and wildlife movement corridors, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### Local Conservation Plans

**Less Than Significant Impact/No Changes or New Information.** Since housing development consistent with the 2021-2029 Housing Element, including areas with a higher housing unit projection than the CWP PEIR buildout assumptions, would be consistent with CWP land use designations and policies, development would not conflict with an adopted HCP; NCCP; or other approved local, regional, or state HCP.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to provisions of an adopted Habitat Conservation Plan; Natural Community Conservation Plan; or other approved local, regional, or state habitat conservation plan, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

### 5.4.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The following CWP PEIR mitigation measure would apply to housing development under the proposed 2021-2029 Housing Element:

- BIO-1 For each development project that would disturb special status vegetation on vacant land, or that might impact a wildlife movement corridor or jurisdictional waters pursuant to the Countywide Plan and subject to CEQA, a qualified biologist shall determine the potential for a significant biological resource impact and determine whether a field survey of the project site is warranted. If warranted, a qualified biologist shall prepare a biological resources technical report meeting current requirements of CEQA and addressing applicable County goals and policies; applicable Habitat Conservation Plans and Natural Community Conservation Plans; and applicable federal, state, and local regulatory requirements. The report shall include documentation of biological resources present or potentially present (including special-status species, special-status vegetation communities, jurisdictional waters, and wildlife

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movement corridors), an impacts analysis, avoidance measures, and mitigation measures to reduce significant impacts to less than significant if applicable and feasible.

### 5.5 CULTURAL RESOURCES

#### 5.5.1 Summary of Impacts Identified in the 2020 CWP PEIR

##### 5.5.1.1 HISTORIC RESOURCES

Historic built environment resources are present in all geographic regions in the county but are most common in the Valley region and least common in the North Desert region. The Cultural Resources Element of the CWP was designed to address potential impacts to historical resources. Specifically, Policies CR-2.1 through 2.5 call for preservation of resources significant at the national, state, and local levels; avoidance and mitigation of impacts; the building of partnerships; and the promotion of public awareness and education. These policies will guide the County's overall approach to historical resources as it implements the CWP.

**Policy CR-2.1 National and state historic resources.** We encourage the preservation of archaeological sites and structures of state or national significance in accordance with the Secretary of Interior's standards.

**Policy CR-2.2 Local historic resources.** We encourage property owners to maintain the historic integrity of resources on their property by (listed in order of preference): preservation, adaptive reuse, or memorialization.

**Policy CR-2.3 Paleontological and archaeological resources.** We strive to protect paleontological and archaeological resources from loss or destruction by requiring that new development include appropriate mitigation to preserve the quality and integrity of these resources. We require new development to avoid paleontological and archeological resources whenever possible. If avoidance is not possible, we require the salvage and preservation of paleontological and archeological resources.

**Policy CR-2.4 Partnerships.** We encourage partnerships to champion and financially support the preservation and restoration of historic sites, structures, and districts.

**Policy CR-2.5 Public awareness and education.** We increase public awareness and conduct education efforts about the unique historic, natural, tribal, and cultural resources in San Bernardino County through the County Museum and in collaboration with other entities and organizations.

Nevertheless, it is possible that future development or improvements related to changes in land use could potentially affect historic buildings and structures and cause significant adverse impacts to historical resources. Mitigation measures in the 2020 CWP PEIR were found to reduce these impacts to less than significant.

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### 5.5.1.2 ARCHEOLOGICAL RESOURCES

The area under County jurisdiction contains archaeological resources, and coordination with tribal organizations indicated that the area under County jurisdiction is culturally sensitive. Future development or improvements related to changes in land use were found to potentially affect surface-level and subsurface archaeological resources through ground-disturbing construction activities. Archaeological resources are present in all geographic regions in the county. The Valley region was found to have fewer archaeological resources than surrounding regions due to disturbance and development.

The Cultural Resources Element of the CWP addresses potential impacts to archaeological resources. Specifically, Policies CR-2.1 through 2.5 call for preservation of resources significant at the national, state, and local levels; avoidance and mitigation of impacts; the building of partnerships; and the promotion of public awareness and education. These policies would guide the County's overall approach to archaeological resources as the County implements the Countywide Plan. However, additional mitigation measures were needed to render potential impacts to archaeological resources from future projects less than significant.

### 5.5.1.3 PALEONTOLOGICAL RESOURCES

San Bernardino County contains paleontological resources. The younger alluvium across the valley floor is too young to preserve fossil resources in the upper layers, but the deeper layers and underlying sediments have high paleontological sensitivity. Valley growth areas lie in areas of low to high sensitivity. The broad alluvial plains between the mountains in the North Desert region generally have low to high sensitivity where younger alluvium is mapped at the surface and likely overlies older, high-sensitivity sediments. These older, high-sensitivity sediments are often exposed along the margins of alluvial plains as they approach the intervening mountain ranges.

Policy CR 2.3 of the Countywide Plan protects paleontological and archaeological resources from loss or destruction and requires that new development include appropriate mitigation to preserve the quality and integrity of these resources, avoid them when possible, and salvage and preserve them if avoidance is not possible. However, future development or improvements related to changes in land use were found to have potential to cause significant adverse impacts to paleontological resources, and additional mitigation measures were incorporated to reduce impacts to less than significant.

### 5.5.1.4 UNIQUE GEOLOGICAL FEATURES

There are numerous unique geological features in San Bernardino County. One of the features—the San Andreas Fault—is in the Valley and Mountain regions, and ten are in the North Desert Region.

The Natural Resources Element addresses protection of unique geological features.

**Policy NR-4.1 Preservation of scenic resources.** We consider the location and scale of development to preserve regionally significant scenic vistas and natural features, including prominent hillsides, ridgelines, dominant landforms, and reservoirs.

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**Policy NR-4.2 Coordination with agencies.** We coordinate with adjacent federal, state, local, and tribal agencies to protect scenic resources that extend beyond the County’s land use authority and are important to countywide residents, businesses, and tourists

Some projects developed under the CWP could damage unique geological features, but most of these features are on land under federal or state control, so CWP buildout would not affect them. Only portions of the San Andreas Fault in the Valley and Mountain regions and Pisgah Crater in the North Desert region are within County jurisdiction, and the latter is surrounded by federal land.

None of the four growth areas in the CWP were found to have any unique geological features. The three growth areas in the Valley region are nearly flat, and the part of the Jurupa Mountains that is in the Bloomington CPA is not a unique geological feature. In the Apple Valley SOI in the North Desert region, parts of the Hacienda Fairview Valley Specific Plan are on the feet of the Granite Mountains. However, the specific plan designates Granite Mountain slopes and Fairview Creek as Open Space, and implementation of the Countywide Plan did not impact mountain slopes or Fairview Creek in the specific plan area. Impacts were found to be less than significant for unique geological features.

### 5.5.2 Impacts Associated with the 2021-2029 Housing Element

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	
d) Disturb any human remains, including those interred outside of dedicated cemeteries?					X

### Historical and Archeological Resources

**Less Than Significant Impact/No Changes or New Information.** The CWP PEIR concludes that impacts to historic resources would be potentially significant and unavoidable. The increase in housing units for the East Desert region and in some subareas of the other regions would not be expected to increase impacts relative to the evaluation included in the CWP PEIR. The development of new ADUs would be exempt from CEQA,



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and development for rural housing would typically be low-density housing development and subject to MM CUL-01. None of the vacant or underutilized sites were known to be historic resources. Development within these opportunity sites, however, would also be subject to CEQA review and preparation of a historic assessment and mitigation in the presence or inferred presence of a historic resource. Implementation of the 2021-2029 Housing Element would not have the potential to increase the severity of the historic resource significant impact identified in the CWP PEIR.

The area under County jurisdiction contains archaeological resources. There are 438 historical resources in San Bernardino County that are listed on the California Register of Historical Resources and/or National Register for Historic Places or have been determined to be eligible for listing on one or both of those registers. Coordination with tribal organizations also indicates that the area under County jurisdiction is culturally sensitive. Future housing development in unincorporated communities that exceeds their CWP projections could potentially cause significant adverse impacts to archaeological resources.

As with biological resources, the CWP PEIR addressed the potential impact to cultural resources based on the potential land disturbance. Housing development in accordance with the housing opportunities identified in the 2021-2029 Housing Element would all be consistent with the adopted CWP land use designation and anticipated land disturbance in the CWP PEIR analysis. The assumptions for increases in housing units within some subareas would not affect the analysis, impact findings, or proposed mitigation for archaeological resources. Development subject to CEQA and pursuant to the Housing Element would comply with CWP PEIR MMs CUL-02 through CUL-04 and would be less than significant.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to historical or archeological resources, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### **Paleontological Resources and Unique Geological Features**

**Less Than Significant Impact/No Changes or New Information.** The CWP PEIR concluded that implementation of the CWP as mitigated with MMs CUL-05 and CUL-06 would result in less than significant impacts to paleontological resources in the unincorporated county. As with biological and archaeological resources, the CWP PEIR addressed the potential impact to paleontological resources based on potential land disturbance. Housing development in accordance with the housing opportunities identified in the 2021-2029 Housing Element would be consistent with the adopted CWP land use designation and anticipated land disturbance in the CWP PEIR analysis. The assumptions for increases in housing units within some subareas would not affect the analysis, impact findings, or proposed mitigation for paleontological resources. Development subject to CEQA and pursuant to the Housing Element would comply with CWP PEIR MMs CUL-05 through CUL-06 and would be less than significant.

Potential impact to the numerous unique geological features in San Bernardino County were addressed in the CWP PEIR. Since housing development as projected in the 2021-2029 Housing Element would comply with CWP land use designations, potential land disturbance, including impacts to geological resources, is addressed and mitigated in the CWP PEIR. The projected increase in housing units in some subareas under the Housing

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Element would not alter the findings of the PEIR. This impact would remain less than significant without mitigation.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to paleontological resources and unique geological features, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### Human Remains

**Less Than Significant Impact/No Changes or New Information.** The CWP PEIR concluded that individual project compliance with California Public Resources Code Section 5097.98—which mandates the process to be followed in the event of a discovery of any human remains—would mitigate potential impacts to human remains. This conclusion also applies to land disturbance related to housing development in accordance with the 2021-2029 Housing Element.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to disturbance of human remains, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### 5.5.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The following CWP PEIR mitigation measure would apply to housing development under the proposed 2021-2029 Housing Element:

- CUL-1      In areas of documented or inferred historic resource presence, prior to construction or demolition activities that may impact historic resources, a historical resources assessment shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's PQS in architectural history or history. Potential historic resources include buildings, structures, objects, sites, historic districts, and landscape/site plan features falling within the project area and its immediate vicinity that are at least 45 years of age and are not substantially altered. The qualified architectural historian or historian shall conduct an evaluation of the potential historic resources in accordance with the guidelines and best practices promulgated by the State OHP and shall document the evaluation in a report meeting the State OHP guidelines, on Department of Parks and Recreation Series 523 forms. The report will be submitted to the County for review and concurrence, to ensure that any project requiring rehabilitation or alteration of a historical resource will not impair its significance.
- CUL-2      In areas of documented or inferred archaeological resource presence, archaeological resource assessments shall be required prior to ground disturbance related to a development project. To determine the archaeological sensitivity of a proposed project area, the County may rely on an expert opinion from the County Museum staff, or on the results of a CHRIS records

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search at the SCCIC or the Sacred Lands File maintained by the NAHC. Archaeological resources assessments shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in either prehistoric or historic archaeology. The archaeological resources assessment shall include a Phase I pedestrian survey, undertaken to locate any surface cultural materials that may be present.

- CUL-3 If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program implemented by a qualified archaeologist and performed in accordance with the OHP's Archaeological Resource Management Reports (ARMR): Recommended Contents and Format (OHP 1990) and Guidelines for Archaeological Research Designs (OHP 1991).
- CUL-4 If the archaeological assessment did not identify potentially significant archaeological resources within the proposed project area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist shall prepare a monitoring plan for all ground-disturbing construction and pre-construction activities in areas with previously undisturbed soil. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.
- CUL-5 In areas of documented or inferred paleontological resource presence, development projects proposed on previously undisturbed soils shall require consultation with a qualified paleontologist meeting the standards of SVP (2010). The initial consultation may be provided by a qualified paleontologist on staff at the County Museum. The qualified paleontologist will determine the degree of paleontological resource sensitivity, as outlined below, and will recommend a project-specific paleontological resources monitoring and mitigation plan (PRMMP). This plan will address specifics of monitoring and mitigation for the development project, and will take into account updated geologic mapping, geotechnical data, updated paleontological records searches, and any changes to the regulatory framework. This PRMMP should usually meet the standards of the SVP (2010), unless the project is on BLM land or subject to federal jurisdiction, in which case the BLM standards (2009) should be used. The

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following provisions would be typical for units mapped with the different levels of paleontological sensitivity:

- High (SVP)/Class 4-5 (BLM)—All projects involving ground disturbances in previously undisturbed areas sediments mapped as having high paleontological sensitivity will be monitored by a qualified paleontological monitor (BLM, 2009; SVP, 2010) on a full-time basis under the supervision of the Qualified Paleontologist. Undisturbed sediments may be present at the surface, or present in the subsurface, beneath earlier developments. This monitoring will include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor will have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, should the fossils be determined to be significant, professionally and efficiently recover the fossil specimens and collect associated data. Paleontological monitors will use field data forms to record pertinent location and geologic data, will measure stratigraphic sections (if applicable), and collect appropriate sediment samples from any fossil localities.
- Low to High (SVP)/Class 2 to Class 4-5 (BLM)—All projects involving ground disturbance in previously undisturbed areas mapped with low-to-high paleontological sensitivity will only require monitoring if construction activity will exceed the depth of the low sensitivity surficial sediments. The underlying sediments may have high paleontological sensitivity, and therefore work in those units might require paleontological monitoring, as designated by the Qualified Paleontologist in the PRMMP. When determining the depth at which the transition to high sensitivity occurs and monitoring becomes necessary, the Qualified Paleontologist should take into account: a) the most recent local geologic mapping, b) depths at which fossils have been found in the vicinity of the project area, as revealed by the museum records search, and c) geotechnical studies of the project area, if available.
- Low (SVP)/Class 2-3 (BLM)—All projects involving ground disturbance in previously undisturbed areas mapped as having low paleontological sensitivity should incorporate worker training to make construction workers aware that while paleontological sensitivity is low, fossils might still be encountered. The Qualified Paleontologist should oversee this training as well as remain on-call in the event fossils are found. Paleontological monitoring is usually not required for sediments with low (Low / Class 2-3) paleontological sensitivity.
- None (SVP)/Class 1 (BLM)—Projects determined by the Qualified Paleontologist to involve ground-disturbing activities in areas mapped as having no paleontological sensitivity (i.e., plutonic igneous or high-grade metamorphic rocks) will not require further paleontological mitigation measures.

CUL-6 In the event of any fossil discovery, regardless of depth or geologic formation, construction work will halt within a 50-ft. radius of the find until its significance can be determined by a Qualified Paleontologist. Significant fossils will be recovered, prepared to the point of

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curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the SVP (2010) and BLM (2009). A repository will be identified and a curatorial arrangement will be signed prior to collection of the fossils. Although the San Bernardino County Museum is specified as the repository for fossils found in the county in the current General Plan (San Bernardino County, 2007), the museum may not always be available as a repository. Therefore, any accredited institution may serve as a repository.

### 5.6 ENERGY

#### 5.6.1 Summary of Impacts Identified in the CWP PEIR

Section 5.18, *Utilities and Service Systems*, of the CWP PEIR, concluded that implementation of the Countywide Plan would not result in wasteful, inefficient, or unnecessary consumption of energy, and would be consistent with the Desert Renewable Energy Conservation Plan (DRECP). Environmental impacts related to energy were determined to be less than significant.

#### 5.6.2 Impacts Associated with the 2021-2029 Housing Element

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				<b>X</b>	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				<b>X</b>	

#### Wasteful, Inefficient, or Unnecessary Energy Consumption

**Less Than Significant Impact/No Changes or New Information.** The total number of housing units identified in the Housing Element is well within the total number of housing units analyzed in the CWP PEIR for the unincorporated county. All housing development would be required to comply with energy efficiency standards in Title 24 of the California Administrative Code, appliance efficiency regulations in Title 20 of the California Administrative Code, CALGreen, and the following policies of the Countywide Plan:

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- Policy H-1.5**      **Life-cycle costs.** We encourage energy-conservation techniques and upgrades in both the construction and rehabilitation of residential units that will reduce the life-cycle costs of housing.
- Policy D/H-1.4**    **Funding priorities.** As funding becomes available, we prioritize the use and application of grants and loans for housing rehabilitation, energy conservation retrofits, and water conservation retrofits for housing in the Desert Region.
- Policy -RE1.9**    **Building design and upgrades.** We use the CALGreen Code to meet energy efficiency standards for new buildings and encourage the upgrading of existing buildings to incorporate design elements, building materials, and fixtures that improve environmental sustainability and reduce emissions.
- Policy RE-1.1**    **GHG Reduction Plan.** We implement the energy conservation and efficiency measures identified in the San Bernardino County Greenhouse Gas Emissions Reduction Plan.
- Policy RE-1.2**    **Optimized efficiency.** We optimize energy efficiency in the built environment.
- Policy RE-1.3**    **Local benefits.** We promote the local economic benefits of energy efficiency retrofits.
- Policy RE-1.4**    **Energy conservation.** We encourage residents and businesses to conserve energy.
- Policy RE-2.6**    **Energy efficiency.** We encourage energy efficiency through appropriate renewable energy systems.
- Policy RE-6.5**    **Pilot projects.** We encourage pilot projects to demonstrate energy efficiency retrofit investments and renewable energy opportunities.

The Housing Element's variance of housing unit distribution in individual regions and subareas in comparison to the CWP PEIR projections would not affect the overall energy use or result in inefficient energy use. The 2021-2029 Housing Element, therefore, would not include new or substantially more severe impacts than those analyzed in the CWP PEIR with respect to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation, and the 2021-2029 Housing Element does not identify or require adoption of mitigation measures beyond those in the CWP PEIR. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

### Renewable Energy or Energy Efficiency Plans

**Less Than Significant Impact/No Changes or New Information.** The DRECP, which covers 22.5 million acres in seven California counties, including San Bernardino County, is a landscape-level plan that streamlines renewable energy development while conserving unique and valuable desert ecosystems and providing outdoor recreation opportunities.

The development of renewable energy projects on private lands would proceed in line with the CWP policies in the Renewable Energy and Conservation element (RECE). This element of the CWP calls for the implementation of the San Bernardino County Transportation Authority's Greenhouse Gas Emissions

## 5. Environmental Analysis

Reduction Plan and supports solar energy generation, solar water heating, wind energy, and bioenergy systems that are consistent with the orientation, siting, and environmental compatibility policies of the Countywide Plan. Development in unincorporated communities for which the Housing Element's identified opportunities exceed their CWP projections include residential land uses that would be consistent with the CWP's RECE policies, including:

- Policy RE-2.1**      **Types of renewable energy systems.** We support solar energy generation, solar water heating, wind energy and bioenergy systems that are consistent with the orientation, siting and environmental compatibility policies of the General Plan.
  
- Policy RE-2.2**      **Energy storage.** We promote use of energy storage technologies that are appropriate for the character of the proposed location.
  
- Policy RE-2.3**      **Emerging technologies.** We encourage the use of feasible emerging and experimental renewable energy technologies that are compatible with County regulatory standards.
  
- Policy RE-2.5**      **Zero net energy.** We support renewable energy systems that accelerate zero net energy through innovative design, construction, and operations of residences, businesses, and institutions that are grid-neutral and independent of centralized energy infrastructure.
  
- Policy RE-2.6**      **Energy efficiency.** We encourage energy efficiency through appropriate renewable energy systems.
  
- Policy RE-3.1**      **Onsite accessory systems.** We prioritize, facilitate, and encourage onsite accessory renewable energy generation to serve the unincorporated county, with a primary focus on rooftop and parking lot solar energy generation.
  
- Policy RE-4.1**      **Standards.** We apply standards to the design, siting, and operation of all renewable energy facilities to protect the environment, including sensitive biological resources, air quality, water supply and quality, cultural, archaeological, paleontological and scenic resources.
  
- Policy RE-4.2**      **Local hydrology.** We ensure that renewable energy facilities do not disrupt, degrade, or alter the local hydrology and hydrogeology.
  
- Policy RE-4.4**      **Visual impacts.** We encourage siting, construction and screening of renewable energy generation facilities to avoid, minimize, or mitigate significant changes to the visual environment including minimizing light and glare.
  
- Policy RE-4.6**      **Hazardous material recycling.** We require all recyclable electronic and/or toxic materials to be recycled in accordance with the requirements of the Basel Convention or comparable standard.

Implementation of these policies would ensure that development in unincorporated areas would be consistent with the DRECP.

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The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to conflicting with or obstructing a state or local plan for renewable energy or energy efficiency, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### 5.6.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The CWP PEIR did not identify significant energy impacts.

## 5.7 GEOLOGY AND SOILS

### 5.7.1 Summary of Impacts Identified in the 2020 CWP PEIR

The CWP PEIR concluded that the CWP could subject residents, workers, and visitors in the county to seismic hazards such as surface rupture of a fault, ground shaking, and liquefaction. Furthermore, people in the county could be subject to hazards arising from landslides, ground subsidence, compressible soils, expansive soils, and erosion. Development pursuant to the CWP could involve the use of septic tanks.

The CWP PEIR concluded that all hazards due to geology and soils would be less than significant with the implementation of the San Bernardino County Building Code, the California Health and Safety Code, County requirements for the installation of septic tanks, the NPDES Construction General Permit, and the following CWP policies from the Hazards Element (HZ policies) and the Natural Resources Element (NR policies):

**Policy HZ-1.1**      **New subdivisions in environmental hazard areas.** We require all lots and parcels created through new subdivisions to have sufficient buildable area outside of the following environmental hazard areas:

- Flood: 100-year flood zone, dam/basin inundation area
- Geologic: Alquist Priolo Earthquake Fault Zone; County-identified fault zone; rockfall/debris-flow hazard area, existing and County-identified landslide area

**Policy HZ-1.2**      **New development in environmental hazard areas.** We require all new development to be located outside of the environmental hazard areas listed below. For any lot or parcel that does not have sufficient buildable area outside of such hazard areas, we require adequate mitigation, including designs that allow occupants to shelter in place and to have sufficient time to evacuate during times of extreme weather and natural disasters.

- Flood: 100-year flood zone, dam/basin inundation area
- Geologic: Alquist Priolo Earthquake Fault Zone; County-identified fault zone; rockfall/debris-flow hazard area, medium or high liquefaction area (low to high and



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localized), existing and County-identified landslide area, moderate to high landslide susceptibility area,

- Fire: high or very high fire hazard severity zone

- Policy HZ-1.5** **Existing properties in environmental hazard areas.** We encourage owners of existing properties in hazard areas to add design features that allow occupants to shelter in place and to have sufficient time to evacuate during times of extreme weather and natural disasters.
- Policy HZ-1.6** **Critical and essential facility location.** We require new critical and essential facilities to be located outside of hazard areas, whenever feasible.
- Policy HZ-1.7** **Underground utilities.** We require that underground utilities be designed to withstand seismic forces, accommodate ground settlement, and hardened to fire risk.
- Policy HZ-1.8** **Wind erosion hazards.** We require new development in medium-high or high wind erosion hazard areas to minimize the effects of wind-blown soil through building and site design features such as fencing, surface treatment or pavement, attenuation or wind barriers, architectural features, building materials, and drought resistant landscaping.
- Policy HZ-1.9** **Hazard areas maintained as open space.** We minimize risk associated with flood, geologic, and fire hazard zones or areas by encouraging such areas to be preserved and maintained as open space.
- Policy HZ-1.10** **Energy independence.** We encourage new residential development to include rooftop solar energy systems and battery storage systems that can provide backup electrical service during temporary power outages.
- Policy NR-2.5** **Stormwater discharge.** We ensure compliance with the County’s Municipal Stormwater NPDES (National Pollutant Discharge Elimination System) Permit by requiring new development and significant redevelopment to protect the quality of water and drainage systems through site design, source controls, stormwater treatment, runoff reduction measures, best management practices, low impact development strategies, and technological advances. For existing development, we monitor businesses and coordinate with municipalities.
- Policy NR-7.1** **Protection of agricultural land.** We protect economically viable and productive agricultural lands from the adverse effects of urban encroachment, particularly increased erosion and sedimentation, trespass, and non-agricultural land development.

### 5.7.2 Impacts Associated with the 2021-2029 Housing Element

Would the project:

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Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X	
ii) Strong seismic ground shaking?				X	
iii) Seismic-related ground failure, including liquefaction?				X	
iv) Landslides?				X	
b) Result in substantial soil erosion or the loss of topsoil?				X	
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?				X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X	
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?				X	

### Seismic Hazards

**Less Than Significant Impact/No Changes or New Information.** Development in accordance with the housing opportunities identified in the Housing Element would be consistent with the CWP, including the land use designations for the respective sites. The CWP PEIR analysis of potential geotechnical hazards is based on property location and land use classifications, not on the housing unit projections by region or subareas. By definition, therefore, geotechnical impacts of development in accordance with the Housing Element would be less than significant upon compliance with CWP policies and CWP PEIR mitigation measures.

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There are numerous active faults in the Valley and Mountain regions and the west half of the Desert regions. Vacant sites with earthquake hazards were excluded from consideration as housing opportunity sites in the Housing Element. Some units within subareas identified for rural housing and ADUs that exceed CWP projections may be near Alquist-Priolo Earthquake Fault Zones. Compliance with the Alquist-Priolo Earthquake Fault Zoning Act, however, would require a fault investigation and preclude construction within 50 feet of an Alquist-Priolo Zone. Additionally, geotechnical investigations that are required for all development pursuant to the San Bernardino County Building Code would determine whether known active faults pass through or near project sites and whether fault studies are required under the Alquist-Priolo Earthquake Fault Zoning Act.

Furthermore, all projects developed in unincorporated areas that exceed their CWP projections would subject people and structures to hazards from ground shaking. Such hazards are generally most severe in the Valley and Mountain regions near the San Andreas and San Jacinto fault zones. Geotechnical investigations would calculate seismic design parameters that must be used in the design of proposed buildings.

Geotechnical investigations would assess liquefaction potential on each site and recommend any measures required to minimize liquefaction hazards to people or structures in accordance with the Seismic Hazards Mapping Act.

Implementation of the requirements of the San Bernardino County Building Code would ensure that seismic and liquefaction impacts would be less than significant. The 2021-2029 Housing Element, therefore, would not include new or substantially more severe impacts than those analyzed in the CWP PEIR with respect to seismic hazards, or require adoption of any further mitigation measures beyond those in the CWP PEIR. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

### **Landslides, Ground Subsidence, Compressible and Expansive Soils, and Erosion**

**Less Than Significant Impact/No Changes or New Information.** Some housing projects in the Housing Element opportunity inventory may be in areas susceptible to landslides. Each project in hillside areas, that is, areas with slope gradients of 15 percent to less than 40 percent would be required to conduct a geotechnical investigation that would assess existing landslide susceptibility and impacts of proposed grading and construction on landslide hazards and provide any needed recommendations to minimize landslide hazards. Proposed development on larger landslides or within hillside areas that have slope gradients of 40 percent or greater may not be feasible, based on the results of required geological and geotechnical investigations, and would not be allowed to proceed.

Buildout in areas that exceed their CWP projections may also involve development of projects in areas of potential ground subsidence. Geotechnical investigations for each project would assess subsidence potential under their respective project sites and would provide any needed recommendations to minimize hazards from ground subsidence. Impacts would be less than significant, similar to the CWP.

Furthermore, development of Housing Element inventory units in some areas could subject people or structures to hazards from expansive soils and/or collapsible soils. Each development project would conduct a geotechnical investigation of its site that would assess the suitability of site soils for supporting the proposed

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structures. Such assessments would address expansion potential and collapsibility; and would provide any needed recommendations to minimize hazards arising from expansive and/or collapsible soils, including removal of soils unsuitable for supporting proposed structures and placement of engineered fill soils.

Additionally, construction activities related to the Housing Element inventory development would potentially result in soil erosion. Construction projects must provide evidence that the development of projects disturbing one acre or more of soil comply with the most current Statewide Construction General Permit and associated local NPDES regulations to ensure that the potential for soil erosion is minimized. The San Bernardino County Development Code Chapter 85.11.030 requires standard erosion control practices to be implemented for all construction. Additionally, construction sites are required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit and are subject to the oversight of the relevant Regional Water Quality Control Board. The SWPPP must include best management practices (BMP) to reduce or eliminate erosion and sedimentation from soil-disturbing activities.

Implementation of state and local requirements would effectively mitigate impacts associated with landslides, ground subsidence, compressible and expansive soils, and erosion to less than significant. The 2021-2029 Housing Element, therefore, would not include new or substantially more severe significant impacts than those analyzed in the CWP PEIR with respect to landslides, ground subsidence, compressible and expansive soils, and erosion, or require adoption of any further mitigation measures beyond those in the CWP PEIR. Thus, preparation of a supplemental or subsequent EIR is not required by CEQA.

### Septic Tanks

**Less Than Significant Impact/No Changes or New Information.** Development in accordance with the Housing Element could involve development using septic tanks. Soils in some areas may not be suitable for supporting septic tanks. A soil percolation test would be required before construction of each septic tank (County Code Section 33.0894). Furthermore, the County allows septic tanks on slopes up to 45 percent. However, for systems with a slope of 30 percent or more, slope stability analyses need to be approved by the Land Use Services Department prior to issuance of a building permit. With the implementation of these regulations, impacts would be less than significant, similar to the CWP.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to septic tanks or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### 5.7.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The CWP PEIR did not identify significant agriculture and geology and soil impacts.

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### 5.8 GREENHOUSE GAS EMISSIONS

#### 5.8.1 Summary of Impacts Identified in the 2020 CWP PEIR

Although the Countywide Plan would not result in a substantial magnitude of GHG emissions, the County would not achieve the state’s GHG emissions efficiency target for year 2040 or 2050 without implementation of additional local GHG reduction measures. Implementation of the CWP policies and actions of the Countywide Plan, combined with mitigation measures identified in the 2020 CWP PEIR, were found to reduce GHG emissions to the extent feasible. Adherence to the County’s GHG Reduction Plan would also reduce GHG emissions in the unincorporated communities to meet the year 2020 reduction target.<sup>1</sup> However, additional federal, state, and local measures would be necessary to reduce GHG emissions to meet the long-term GHG efficiency goals identified in the 2017 Scoping Plan, and impacts were found to be significant and unavoidable. The CWP was found not to conflict with the California Air Resources Board (CARB) scoping plan or SCAG’s Regional Transportation Plan/Sustainable Communities Strategy.

#### 5.8.2 Impacts Associated with the 2021-2029 Housing Element

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				<b>X</b>	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				<b>X</b>	

#### Greenhouse Gas Emissions

**Less Than Significant Impact/No Changes or New Information.** Climate change and GHG emissions are a global issue. The discrepancies between the housing unit projections for buildout of the CWP and the 2021-2029 Housing Element would not affect the potential impact of GHG emissions generated in unincorporated San Bernardino County. The identified Housing Element opportunities to achieve the RHNA are well within the total housing units analyzed in the CWP. The CWP PEIR evaluated environmental impacts associated with an increase of 15,355 residential units and 49,680 people. The 2021-2029 Housing Element identifies a housing capacity that accommodates a total of 9,277 units countywide, including a 445-unit surplus

<sup>1</sup> The CWP PEIR was based on the County’s 2011 GHG Reduction Plan. The plan was updated in 2021.

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capacity over the 8,832-unit RHNA (see Table 5). These residential units would not generate GHG emissions greater than those analyzed in the CWP PEIR.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR for direct or indirect greenhouse gas emissions, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### **Greenhouse Gas Emission Plans, Policies, or Regulations**

**Less Than Significant Impact/No Changes or New Information.** The CWP PEIR did not identify impacts associated with conflicts with adopted GHG emissions plans, policies, and regulations. Since the CWP PEIR was certified, the County has updated its GHG Reduction Plan, and SCAG adopted the 2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy (Connect SoCal). CARB's 2017 Scoping Plan was in place at the time the CWP PEIR was certified.

The GHG reduction measures in the County's GHG Reduction Plan would reduce GHG emissions for housing developed in accordance with the Housing Element. The GHG Reduction Plan would implement measures in the county designed to increase energy efficiency and reduce per-capita VMT. Energy efficiency improvements and use of alternative energy would reduce the heating and cooling requirements for buildings and would also result in a decrease in electricity and natural gas use and associated GHG emissions. Likewise, land-use and transportation measures that reduce VMT would result in reduced GHG emissions from the transportation sector. Water, agricultural, and waste-reduction measures would further reduce GHG emissions in the county.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to greenhouse gas plans, policies, or regulations, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### **5.8.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element**

None of the CWP PEIR mitigation measures apply directly to the proposed Housing Element. The three GHG mitigation measures all required specific actions by the County of San Bernardino regarding the update of its GHG Reduction Plan. The GHG Reduction Plan has been updated since certification of the CWP PEIR. Future housing projects pursuant to the CWP would be subject to the requirements of the GHG Reduction Plan.

## **5.9 HAZARDS AND HAZARDOUS MATERIALS**

### **5.9.1 Summary of Impacts Identified in the 2020 CWP PEIR**

The CWP PEIR concluded that impacts arising from hazardous materials and hazardous material releases are site specific. Implementation of regulatory requirements and standard conditions of approval would ensure

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that impacts would be less than significant. The Hazards Element of the proposed San Bernardino Countywide Plan sets the following policies intended to minimize risks to people and the environment from hazardous materials:

- Policy HZ-2.1**      **Hazardous waste facilities.** We regulate and buffer hazardous waste facilities to protect public health and avoid impacts on the natural environment.
- Policy HZ-2.2**      **Database of hazardous materials.** We maintain up-to-date databases of the storage, use, and production of hazardous materials, based on federally- and state-required disclosure and notification, to appropriately respond to potential emergencies.
- Policy HZ-2.3**      **Safer alternatives.** We minimize the use of hazardous materials by choosing and by encouraging others to use non-toxic alternatives that do not pose a threat to the environment.
- Policy HZ-2.4**      **Truck routes for hazardous materials.** We designate truck routes for the transportation of hazardous materials through unincorporated areas and prohibit routes that pass through residential neighborhoods to the maximum extent feasible.
- Policy HZ-2.5**      **Community education.** We engage with residents and businesses to promote safe practices related to the use, storage, transportation, and disposal of hazardous materials.
- Policy HZ-2.6**      **Coordination with transportation authorities.** We collaborate with airport owners, FAA, Caltrans, SBCTA, SCAG, neighboring jurisdictions, and other transportation providers in the preparation and maintenance of, and updates to transportation-related plans and projects to minimize noise impacts and provide appropriate mitigation measures.
- Policy HZ-2.7**      **Truck delivery areas.** We encourage truck delivery areas to be located away from residential properties and require associated noise impacts to be mitigated.

The CWP PEIR concluded that buildout could involve development of some projects within airport safety zones; however, projects proposed within such zones would be required to comply with land use regulations for the respective zones set forth by the affected agencies. Implementation of regulatory requirements and standard conditions of approval would ensure that impacts would be less than significant. In addition to policy HZ-2.6, the Transportation and Mobility Element of the proposed San Bernardino Countywide Plan includes the following policy, intended to minimize risks to people and the environment from airport hazards:

- Policy TM-6.4**      **Airport land use and noise compatibility.** We require proposed development in unincorporated areas to be consistent with applicable airport master plans, airport safety review areas, and military air installation compatible use zones. We may support proposed development in the influence area of County airports only when they are consistent with applicable airport master plans.

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The CWP PEIR concluded that the CWP would not result in potentially significant impacts related to emergency plan hazards. The Personal and Property Protection Element of the proposed San Bernardino Countywide Plan has policies intended to minimize risks to people and the environment from emergency plan hazards:

- Policy PP-4.1**      **Emergency management plans.** We maintain, update, and adopt the Emergency Operations Plan, Continuity of Operations Plan, and the Multi-Jurisdictional Hazard Mitigation Plan.
- Policy PP-4.2**      **Critical and essential facility operation.** We ensure that critical and essential County facilities remain operational during emergencies.
- Policy PP-4.3**      **Automatic and mutual aid.** We participate in agreements for automatic and mutual aid with other local, state, federal, and nongovernmental emergency service providers to improve protection services and emergency response throughout the county.
- Policy PP-4.4**      **Emergency shelters and routes.** We identify and publicize emergency shelters and sign and control evacuation routes for use during emergencies.
- Policy PP-4.5**      **Vulnerable populations.** We coordinate with and encourage the use of community-based networks to aid vulnerable populations prepare for emergencies and provide assistance with evacuation and recovery.
- Policy PP-4.6**      **Recovery.** We reestablish and expedite County services to assist affected residents and businesses in the short- and long-term recovery from emergencies and natural disasters.
- Policy PP-4.7**      **Public outreach and education.** We engage with the community to increase awareness of and preparedness for emergencies and natural disasters.

The CWP PEIR found that unincorporated growth per the CWP would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Measures to confine or avoid fires would be implemented for all future development, and adherence to existing regulations and review of building plans by the San Bernardino County Fire Department would reduce risks from fires in the county. The Countywide Plan Hazards Element (HZ policies) and Personal and Property Protection Element (PP policies) has the following policies that reduce impacts associated with wildfires:

- Policy HZ-1.2**      **New development in environmental hazard areas.** We require all new development to be located outside of the environmental hazard areas listed below. For any lot or parcel that does not have sufficient buildable area outside of such hazard areas, we require adequate mitigation, including designs that allow occupants to shelter in place and to have sufficient time to evacuate during times of extreme weather and natural disasters.



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- Flood: 100-year flood zone, dam/basin inundation area
- Geologic: Alquist Priolo earthquake fault zone; County-identified fault zone; rockfall/debris-flow hazard area, medium or high liquefaction area (low to high and localized), existing and County-identified landslide area, moderate to high landslide susceptibility area)
- Fire: high or very high fire hazard severity zone

**Policy HZ-1.5** **Existing properties in environmental hazard areas.** We encourage owners of existing properties in hazard areas to add design features that allow occupants to shelter in place and to have sufficient time to evacuate during times of extreme weather and natural disasters.

**Policy HZ-1.6** **Critical and essential facility location.** We require new critical and essential facilities to be located outside of hazard areas, whenever feasible.

**Policy HZ-1.7** **Underground utilities.** We require that underground utilities be designed to withstand seismic forces, accommodate ground settlement, and hardened to fire risk.

**Policy HZ-1.9** **Hazard areas maintained as open space.** We minimize risk associated with flood, geologic, and fire hazard zones or areas by encouraging such areas to be preserved and maintained as open space.

**Policy PP-3.7** **Fire safe design.** We require new development in the Fire Safety Overlay to comply with additional site design, building, and access standards to provide enhanced resistance to fire hazards.

**Policy PP-3.8** **Fire adapted communities.** We inform and prepare our residents and businesses to collaboratively plan and take action to more safely coexist with the risk of wildfires.

**Policy PP-3.11** **Post-burn risks.** In areas burned by wildfire, we require new and reconstructed development to adhere to current development standards, and may require additional study to evaluate increased flooding, debris flow, and mudslide risks.

### 5.9.2 Impacts Associated with the 2021-2029 Housing Element

Would the project:

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Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				<b>X</b>	
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?				<b>X</b>	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				<b>X</b>	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				<b>X</b>	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				<b>X</b>	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				<b>X</b>	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				<b>X</b>	

### Hazardous Materials

**Less Than Significant Impact/No Changes or New Information.** All identified housing opportunities and related capacities under the 2021-2029 Housing Element are consistent with CWP land use designations. The CWP analyzed the potential of significant hazard impacts for the properties as designated that would allow development. An increase in the number of units anticipated to be developed under the Housing Element for some subareas relative to the CWP buildout would not alter the impact findings, mitigation, or significance findings of the CWP PEIR. Moreover, residential development would not be characterized by substantial hazards related to transport of hazardous materials or accident transport.

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The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to the routine transport, use, or disposal of hazardous materials, reasonably foreseeable upsets and accident conditions involving hazardous materials, and the emissions or handling of hazardous materials within a one-quarter mile of an existing or proposed school, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### Hazardous Material Sites

**Less Than Significant Impact/No Changes or New Information.** The CWP PEIR identified that most of the sites that use, transport, and release hazardous materials are in industrial and commercial developments. Residential units in areas that exceed their CWP projections would be in the same general areas as existing residential sites or would include rural sites with no previous industrial or commercial uses. Sites with known hazards were not considered as vacant sites for Housing Element opportunities. Additionally, all future housing would need to comply with current CWP policies; County ordinances; and federal, state, and local regulations.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to the location of a site that is included on a list of hazardous materials sites and which would create a significant hazard to the public or the environment, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### Airport Hazards

**Less Than Significant Impact/No Changes or New Information.** The County has 16 public-use airports and 2 military airfields. Development in areas that exceed their CWP projections could occur within the safety compatibility zones for public-use airports. County review of projects in safety compatibility zones for airports where the County has airport land use compatibility planning authority would include consideration of consistency with the relevant Airport Land Use Compatibility Plan. County review of future projects within the airport safety zones and more generally near the airports, including future housing development during implementation of the 2021-2029 Housing Element, ensures that these uses near airports would not result in safety hazards to people in the area.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to safety hazards involving projects within an airport land-use plan or within two miles of a public-use airport, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### Emergency Response

**Less Than Significant Impact/No Changes or New Information.** The 2007 General Plan identified evacuation routes based on their location and ability to provide adequate capacity for residents living in the Valley, Mountain, and Desert regions. The identified routes consist mostly of interstate freeways and state highways; however, these roads are not meant to be a comprehensive evacuation plan. Specific evacuation routes would be designated during an emergency by the San Bernardino County Sheriff's Department in accordance

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with the County's emergency management plan. Furthermore, the Mountain Area Safety Taskforce has created emergency evacuation route maps to help residents of the Mountain Region prepare for emergencies. County Fire Office of Emergency Services has a "Critical Route Planning Committee" that is developing countywide routes and alternate routes for use in evacuating residents from a disaster area while giving first responders access into a disaster area without congestion and gridlock.

All identified housing opportunities and related capacities under the 2021-2029 are consistent with CWP land use designations. An increase in the number of units anticipated to be developed under the Housing Element for some subareas, compared to the CWP buildout, would not alter the impact findings, mitigation, or significance findings in the CWP PEIR. Projects developed in areas that exceed their CWP projections would not block or otherwise interfere with use of evacuation routes. Projects would not interfere with operation of the County Emergency Operations Center and would not interfere with operations of emergency response agencies or with coordination and cooperation between such agencies.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### Wildland Fires

**Less Than Significant Impact/No Changes or New Information.** Development in areas that exceed their CWP projections could involve development in fire hazard severity zones (FHSC). Projects developed in FHSZs are required to comply with regulations governing development in such zones, including California Building Code Chapter 7A, California Fire Code Chapter 49, and California Public Resources Code Sections 4291 et seq. Additionally, CWP policy HZ-1.2 requires all new development to be outside of high or very high FHSZs. If any lot or parcel does not have sufficient buildable area outside of such hazard areas, the plan requires adequate mitigation, including designs that allow occupants to shelter in place and to have sufficient time to evacuate during times of extreme weather and natural disasters. Policy HZ-1.5 encourages owners of existing properties in hazard areas to add design features that allow occupants to shelter in place and to have sufficient time to evacuate during times of extreme weather and natural disasters. Policy HZ-1.6 requires new critical and essential facilities to be outside of hazard areas whenever feasible, and HZ-1.7 requires that underground utilities be hardened to fire risk. Furthermore, fire risk is minimized by encouraging fire zones to be preserved and maintained as open space (see Policy HZ-1.9).

The Personal and Property Protection Element of the proposed Countywide Plan includes Policy PP-3.7, which requires new development in the Fire Safety Overlay to comply with additional site design, building, and access standards to provide enhanced resistance to fire hazards. Policy PP-3.8 relates to informing and preparing residents and businesses to collaboratively plan and take action to more safely coexist with the risk of wildfires. In areas burned by wildfire, the County requires new and reconstructed development to adhere to current development standards (see Policy PP-3.11).

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The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to exposing people or structures to a significant risk due to wildland fires, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### 5.9.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The 2020 CWP PEIR did not identify significant hazards and hazardous materials impacts upon implementation of regulatory requirements.

## 5.10 HYDROLOGY AND WATER QUALITY

### 5.10.1 Summary of Impacts Identified in the 2020 CWP PEIR

The CWP PEIR concluded that development pursuant to the Countywide Plan would comply with the requirements of the regulated municipal separate storm sewer system (MS4) NPDES permits, the general Construction Permit, the San Bernardino County Development Code, and the requirements of the San Bernardino County Hydrology Manual and would therefore not increase surface water flows into drainage systems within the watershed and would not provide substantial additional sources of polluted runoff. CWP policies from the Infrastructure and Utilities Element (IU policies) and Natural Resources Element (NR policies) further mitigate these impacts:

- Policy IU-3.1**      **Regional flood control.** We maintain a regional flood control system and regularly evaluate the need for and implement upgrades based on changing land coverage and hydrologic conditions in order to manage and reduce flood risk. We require any public and private projects proposed anywhere in the county to address and mitigate any adverse impacts on the carrying capacity and stormwater velocity of regional stormwater drainage systems.
- Policy IU-3.2**      **Local flood control.** We require new development to install and maintain stormwater management facilities that maintain predevelopment hydrology and hydraulic conditions.
- Policy IU-3.3**      **Recreational use.** We prefer that stormwater facilities be designed and maintained to allow for regional open space and safe recreation use without compromising the ability to provide flood risk reduction.
- Policy IU-3.4**      **Natural floodways.** We retain existing natural floodways and watercourses on County-controlled floodways, including natural channel bottoms, unless hardening and channelization is the only feasible way to manage flood risk. On floodways not controlled by the County, we encourage the retention of natural floodways and watercourses. Our priority is to reduce flood risk, but we also strive to protect wildlife corridors, prevent loss of critical habitat, and improve the amount and quality of surface water and groundwater resources.

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- Policy IU-3.5**      **Fair share requirements.** We require new development to pay its fair share of capital costs to maintain adequate capacity of the County’s regional flood control systems.
- Policy NR-2.1**      **Coordination on water quality.** We collaborate with the state, regional water quality control boards, watermasters, water purveyors, and government agencies at all levels to ensure a safe supply of drinking water and a healthy environment.
- Policy NR-2.2**      **Water management plans.** We support the development, update, and implementation of ground and surface water quality management plans emphasizing the protection of water quality from point and non-point source pollution.
- Policy NR-2.3**      **Military coordination on water quality.** We collaborate with the military to avoid or minimize impacts on military training and operations from groundwater contamination and inadequate groundwater supply.
- Policy NR-2.4**      **Wastewater discharge.** We apply federal and state water quality standards for wastewater discharge requirements in the review of development proposals that relate to type, location, and size of the proposed project in order to safeguard public health and shared water resources.
- Policy NR-2.5**      **Stormwater discharge.** We ensure compliance with the County’s Municipal Stormwater NPDES Permit by requiring new development and significant redevelopment to protect the quality of water and drainage systems through site design, source controls, stormwater treatment, runoff reduction measures, best management practices, low impact development strategies, and technological advances. For existing development, we monitor businesses and coordinate with municipalities.
- Policy NR-2.6**      **Agricultural waste and biosolids.** We coordinate with regional water quality control boards and other responsible agencies to regulate and control animal waste and biosolids in order to protect groundwater and the natural environment.

The CWP was also found to increase the amount of impervious surfaces in the county, but with the implementation of CWP policies from the Infrastructure and Utilities Element, this increase was found not to deplete groundwater or hinder groundwater recharge.

- Policy IU-1.7**      **Areas vital for groundwater recharge.** We allow new development on areas vital for groundwater recharge when stormwater management facilities are installed onsite and maintained to infiltrate predevelopment levels of stormwater into the ground.
- Policy IU-1.8**      **Groundwater management coordination.** We collaborate with water masters, groundwater sustainability agencies, water purveyors, and other government agencies to ensure groundwater basins are being sustainably managed. We discourage new development when it would create or aggravate groundwater overdraft conditions, land subsidence, or other “undesirable results” as defined in the California Water Code. We

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require safe yields for groundwater sources covered by the Desert Groundwater Management Ordinance.

Portions of the county are in the 100-year flood hazard zone and dam inundation zones. Projects in 100-year flood hazard zones would be subject to Floodplain Development Standards Review under the County Code of Ordinances Chapter 85.07. Projects would also be subject to these CWP policies from the Hazards Element:

**Policy HZ-1.1**     **New subdivisions in environmental hazard areas.** We require all lots and parcels created through new subdivisions to have sufficient buildable area outside of the following environmental hazard areas:

- Flood: 100-year flood zone, dam/basin inundation area
- Geologic: Alquist-Priolo earthquake fault zone; County-identified fault zone; rockfall/debris-flow hazard area, existing and County-identified landslide area

**Policy HZ-1.2**     **New development in environmental hazard areas.** We require all new development to be located outside of the environmental hazard areas listed below. For any lot or parcel that does not have sufficient buildable area outside of such hazard areas, we require adequate mitigation, including designs that allow occupants to shelter in place and to have sufficient time to evacuate during times of extreme weather and natural disasters.

- Flood: 100-year flood zone, dam/basin inundation area
- Geologic: Alquist Priolo earthquake fault zone; County-identified fault zone; rockfall/debris-flow hazard area, medium or high liquefaction area (low to high and localized), existing and County-identified landslide area, moderate to high landslide susceptibility area)
- Fire: high or very high fire hazard severity zone

**Policy HZ-1.3**     **Floodplain mapping.** We require any new lots or subdivisions partially in, and any new development partially or entirely in 100-year flood zones or 100-year flood awareness areas to provide detail floodplain mapping for 100- and 200-year storm events as part of the development approval process.

**Policy HZ-1.4**     **500-year flood zone.** We may collaborate with property owners in the Valley region to establish funding and financing mechanisms to mitigate flood hazards in identified 500-year flood zones.

**Policy HZ-1.9**     **Hazard areas maintained as open space.** We minimize risk associated with flood, geologic, and fire hazard zones or areas by encouraging such areas to be preserved and maintained as open space.

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There is no tsunami hazard because the county boundary is about 22 miles inland from the Pacific Ocean. No areas that were planned for development pursuant to the CWP were found to be at risk of flooding from seiches. Altogether, impacts were identified as less than significant in the 2020 CWP PEIR.

### 5.10.2 Impacts Associated with the 2021-2029 Housing Element

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?				X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
i) result in substantial erosion or siltation on- or off-site;				X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X	
iv) impede or redirect flood flows?				X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X	



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### Increases in Flow and Pollutant Concentrations

**Less Than Significant Impact/No Changes or New Information.** Development in accordance with the housing opportunities identified in the Housing Element would be consistent with the CWP, including the land use designations for the respective sites. The CWP PEIR analysis of potential hydrological and water quality impacts is based on property location and land use classifications, not on the housing unit projections by region or subarea. The higher number of units in the Housing Element opportunity inventory for the East Desert region and some subareas of other regions would not affect the analysis and conclusions of the PEIR analysis. Therefore, hydrology and water quality impacts of development in accordance with Housing Element would be less than significant upon compliance with CWP policies.

During construction, development requiring ground disturbance would be subject to regional and local regulations, including the need for a SWPPP under the General Construction Permit where applicable. The San Bernardino County Development Code Section 85.11.030 also requires standard erosion control practices to be implemented for all construction. For the operational phase, proposed developments must comply with the requirements of the MS4 permits. Priority projects—generally, new developments creating 10,000 square feet or more of impervious area, and redevelopments adding or replacing 5,000 square feet or more of such area—must implement low-impact development (LID) BMPs to the maximum extent practicable in order to reduce the discharge of pollutants to receiving waters.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to water-quality and local and regional hydrology, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### Groundwater Supplies and Groundwater Recharge

**Less Than Significant Impact/No Changes or New Information.** Housing developed in accordance with the 2021-2029 Housing Element opportunity inventory would implement BMPs minimizing impervious areas; discharging drainage from impervious areas, including rooftops, to rain barrels, cisterns, or permeable areas rather than storm drains; and, where applicable, retaining runoff from an 85th-percentile, 24-hour storm. Such projects would not substantially reduce groundwater recharge. Compliance with CWP policies IU-1.7, IU-1.8, IU-3.2, and NR-2.5 would ensure that development would not substantially deplete groundwater supplies.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge such that sustainable groundwater management of the basin would be impeded, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### Flooding

**Less Than Significant Impact/No Changes or New Information.** Since housing opportunity sites identified in the Housing Element are all consistent with the land use classification of the CWP, the potential development of these sites for residential development and related environmental impacts have been addressed

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in the CWP PEIR. Development of ADUs and rural housing projects in unincorporated areas that are in 100-year flood zones would be subject to Floodplain Development Standards Review under County Code of Ordinances Chapter 85.07. Moreover, the selection of opportunity sites for the Housing Element excluded vacant sites in 100- and 500-year floodplains. Compliance with CWP policies and regulatory requirements would reduce potential flooding impacts of the Housing Element to less than significant.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with regard to flooding, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### **Water Quality Control and Sustainable Groundwater Management Plans**

**Less Than Significant Impact/No Changes or New Information.** Housing development in accordance with the Housing Element would adhere to the State General Construction Permit, implement a project-specific SWPPP, and adhere to the San Bernardino County Development Code Chapter 85.11.030 requirements. These requirements would ensure that future development does not adversely impact surface and groundwater quality. In addition, implementation of low impact development and BMPs according to the requirements of the MS4 permits would ensure that water quality is not impacted during the operational phase of future development. As a result, future housing development under the 2021-2029 Housing Element would not obstruct or conflict with the implementation of the Santa Ana River Basin Control Plan, the South Lahontan Region Control Plan, and the Colorado River Basin Control Plan.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with regard to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### **5.10.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element**

The 2020 CWP PEIR did not identify significant hydrology and water quality impacts.

## **5.11 LAND USE AND PLANNING**

### **5.11.1 Summary of Impacts Identified in the 2020 CWP PEIR**

The 2020 CWP PEIR concluded that implementation of the CWP would not conflict with existing land use plans, policies, or regulations of agencies with jurisdiction over unincorporated lands. Implementation of regulatory requirements and standard conditions of approval ensured that no significant impacts would occur. The Land Use Element of the proposed San Bernardino Countywide Plan includes policies intended to minimize risks to people and the environment from land use and planning impacts:

**Policy LU-1.1 Growth.** We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing

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communities, provides a regional housing option for rural lifestyles, or supports the regional economy.

**Policy LU-1.2** **Infill development.** We prefer new development to take place on existing vacant and underutilized lots where public services and infrastructure are available.

**Policy LU-1.3** **Fiscal sustainability.** When determining fiscal impacts, we consider initial capital investments, long-term operations and maintenance, desired levels of service for public facilities and services, capital reserves for replacement, and impacts to existing uses in incorporated and unincorporated areas.

**Policy LU-2.1** **Compatibility with existing uses.** We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

**Policy LU-2.2** **Compatibility with planned uses.** We require that new residential development is located, scaled, buffered, and designed to minimize negative impacts both on and from adjacent areas designated for nonresidential land uses.

**Policy LU-2.3** **Compatibility with natural environment.** We require that new development is located, scaled, buffered, and designed for compatibility with the surrounding natural environment and biodiversity.

**Policy LU-2.4** **Land Use Map consistency.** We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

**Policy LU-6.1** **Residential amendments that increase density in the Desert and Mountain regions.** We discourage policy plan amendments that would permit new development on lots smaller than 2.5 acres in the Desert regions and lots smaller than one-half acre in the Mountain region. We approve general plan amendments that would increase residential density only if:

- The proposed change is determined to be compatible in accordance with policies LU-2.1, 2.2, 2.3, and 4.5.
- Adequate infrastructure and services are available concurrently.

The increase in density would not degrade existing levels of service for fire protection, sheriff, water, or wastewater service in the area.

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**Policy LU-6.2 Large residential development in the Desert and Mountain regions.** We require a specific plan or Planned Development process for proposed residential development in the:

- North or East Desert regions: when the proposed development would include one or more lots that is 2.5 acres or smaller and the overall development would cover 40 or more acres.
- Mountain region: when the proposed development would include one or more lots that is 1 acre or smaller and the overall development would cover 40 or more acres.

**Policy LU-6.3 Commercial amendments.** We will only approve Land Use Plan amendments that would introduce new commercial areas in the context of a comprehensive Land Use Plan amendment. We may waive this requirement when the proposed amended area abuts an existing or designated commercial area and the amount of land available for new commercial uses falls below 15 percent of the total commercially-designated land in the area.

**Policy LU-6.4 Industrial amendments near schools and parks.** We approve Land Use Plan amendments for new industrial development only if they are at least one-half mile from an existing or planned public primary or secondary school or public park. We may waive this requirement for obsolete school or park sites or for industrial amendments submitted through a specific plan.

### 5.11.2 Impacts Associated with the 2021-2029 Housing Element

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Physically divide an established community?				X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X	

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### Established Communities

**Less Than Significant Impact/No Changes or New Information.** As identified in the 2020 CWP PEIR, the CWP does not physically divide an established community because it does not increase development intensity or introduce new land uses that would divide an established community. Thus, impacts were identified as less than significant in the 2020 CWP PEIR. The 2021-2029 Housing Element would not alter land use designations and thus would not physically divide an established community.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to physically dividing an established community, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### Land Use Plans, Policies, and Regulations

**Less Than Significant Impact/No Changes or New Information.** The CWP PEIR identified that the CWP would provide sufficient dwelling units, population, and employment capacity to meet SCAG's projections for 2030. The CWP is also consistent with SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which aims to improve the mobility, livability, and prosperity of a region. Implementation of the CWP did not result in significant land use impacts related to specific SCAG policies, goals, and principles.

Several regionally and locally adopted land-use plans, policies, and regulations would be applicable to development of the 2021-2029 Housing Element. These would include the South Coast AQMD's AQMP and SCAG's RTP/SCS. The 2021-2029 Housing Element would remain consistent with these plans. It does not alter land use designations but proposes a housing inventory to ensure adequate residential sites to meet the County's RHNA. Future housing development encouraged by the 2021-2029 Housing Element would be consistent with the CWP land use plan and would not conflict with a land use plan, policy, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR for land use and planning, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### 5.11.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The 2020 CWP PEIR did not identify significant land-use and planning impacts, and therefore no mitigation measures were identified.

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### 5.12 MINERAL RESOURCES

#### 5.12.1 Summary of Impacts Identified in the 2020 CWP PEIR

The 2020 CWP PEIR concluded that buildout of the CWP in areas of the county mapped within MRZ-2 and MRZ-3<sup>2</sup> would result in the loss of available known mineral resources valuable to the region. The impacts would be significant and unavoidable. The proposed policies related to the conservation of mineral resources are in the Natural Resources Element (NR policies) and Personal and Property Protection Element (PP policies):

- Policy NR-6.1**      **Mineral resource areas.** We prioritize the conservation of land area with mineral resources by prohibiting or discouraging development of land that would substantially preclude the future development of mining facilities in areas classified as Mineral Resource Zone (MRZ) 2a, 2b, or 3a.
- Policy NR-6.2**      **Mining operations and reclamation.** We require and monitor mineral extraction activities to ensure that the operation and reclamation of mined lands is consistent with the State Surface Mining and Reclamation Act of 1975 (SMARA).
- Policy NR-6.3**      **Conservation of construction aggregate.** We encourage the continued operation of existing mining facilities and streamline the permitting of new mining facilities (consistent with the Policy Plan and other local, state, and federal regulations) to establish aggregate resources that are sufficient to satisfy 50 years of County demand.
- Policy PP-4.2**      **Critical and essential facility operation.** We ensure that critical and essential County facilities remain operational during emergencies.<sup>3</sup>

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<sup>2</sup> MRZ stands for Mineral Resource Zone. MRZ-2 are areas that contain identified mineral resources, and MRZ-3 are areas of undetermined mineral resource significance.

<sup>3</sup> During emergencies, decades of aggregate can get used up in a short period of time, and cement plants are identified as critical facilities.

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### 5.12.2 Impacts Associated with the 2021-2029 Housing Element

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X	
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?				X	

#### Mineral Resources and Mineral Resource Recovery Sites

**Less Than Significant Impact/No Changes or New Information.** The CWP PEIR identified that the buildout of unincorporated subregions within MRZ-2 and MRZ-3 zones could result in the significant and unavoidable loss of availability of locally known and important mineral resources valuable to the region. All identified housing opportunities and related capacities under the 2021-2029 Housing Element are consistent with CWP land use designations. The CWP analyzed the potential of significant impacts to mineral resources for the properties as designated that would allow development. An increase in the number of units anticipated to be developed under the Housing Element for some subareas relative to the CWP buildout would not alter the impact findings, mitigation, or significance findings compared to the CWP PEIR. Future housing development consistent with the CWP in areas that exceed their CWP projections would be required to identify known and likely significant mineral resources in their project sites. Projects would comply with Countywide Plan policies by designating MRZ-2 and MRZ-3 areas for land uses compatible with future mining, such as open space, to the greatest extent feasible. CWP PEIR Mitigation Measures MIN-1 and MIN-2 would also apply. Implementation of the Housing Element would not result in more severe impacts than addressed in the CWP PEIR, but like the CWP, impacts remain significant and unavoidable.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to the loss of availability of a known mineral resource and the loss of locally important mineral resource recovery sites, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

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### 5.12.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The following CWP PEIR mitigation measure would apply to housing development under the proposed 2021-2029 Housing Element:

- MIN-1 Prior to project approval for proposed development of properties classified as either MRZ-2a, 2b or MRZ-3a containing a specialty commodity, a mineral resource evaluation shall be conducted to determine the significance and economic viability of mining the resource. If development of a property would preclude future extraction of a significant mineral resource, in accordance with CEQA, the County shall make the appropriate findings and adopt a Statement of Overriding Considerations prior to permitting development of the property.
- MIN-2 Prior to approval of any project on lands classified as either MRZ-2a, 2b or MRZ-3a containing a specialty commodity, a report shall be prepared that analyzes the project's value in relation to the mineral values found onsite. The analysis shall consider the importance of construction aggregate mineral resource onsite to the market region as a whole, and not just the importance of the resources found within the San Bernardino County area. The report shall be submitted to the County, such that the County has adequate information to develop a statement of reasons for permitting the proposed land use to the California Department of Conservation, State Mining and Geology Board, for subsequent review, in accordance with SMARA, Article 2, Section 2762 and 2763 for areas designated of regional significance.

## 5.13 NOISE

### 5.13.1 Summary of Impacts Identified in the 2020 CWP PEIR

The 2020 CWP PEIR identified significant and unavoidable noise impacts associated with construction activities, traffic noise, and groundborne vibration. Implementation of policies and mitigation measures would reduce noise-related impacts to the extent feasible, but impacts would still be significant and unavoidable. The Hazards Element of the proposed San Bernardino Countywide Plan has policies intended to minimize risks to people and the environment from noise:

- Policy HZ-2.6** **Coordination with Transportation Authorities.** We collaborate with airport owners, FAA, Caltrans, SBCTA, SCAG, neighboring jurisdictions, and other transportation providers in the preparation and maintenance of, and updates to transportation-related plans and projects to minimize noise impacts and provide appropriate mitigation measures.
- Policy HZ-2.7** **Truck Delivery Areas.** We encourage truck delivery areas to be located away from residential properties and require associated noise impacts to be mitigated.
- Policy HZ-2.10** **Agricultural Operations.** We require new development adjacent to existing conforming agricultural operations to provide adequate buffers to reduce the exposure of new



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development to operational noise, odor, and the storage or application of pesticides or other hazardous materials.

Noise impacts related to airports and airstrips were found to be less than significant.

### 5.13.2 Impacts Associated with the 2021-2029 Housing Element

Would the project result in:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X	
b) Generation of excessive groundborne vibration or groundborne noise levels?				X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	

#### Noise Levels

**Less Than Significant Impact/No Changes or New Information.** The construction of residential units in accordance with opportunities identified in the Housing Element would result in two types of temporary noise impacts; the transport of workers and movement of materials, and noise related to demolition, site preparation, grading, and/or physical construction. Since none of the housing opportunities identified in the Housing Element conflict with CWP land use classifications, the potential for temporary noise impacts was addressed in the CWP PEIR, and the noise mitigation as adopted for the CWP PEIR is applicable to the Housing Element. Similar to development pursuant to the CWP, impacts would be significant and unavoidable.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to the 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, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

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### Groundborne Vibration and Noise Levels

**Less Than Significant Impact/No Changes or New Information.** All identified housing opportunities and related capacities under the 2021-2029 Housing Element are consistent with CWP land use designations. The CWP analyzed the potential of significant impacts related to the generation of excessive vibration or groundborne noise. Rural housing and ADUs identified in the Housing Element are unlikely to generate substantial vibration and groundborne noise. Nevertheless, future development of these housing units, as well as new housing projects on the vacant and underutilized properties identified in the Housing Element, would be subject to the mitigation measures in the PEIR. As with other CWP-consistent projects, development pursuant to the Housing Element could result in significant and unavoidable impacts.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to the generation of excessive groundborne vibration or groundborne noise levels, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### Airport Noise

**Less Than Significant Impact/No Changes or New Information.** All identified housing opportunities and related capacities under the 2021-2029 Housing Element are consistent with CWP land use designations. The CWP analyzed the potential of exposing residents to excessive airport noise. CWP Policy HZ-2.6 would require new development, including housing development consistent with the Housing Element, to be consistent with applicable airport master plans and airport safety review areas, and the County would support new development in the influence area of County airports only when it is consistent with applicable airport master plans.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR for noise in the vicinity of an airstrip or airport land use plan, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### 5.13.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The following CWP PEIR mitigation measure would apply to housing development under the proposed 2021-2029 Housing Element

- MM N-1      Prior to issuance of demolition, grading and/or building permits on sites adjacent to sensitive receptors, a note shall be provided on construction plans indicating that during grading, demolition, and construction, the project applicant shall be responsible for requiring contractors to implement the following measures to limit construction-related noise:
- During the entire permitted activity, equipment and trucks used for the project shall utilize the best available noise control techniques (e.g., improved mufflers, intake silencers, ducts, engine enclosures, and acoustical attenuation), wherever feasible.

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- Require impact tools (e.g., jack hammers and hoe rams) that are hydraulically or electrically powered whenever feasible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.
- Stationary equipment such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses.
- Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors.
- Prior to the start of construction activities, a sign shall be posted at the job site, clearly visible to the public, that includes permitted construction days and hours, as well as contact information for the County Building Inspection Supervisor and contractor's authorized representative. If the authorized contractor's representative receives a noise or vibration complaint, he/she shall investigate, take appropriate corrective action, and report the action to the County.
- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.
- During the entire active construction period, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall be responsible for adjusting alarms based on the background noise level, or to utilize human spotters when feasible and in compliance with all safety requirements and laws.
- Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the County noise standards and when the anticipated construction duration is greater than is typical (e.g., two years or greater).

MM N-2 Individual projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to exceed the maximum level of 0.2 in/sec PPV at residential structures per Development Code Section 83.01.090 additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).

MM N-3 During the project-level CEQA process for individual discretionary development projects likely to generate noise or vibration exceeding limits established under the Countywide Plan or County Development Code at the site of a nearby sensitive receptor, a noise and vibration analysis shall be conducted to assess and mitigate potential noise and vibration impacts related to the operations of that development. This analysis shall be conducted by a qualified, experienced acoustical consultant or engineer and shall follow the latest CEQA guidelines, practices, and precedents.

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MM N-4            Require that new discretionary residential projects (or other sensitive uses) within 200 feet of existing railroad lines conduct a groundborne vibration and noise evaluation consistent with FTA-approved methodologies.

### 5.14 POPULATION AND HOUSING

#### 5.14.1 Summary of Impacts Identified in the 2020 CWP PEIR

The CWP PEIR concluded that the CWP would directly result in population growth in the project area within the range projected by SCAG. Buildout of the CWP would not displace people or housing and would not necessitate the construction of replacement housing. Furthermore, implementation of the Countywide Plan would result in a jobs-housing balance of 1.1 countywide in 2040, in line with SCAG’s projection of 1.1 when considering housing units and 1.2 when considering households. Therefore, implementation of the Countywide Plan would not contribute to a significant cumulative population and housing impact.

#### 5.14.2 Impacts Associated with the 2021-2029 Housing Element

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				<b>X</b>	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				<b>X</b>	

#### Population Growth

**Less Than Significant Impact/No Changes or New Information.** The CWP PEIR concluded that implementation of the CWP would accommodate population growth through land-use designations, goals, and policies that would provide a vision and guide growth in the County. The increase in population would meet SCAG’s regional forecasts for the county. Furthermore, the CWP would accommodate future growth by providing infrastructure and associated public services to accommodate the projected growth.

## 5. Environmental Analysis

The 2021-2029 Housing Element would not alter land use designations and would not result in an increase in projected population across the county. The CWP PEIR evaluated environmental impacts associated with an increase of 15,355 housing units and 49,680 people. The 2021-2029 Housing Element identifies a housing capacity that accommodates a total of 9,277 units countywide, including a 445-unit surplus capacity over the 8,832-unit RHNA (see Table 5). These residential units would not generate more population than identified in the CWP PEIR. The Housing Element, however, assumes a greater number of housing units to be developed in the East Desert and in some subareas of other regions in comparison to the distribution of housing units assumed for CWP buildout in the CWP PEIR. The CWP PEIR, however, does not analyze population growth impacts at the subregion/subarea detail. The distribution of housing units, therefore, does not conflict with the CWP PEIR analysis or conclusions for population growth.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to inducing substantial population growth in an area, either directly or indirectly, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### Displacement of Housing

**Less Than Significant Impact/No Changes or New Information.** The overriding goal of the Housing Element is to “provide an adequate supply of quality and affordable housing” in the county. In its purpose, the Housing Element includes “conserving and improving conditions in existing housing and neighborhood, including affordable housing.” The objectives of the Housing Element, therefore, specifically avoid the displacement of existing housing. In fact, the Housing Element identifies an inventory of new housing opportunities. All of these opportunities are on parcels that allow residential uses pursuant to CWP land use designations. Thus, the 2021-2029 Housing Element would not displace a substantial number of people, necessitating replacement housing.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to displacing substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### 5.14.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The 2020 CWP PEIR did not identify significant population and housing impacts, and therefore did not identify mitigation measures.

## 5.15 PUBLIC SERVICES

### 5.15.1 Summary of Impacts Identified in the 2020 CWP PEIR

The 2020 CWP PEIR concluded that the CWP would cause fire protection services to expand due to buildout. Impacts were found to be less than significant upon implementation of the CWP policies. The policies related

## 5. Environmental Analysis

to fire protection and emergency services are in the Personal and Property Protection Element (PP policies) and the Hazards Element (HZ policies):

- Policy PP-3.1**      **Fire and emergency medical services.** We maintain a sufficient number and distribution of fire stations, up-to-date equipment, and fully-trained staff to respond effectively to emergencies.
- Policy PP-3.2**      **Fire District.** We support the expansion of the Fire District to serve additional incorporated jurisdictions, and the use of special funding and financing mechanisms to augment Fire District revenues to improve service and coverage.
- Policy PP-3.4**      **Fire prevention services.** We proactively mitigate or reduce the negative effects of fire, hazardous materials release, and structural collapse by implementing the California Fire Code, adopted with County amendments.
- Policy PP-3.5**      **Firefighting water supply and facilities.** We coordinate with water providers to maintain adequate water supply, pressure, and facilities to protect people and property from urban fires and wildfires.
- Policy PP-3.6**      **Concurrent protection services.** We require that fire department facilities, equipment, and staffing required to serve new development are operating prior to, or in conjunction with new development.
- Policy PP-3.12**      **Fire protection and emergency medical resource allocation.** We use fire and emergency services data analysis and professional expertise to allocate resources, reduce fire risks, and improve emergency response.
- Policy PP-3.13**      **Periodic needs assessment.** We periodically assess our facility, equipment, and staffing needs and use the assessment to allocate funding resources in the annual budget and capital improvement program.
- Policy PP-3.14**      **Qualified workforce.** We attract and retain a qualified workforce of fire fighters, emergency medical technicians, and support personnel, and invest in training and ongoing education.

Under the CWP, police services would expand due to the introduction of new structures, residents, and workers within the county's boundaries. Impacts were found to be less than significant upon implementation of the CWP policies. The policies related to police protection are in the Personal and Property Protection Element (PP policies) and the Hazards Element (HZ policies):

- Policy PP-1.1**      **Law enforcement services.** The Sheriff's Department provides law enforcement services for unincorporated areas and distribute resources geographically while balancing levels of service and financial resources with continuously changing needs for personal and property protection.

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- Policy PP-1.4**      **Crime prevention resource allocation.** The Sheriff's Department uses crime data analysis, professional expertise, and community input to allocate patrols and other crime prevention resources.
- Policy PP-1.6**      **Agency partnerships.** The Sheriff's Department partners with other local, state, and federal law enforcement agencies and private security providers to enhance law enforcement service.
- Policy PP-1.7**      **Community partnerships.** The Sheriff's Department establishes and maintains partnerships to help identify public safety needs, strengthen community confidence, and improve service to our communities.
- Policy PP-1.9**      **Periodic needs assessment.** The Sheriff's Department periodically assesses their facility, equipment, and staffing needs and use the assessment to allocate funding resources in the annual budget and capital improvement program.
- Policy PP-1.10**     **Qualified workforce.** The Sheriff's Department attracts and retains a qualified workforce of law enforcement and support personnel, reflective of the people they serve, and invest in training and ongoing education.

Additional students are anticipated in the unincorporated area at full buildout of the CWP as a result of population growth and new housing developments. To maintain acceptable service ratios, the construction of new or expanded school facilities could be required. Impacts were found to be less than significant upon implementation of the CWP policies. The policies related to school facilities are in the Economic Development Element (ED policies) and the Health and Wellness Element (HW policies):

- Policy ED-2.1**      **Education pathways.** We collaborate with school systems and civic organizations to support countywide education pathways (P-14) to prepare students for jobs in high-skill, high-wage careers and/or to prepare for college.
- Policy HW-2.2**      **Land use compatibility.** We prioritize the safety and security of public schools in unincorporated areas by minimizing incompatible land uses near instructional facilities. We encourage school districts to place new schools where existing and planned land uses are compatible.
- Policy HW-3.6**      **Multi-use facilities and integrated development.** We encourage those who build and/or operate community assets to accommodate multiple functions and programs. We encourage the development of new residential, commercial, and institutional development and public facilities that incorporate one or more community asset.

Implementation of the CWP would also result in the potential for increased demand for library services in the CWP area to the extent that expansion and construction of new facilities would be required. Altogether, impacts of the CWP on library services would be less than significant upon implementation of regulatory requirements and standard conditions of approval. The policies related to library services are in the Health and Wellness Element:

## 5. Environmental Analysis

**Policy HW-3.3 Public libraries.** We operate public libraries in unincorporated areas and contract cities/towns to provide programs and facilities that ensure equitable access to information and digital technology, provide places and activities for people to connect with other people, promote literacy and reading for pleasure for children and adults, and foster a culture of creativity, innovation, and collaboration. We invest in the modernization and expansion of public library facilities as adequate funding is available.

**Policy HW-3.6 Multi-use facilities and integrated development.** We encourage those who build and/or operate community assets to accommodate multiple functions and programs. We encourage the development of new residential, commercial, and institutional development and public facilities that incorporate one or more community asset.

### 5.15.2 Impacts Associated with the 2021-2029 Housing Element

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) 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:					
i) Fire protection?				X	
ii) Police protection?				X	
iii) Schools?				X	
iv) Parks?				X	
v) Other public facilities?				X	



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### Fire and Police Protection, Schools, Parks, and Libraries

**Less Than Significant Impact/No Changes or New Information.** The 2020 CWP PEIR identified that buildout of the CWP would result in an increase in demand for public services in the unincorporated regions of the county. Future projects would be reviewed by the County on an individual basis and would be required to comply with requirements in effect at the time building permits are issued. The County's general fund and payment of fees would offset the costs associated with public services; therefore, impacts to public services were identified as less than significant in the 2020 CWP PEIR.

Although the total housing capacity identified in the Housing Element is well within the projected growth of the county as evaluated in the PEIR, the East Desert region would potentially exceed the growth projected for that region (by a total of 818 units). Additionally, CWP growth projections within individual subareas in other regions would be exceeded.

The redistribution of housing units identified in the Housing Element in comparison to the CWP PEIR is nominal in the Mountain region. This redistribution would not be expected to have a discernible effect on the adequate provision of public services. However, in the Valley region, the Montclair SOI, Fontana SOI, Mentone CPA, and San Bernardino SOI exceed their CWP projections by a total of 826 residential units. This amounts to a total growth of 2,676 residents.<sup>4</sup> Using a student generation rate of 0.6 student/residential unit results in an increase of 496 students. The CWP projected a population growth of 1,000 residents and 235 students for these areas. In the North Desert region, Helendale and the Victorville SOI exceed their combined CWP projections by 638 residential units, or 2,067 people and 383 students. The CWP projected a population growth of 1,504 residents and 455 students for these areas. The Housing Element inventory for the East Desert region would exceed the CWP PEIR projection for this region by 818 units, 2,650 people, and 191 students. The CWP projected a population growth of 1,359 and an increase of 237 students for the region. The increased growth in these unincorporated areas and in the East Desert region would increase demands for public services.

New and/or expanded fire and police stations, schools, and libraries would be constructed as needed to meet growth demands. Implementing and funding new/expanded fire and police stations could occur in different ways, including annexing deficient service areas into districts, creating new districts, and pursuing a tax assessment to be approved by voters. Under state law, development projects are also required to pay established school impact fees in accordance with SB 50 at the time of building permit issuance. Funding sources for the San Bernardino County Library consist of property taxes, state assistance, revenue from fines and fees, and other miscellaneous revenue.

Additionally, although several subareas exceed their CWP projections, the CWP analyzes a greater number of residential units overall than identified for housing units in the 2021-2029 Housing Element, with a total surplus of 6,078 units. Most school district boundaries in the county extend past the unincorporated areas that exceed their CWP projections and could encompass other unincorporated areas. Therefore, the residential units within the school district boundary could be balanced by subareas that have surpluses.

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<sup>4</sup> Using the generation rate of 3.24 residents per dwelling unit per the CWP.

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New development in the county would be reviewed to comply with requirements in effect at the time building permits are issued. CWP policies PP-1.1, PP-1.4, PP-1.6, PP-1.7, PP-1.9, PP-1.10, PP-3.1 through PP-3.6, PP-3.12 through PP-3.14, ED-2.1, HW-2.2, HW-3.3, and HW-3.6 would further mitigate impacts to public services. Additionally, development or expansion of fire and police stations, schools, and libraries would be subject to environmental review and impact mitigation under CEQA.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR for public services or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### 5.15.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The 2020 CWP PEIR did not identify significant public services impacts, and therefore did not identify mitigation measures.

## 5.16 RECREATION

### 5.16.1 Summary of Impacts Identified in the 2020 CWP PEIR

The 2020 CWP PEIR concluded that the CWP would generate additional residents, which would increase the use of existing park and recreational facilities. Project implementation would result in environmental impacts from the provision of new and/or expanded recreational facilities. Upon implementation of regulatory requirements and compliance with CWP policies and programs, impacts of the CWP would be less than significant. The following Natural Resources policies are intended to minimize risks to recreational facilities:

- Policy NR-3.4**      **Land exchange.** We coordinate with state and federal agencies to exchange publicly owned lands in order to provide additional areas for open space, recreation, and resource protection. We also request the right of first refusal on publicly owned lands made available for purchase to the public.
  
- Policy NR-3.6**      **Regional park land.** We coordinate with other jurisdictions and agencies to provide regional park land. We prioritize the maintenance and improvement of existing County parks and trails over their expansion or creation of new facilities.
  
- Policy NR-3.7**      **Regional park revenue.** We generate revenues from County-owned parks and facilities to offset the costs of operation and maintenance. We may also coordinate with local jurisdictions and leverage other resources to support the maintenance and improvement of park and trail facilities
  
- Policy NR-3.8**      **Regional trail system.** We coordinate with incorporated jurisdictions, state and federal agencies, and other regional and not-for-profit entities to maintain and improve a regional trail system. We prioritize the maintenance and improvement of the Santa Ana River Trail,

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followed by the creation of trails in unincorporated areas that connect to existing trails in incorporated areas and to state- and federally-maintained trails.

**Policy NR-3.9 Local parks, trails, and recreation.** We support the provision of local and community parks, trails, and recreational programs and facilities in unincorporated areas when a locally-approved funding and financing mechanism is established to pay for acquisition, construction, maintenance, and operations. We encourage unincorporated communities to apply for funding and cooperate with them in their funding applications for local trails that are identified in a non-motorized transportation plan that is accepted or adopted by the County. We also encourage, where feasible, local trails to be separated from vehicular traffic to improve the safety of trail users.

**Policy NR-3.10 Joint use facilities.** We promote the creation of joint use facilities for local parks and recreation programs through coordination with the County Flood Control District, local school districts, utilities, and other public agencies.

### 5.16.2 Impacts Associated with the 2021-2029 Housing Element

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
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?				<b>X</b>	
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?				<b>X</b>	

#### Existing Parks and Recreational Facilities

**Less Than Significant Impact/No Changes or New Information.** The 2020 CWP PEIR identified that population growth associated with the CWP buildout would increase the use of neighborhood and regional parks. Although the total housing capacity identified in the Housing Element is well within the projected growth of the county as evaluated in the CWP PEIR, the East Desert region would potentially exceed the growth projected by the CWP. Also, CWP growth projections within individual subareas in other regions would be exceeded.

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The redistribution of housing units identified in the Housing Element in comparison to the CWP PEIR is nominal in the Mountain region. This redistribution would not be expected to have a discernible effect on existing parks and recreational facilities. However, in the Valley region, the Montclair SOI, Fontana SOI, Mentone CPA, and San Bernardino SOI exceed their CWP projections by a total of 826 residential units. This amounts to a total growth of 2,676 residents. The CWP projected a population growth of 1,000 residents for these areas. In the North Desert region, Helendale and the Victorville SOI exceed their CWP projections by 638 residential units, or 2,076 people. The CWP projected a population growth of 1,504 residents for these areas. The Housing Element inventory for the East Desert region exceeds its regional CWP projection by 818 units, or 2,650 people. Almost half the increase is in Joshua Tree with the balance distributed across seven other unincorporated community areas. The CWP projected a population growth of 1,359 for the region. The increased growth in these unincorporated areas and in the East Desert region would increase demands for existing parks and recreational facilities.

Some parks and recreational facilities in unincorporated areas are provided by community service districts (CSD). CSDs are formed when the property owners in a geographic area agree to impose a special property tax on the land to fund improvements. CSDs are not governed by the county board of supervisors, but are independent, self-governed districts that provide local public facilities and services. The Helendale CSD funds parks and recreation facilities and services in that area. The additional units in Helendale are part of a master-planned community that maintains the Helendale CSD, which would levy the authorized special property tax on any new housing to establish new and/or maintain existing parks and recreation facilities/services. The additional residential units in the Victorville SOI are within the master-planned community of Spring Valley Lake and roughly a mile from the Mojave Narrows Regional Park. The sites are adjacent to the beach and fishing area, and the closest local park is Meadowlark Park, which is more than one-half mile (0.68 mile) from the housing sites. The Spring Valley Lake Association controls and maintains the beach, fishing area, and local park. The tenants of new residential units would be assessed membership fees to gain access to the parks and recreation areas.

Additionally, county service areas (CSA) are separate legal entities authorized by California laws and formed by the county board of supervisors to fund the County's provision of services, capital improvements, and financial flexibility. They are formed and tailored to meet the specific needs of an area so that the property owners only pay for the services they want. The Joshua Tree CSA maintains four parks, including three ballfields; a recreation center building; a water playground; a skate park; and a community center. Any additional development (residential or nonresidential) in Joshua Tree CPA would be accompanied by a direct increase in property tax revenue assessed explicitly to provide park and recreation service, including the maintenance of existing facilities.

Since there are no existing neighborhood parks in the Montclair SOI, Mentone CPA, Fontana SOI, Pioneertown, or San Bernardino SOI, implementation of the Housing Element would not result in accelerating deterioration to local parks in those communities and it is anticipated that until these communities form a CSD and develop parks, that residents in these areas will primarily use regional facilities.

The CWP found that the County's projected growth in population in unincorporated areas would increase the use of existing regional park and recreational facilities. Regional parks, however, are also used and funded by

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those in incorporated jurisdictions. The unincorporated growth was found to represent a 2 percent increase of potential users on existing regional park facilities, with an average annual growth rate of 0.10 percent over the planning horizon of 24 years. This incremental level of growth would not lead to substantial physical deterioration of existing regional park and recreational facilities. The 2021-2029 Housing Element includes a level of growth that is less than the CWP growth in unincorporated areas.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to increasing the use of existing parks and recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### **New or Expanded Recreational Facilities**

**Less Than Significant Impact/No Changes or New Information.** The CWP PEIR identified that the population of the incorporated and unincorporated areas is forecast to reach 2,744,578 in 2040. The amount of regional parkland in the county is 8,515 acres, which is sufficient for the parkland needs of about 3.4 million people if based on the 2007 General Plan standard of 2.5 acres per 1,000 residents. However, the CWP replaces this standard with an emphasis on maintaining and improving existing facilities and coordinating with other jurisdictions to provide regional parkland (Policy NR-3.6, Regional park land). Accordingly, no new and/or expanded regional facilities needed to be developed due to CWP buildout; nor would it be needed for the 2021-2029 Housing Element. The CWP PEIR evaluated environmental impacts associated with an increase of 49,680 people. Residential growth associated with the 2021-2029 Housing Element (see Table 10) would generate an increase of approximately 18,044 people.

The population growth projected in Helendale and Joshua Tree CPA would be subject to requirements imposed by the Helendale CSD and the Joshua Tree CSA, respectively. The tenants of new residential units in the Victorville SOI would be assessed membership fees to gain access to the parks and recreation areas by the Spring Valley Lake Association. The growth projected in the Montclair SOI, Mentone CPA, Fontana SOI, Pioneertown, and San Bernardino SOI are not yet addressed by any specific plan or covered under a CSA or CSD. Future development would build and maintain park and recreation facilities as desired and funded. Furthermore, subsequent environmental review would be required for future development not permitted by right, including a review of any new parks and recreational facilities or the expansion of parks and recreational facilities that might have an adverse physical effect on the environment.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to including recreational facilities or requiring construction or expansion of recreational facilities, which might have an adverse physical effect on the environment, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

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### 5.16.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The 2020 CWP PEIR did not identify significant recreation impacts.

## 5.17 TRANSPORTATION/TRAFFIC

### 5.17.1 Summary of Impacts Identified in the 2020 CWP PEIR

The 2020 CWP PEIR approached setting VMT thresholds by first evaluating the appropriateness of recommended Office of Planning and Research (OPR) thresholds. OPR's Technical Advisory on Evaluating Transportation Impacts in CEQA concludes that achieving 15 percent lower per capita (for residential uses) and per employee (for office uses) VMT than existing development "is both generally achievable and is supported by evidence that connects this level of reduction to the State's emissions goals."<sup>5</sup> The County determined that OPR's recommended 15 percent VMT reduction threshold would not be feasible throughout most of the unincorporated county. Therefore, the 2020 CWP PEIR was based on county-specific significance thresholds. A residential VMT/person above 19.7 would be considered significant, and an employment VMT above 23.1 would be considered significant. The 2020 CWP PEIR concluded that VMT averages would exceed both these targets under the CWP buildout and remain a significant and unavoidable impact with mitigation and implementation of CWP policies. The CWP was not found to conflict with any program, plan, ordinance, or policy addressing the circulation system, and impacts due to geometric design features or incompatible uses were found to be less than significant. Impacts to emergency access were also found to be less than significant.

The Transportation and Mobility Element has goals and policies that promote adequate circulation in the unincorporated communities and improve the safety of all users of the transportation system.

**Policy TM-1.4 Unpaved roadways.** The County does not accept new unpaved roads into the County Maintained Road System, and we require all-weather treatment for all new unpaved roads.

**Policy TM-1.6 Paved roads.** For any new development for which paved roads are required, we require the developer to construct the roads and we require the establishment of a special funding and financing mechanism to pay for roadway operation, maintenance, and set-aside reserves.

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

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<sup>5</sup> Governor's Office of Planning and Research (OPR). 2018, December. Technical Advisory on Evaluating Transportation Impacts in CEQA. [http://opr.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf).

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- Policy TM-2.2**     **Roadway improvements.** We require roadway improvements that reinforce the character of the area, such as curbs and gutters, sidewalks, landscaping, street lighting, and pedestrian and bicycle facilities. We require fewer improvements in rural areas and more improvements in urbanized areas, consistent with the Development Code. Additional standards may be required in municipal spheres of influence.
- Policy TM-2.6**     **Access control.** We promote shared/central access points for direct access to roads in unincorporated areas to minimize vehicle conflict points and improve safety, especially access points for commercial uses on adjacent properties.
- Policy TM-3.1**     **VMT reduction.** We promote new development that will reduce household and employment VMT relative to existing conditions.
- Policy TM-3.2**     **Trip reduction strategies.** We support the implementation of transportation demand management techniques, mixed use strategies, and the placement of development in proximity to job and activity centers to reduce the number and length of vehicular trips.
- Policy TM-3.3**     **First mile/last mile connectivity.** We support strategies that strengthen first/last mile connectivity to enhance the viability and expand the utility of public transit in unincorporated areas and countywide.
- Policy TM-4.1**     **Complete streets network.** We maintain a network of complete streets within mobility focus areas that provide for the mobility of all users of all ages and all abilities, while reflecting the local context.
- Policy TM-4.2**     **Complete streets improvements.** We evaluate the feasibility of installing elements of complete street improvements when planning roadway improvements in mobility focus areas, and we require new development to contribute to complete street improvements in mobility focus areas.
- Policy TM-4.4**     **Transit access for residents in unincorporated areas.** We support and work with local transit agencies to generate a public transportation system, with fixed routes and on-demand service, that provide residents of unincorporated areas with access to jobs, public services, shopping, and entertainment throughout the County.
- Policy TM-4.5**     **Transit access to job centers and tourist destinations.** We support and work with local transit agencies to generate public transportation systems that provide access to job centers and reduce congestion in tourist destinations in unincorporated areas.
- Policy TM-4.7**     **Regional bicycle network.** We work with SBCTA and other local agencies to develop and maintain a regional backbone bicycle network.
- Policy TM-4.8**     **Local bicycle and pedestrian networks.** We support local bike and pedestrian facilities that serve unincorporated areas, connect to facilities in adjacent incorporated areas, and connect to regional trails. We prioritize bicycle and pedestrian network improvements that

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provide safe and continuous pedestrian and bicycle access to mobility focus areas, schools, parks, and major transit stops.

**Policy TM-4.9 Bike and pedestrian safety.** We promote pedestrian and bicyclist safety by providing separated pedestrian and bike crossings when we construct or improve bridges over highways, freeways, rail facilities, and flood control areas. We monitor pedestrian and bicycle traffic accidents and promote safety improvements in unincorporated high-accident areas.

### 5.17.2 Impacts Associated with the 2021-2029 Housing Element

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				<b>X</b>	
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?				<b>X</b>	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				<b>X</b>	
d) Result in inadequate emergency access?				<b>X</b>	

### Circulation Plans, Ordinances, and Policies

**No Impact.** A review of the Countywide Plan revealed no potential policy inconsistencies or conflicts with policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or the performance or safety of those facilities. The Countywide Plan incorporates future networks and policies related to supporting transit, bicycle, and pedestrians in the County. These networks are consistent with regional and local planning efforts supporting these modes of travel. Additionally, the Countywide Plan has numerous policies supporting complete streets (providing accessibility for all users of all ages and abilities) and active transportation. The 2021-2029 Housing Element does not change any of the policies in the CWP and would not conflict with the goals of the applicable plans, ordinances, or policies establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and nonmotorized travel.



## 5. Environmental Analysis

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to conflicting with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### **VMT Impacts**

**Less Than Significant Impact/No Changes or New Information.** The CWP found that except for employment VMT/person for the Valley region, projected VMT averages for the four regions exceed the target VMT/person for commercial and residential land uses. Even with mitigation measures MM T-1 and MM T-2, impacts would remain significant and unavoidable.

The growth anticipated by the Housing Element largely adheres to the PEIR's distribution. The 2020 PEIR evaluated a projected increase of 15,355 residential units. In comparison, the Housing Element identifies the housing capacity to accommodate a total of 9,277 units countywide. The East Desert region would potentially exceed the growth projected for that subregion (by a total of 818 units). Additionally, CWP growth projections within individual subareas in other regions would be exceeded.

Additional housing sites in the subareas of the Valley region (beyond what was evaluated in the CWP PEIR), would be closer to transit, high-quality job opportunities, retail stores, urban services, and urban amenities and would therefore reduce VMT. The type of residential development anticipated in areas in the North Desert region that exceed their CWP projections, mainly in Helendale and the Victorville SOI, is rural living. The redistribution of housing units identified in the Housing Element in comparison to the CWP PEIR is nominal for this region, and no new housing development is identified on vacant land. However, rural homes would not be near transit, services, and amenities and could increase VMT. Housing Element inventories identified in the East Desert region exceed their CWP projections due to the development of ADUs, manufactured homes, and single-family rural homes. ADUs would be developed on already existing residential parcels and would reduce VMT. However, rural single-family homes could increase VMT. For the Mountain region, the redistribution of housing units identified in the Housing Element in comparison to the CWP PEIR is nominal and would not have a significant impact on VMT. Mitigation measures in the CWP PEIR would also apply. The 2021-2029 Housing Element, similar to the CWP, would have significant and unavoidable impacts.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to CEQA Guidelines Section 15064.3, subdivision (b), or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### **Traffic Hazards and Emergency Access**

**Less Than Significant Impact/No Changes or New Information.** Development in areas that exceed their CWP projections could involve minor circulation network improvements. These improvements would be subject to review and future consideration by the County Public Works engineering staff. An evaluation of the roadway alignments, intersection geometrics, and traffic control features would be needed. Roadway improvements would have to be made in accordance with the County's circulation plan and roadway design

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guidelines and meet design guidelines in the California Manual of Uniform Traffic Control Devices and the Caltrans Roadway Design Manual. In addition, the Transportation and Mobility Element of the Countywide Plan includes policies to improve the safety of all users of the transportation system in the County (see Policies TM-1.4, TM-1.6, TM-1.8, TM-2.2 R, and TM-2.6). Therefore, implementation of these projects would not result in hazardous conditions, create conflicting uses, or cause a detriment to emergency vehicle access.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to hazards due to geometric design features or incompatible uses, and inadequate emergency access, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### 5.17.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The following mitigation measures were taken directly from the 2020 CWP PEIR.

- MM T-1            Prior to approval of discretionary projects subject to VMT reduction analysis and located outside the designated growth areas, applicants shall demonstrate compliance with the County's adopted Transportation Impact Study (TIS) Guidelines for CEQA assessment of VMT impacts. For projects with VMT/capita exceeding the County's significance threshold, a mitigation plan shall be developed and implemented. Mitigation should consist of Transportation Demand Management (TDM) measures analyzed under a VMT-reduction methodology consistent with Chapter 7 of the California Air Pollution Control Officers Association's *Quantifying Greenhouse Gas Mitigation Measures* (August 2010) and approved by the Traffic Division and Land Use Services Department (if applicable), or the project description should be reviewed and modified to promote reduced VMT.
- MM T-2            Discretionary projects located within the designated growth areas that are subject to VMT reduction analysis shall develop a VMT reduction plan to achieve a minimum of a four percent reduction in VMT/capita in comparison to existing conditions. At a minimum, the VMT reduction plan shall consider the following TDM measures (estimated potential VMT reduction as shown):
- UT-6, Integrate affordable and below market rate housing: 0.04 to 1.20 percent.
  - LUT-9, Improve Design of Development: 3.0 to 21.3 percent.
  - SDT-1, Provide pedestrian network improvements. Applicable for subdivisions connecting to other development, in areas identified for growth in the Countywide Plan, unincorporated Valley region areas, or unincorporated spheres of influence.
  - SDT-2, Provide Traffic Calming Measures: 0.25 to one percent. Applicable for subdivisions connecting to other development, in areas identified for growth in the Countywide Plan, unincorporated Valley region areas, or unincorporated spheres of influence.

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- TRT-4, Implement Subsidized or Discounted Transit Passes: 0 to 16 percent. Applicable to development within 1/2 mile of a transit system. As such, it would be applicable in the Valley region but less applicable in other areas.
- TRT-6, Encourage Telecommuting and Alternative Work Schedules: 0.2 to 4.5 percent. Applicable to the County as the County is and will continue to partner with internet providers to increase coverage within the County to facilitate this application.
- TRT-10, Implement a School Pool Program: 7.2 to 15.8 percent reduction in school VMT. Applicable for large developments, i.e., approximately 300 households or more.

### 5.18 TRIBAL CULTURAL RESOURCES

#### 5.18.1 Summary of Impacts Identified in the 2020 CWP PEIR

The 2020 CWP PEIR concluded that with implementation of regulatory requirements and CWP policies impacts on tribal cultural resources would be less than significant. The Cultural Resources Element of the Countywide Plan was designed to address potential impacts to tribal cultural resources. Specifically, Policies CR-1.1 through 1.4 call for notification, planning, avoidance, or mitigation and monitoring. In the course of implementing the Countywide Plan and these specific policies, and in complying with requirements of Assembly Bill (AB) 52, the County will identify and address any impacts of specific projects to tribal cultural resources. The proposed Countywide Plan Cultural Resources Element has policies protecting tribal cultural resources:

- Policy CR-1.1**     **Tribal notification and coordination.** We notify and coordinate with tribal representatives in accordance with state and federal laws to strengthen our working relationship with area tribes, avoid inadvertent discoveries of Native American archaeological sites and burials, assist with the treatment and disposition of inadvertent discoveries, and explore options of avoidance of cultural resources early in the planning process.
- Policy CR-1.2**     **Tribal planning.** We will collaborate with local tribes on countywide planning efforts and, as permitted or required, planning efforts initiated by local tribes.
- Policy CR-1.3**     **Mitigation and avoidance.** We consult with local tribes to establish appropriate standard project-specific mitigation measures and resource-specific treatment of potential cultural resources. We require project applicants to design projects to avoid known tribal cultural resources, whenever possible. If avoidance is not possible, we require appropriate mitigation to minimize project impacts on tribal cultural resources.
- Policy CR-1.4**     **Resource monitoring.** We encourage active participation by local tribes as monitors in surveys, testing, excavation, and grading phases of development projects with potential impacts on tribal resources.

## 5. Environmental Analysis

### 5.18.2 Impacts Associated with the 2021-2029 Housing Element

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				<b>X</b>	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				<b>X</b>	

#### Tribal Cultural Resources

**Less Than Significant Impact/No Changes or New Information.** Development in unincorporated areas that exceed their CWP projections could potentially impact tribal cultural resources. The Cultural Resources Element of the CWP addresses potential impacts to tribal cultural resources. Specifically, Policies CR-1.1 through 1.4 outline coordination and collaboration with local tribes on countywide planning efforts as well as the establishment of appropriate standard project-specific mitigation measures and resource-specific treatment of potential cultural resources. These policies will guide the County’s overall approach to historical resources.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to tribal cultural resources, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

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### 5.18.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The 2020 CWP PEIR did not identify significant tribal cultural resources impacts.

## 5.19 UTILITIES AND SERVICE SYSTEMS

### 5.19.1 Summary of Impacts Identified in the 2020 CWP PEIR

The 2020 CWP PEIR concluded that the CWP would require the construction of new or expanded wastewater facilities to serve the growth associated with Countywide Plan. The buildout would have the potential to have impacts. Projects developed in the county are required to comply with the existing wastewater treatment regulations. With implementation of regulatory requirements and Countywide Plan policies, impacts of the Countywide Plan related to wastewater collection and treatment would be less than significant. The proposed Countywide Housing Element (H number policy), Infrastructure and Utilities Element (IU policy), and Natural Resources Element (NR policy) have policies to minimize impacts to wastewater facilities:

**Policy H-1.2**      **Concurrent infrastructure.** We support the integrated planning and provision of appropriate infrastructure (including water, sewer, and roadways) concurrent with and as a condition of residential development to create more livable communities.

**Policy H-5.2**      **Local and regional infrastructure.** We support the integrated planning and provision of appropriate infrastructure (including water, sewer, stormwater, and roadways) to create more livable residential environments. This effort will contain:

- Cooperation with the San Bernardino Local Agency Formation Commission and service providers in service planning.
- Coordination of capital improvement planning efforts with cities and through the San Bernardino County Transportation Authority
- Review minimum improvement standards for rural areas in the update of the County development code.
- Coordination with the Southern California Association of Governments to include transportation improvements into the regional transportation plan.

**Policy IU-2.1**      **Minimum parcel size.** We require new lots smaller than one-half acre to be served by a sewer system. We may require sewer service for larger lot sizes depending on local soil and groundwater conditions, and the County's Local Area Management Program.

**Policy IU-2.2**      **User fees.** For wastewater systems operated by County Special Districts, we establish user fees that cover operation and maintenance costs and set aside adequate reserves for capital upgrades and improvements.

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**Policy IU-2.3**      **Shared wastewater facilities for recycled water.** We encourage an expansion of recycled water agreements between wastewater entities to share and/or create connections between wastewater systems to expand the use of recycled water.

**Policy NR-2.4**      **Wastewater discharge.** We apply federal and state water quality standards for wastewater discharge requirements in the review of development proposals that relate to type, location, and size of the proposed project in order to safeguard public health and shared water resources.

The 2020 CWP PEIR concluded that the CWP would require the construction of new or expanded water supply and distribution systems to serve the growth associated with Countywide Plan. Projects developed in the county are required to comply with the existing water treatment regulations. Implementation of regulatory requirements and Countywide Plan policies would minimize impacts of the Countywide Plan related to water supply and distribution systems and would make impacts less than significant. The proposed Countywide Housing Element (H number policy), Infrastructure and Utilities Element (IU policy), and Natural Resources Element (NR policy) have policies to minimize impacts to water supply and distribution systems; including policies H-1.2 and H-5.2, above.

**Policy D/H-1.3**      **Waterwise landscaping.** Where multiple-family apartment projects are required to have landscaping, we encourage water-conserving, drought-tolerant, or native landscaping that is capable of surviving a desert climate.

**Policy IU-1.1**      **Water supply.** We require that new development be connected to a public water system or a County-approved well to ensure a clean and resilient supply of potable water, even during cases of prolonged drought.

**Policy IU-1.2**      **Water for military installations.** We collaborate with military installations to avoid impacts on military training and operations from groundwater contamination and inadequate groundwater supply.

**Policy IU-1.3**      **Recycled water.** We promote the use of recycled water for landscaping, groundwater recharge, direct potable reuse, and other applicable uses in order to supplement groundwater supplies.

**Policy IU-1.4**      **Greywater.** We support the use of greywater systems for non-potable purposes.

**Policy IU-1.5**      **Agricultural water use.** We encourage water-efficient irrigation and the use of non-potable and recycled water for agricultural uses.

**Policy IU-1.6**      **User fees.** For water systems operated by County Special Districts, we establish user fees that cover operation and maintenance costs and set aside adequate reserves for capital upgrades and improvements.

**Policy IU-1.9**      **Water conservation.** We encourage water conserving site design and the use of water conserving fixtures, and advocate for the adoption and implementation of water

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conservation strategies by water service agencies. For existing County-owned facilities, we incorporate design elements, building materials, fixtures, and landscaping that reduce water consumption, as funding is available.

**Policy IU-1.10**      **Connected systems.** We encourage local water distribution systems to interconnect with regional and other local systems, where feasible, to assist in the transfer of water resources during droughts and emergencies.

**Policy IU-1.11**      **Water storage and conveyance.** We assist in development of additional water storage and conveyance facilities to create a resilient regional water supply system, when it is cost effective for County-owned water and stormwater systems.

The 2020 CWP PEIR concluded that buildout under the CWP could potentially impact storm drainage systems in the county. Individual projects would be required to effectively retain or treat the 85th percentile 24-hour stormwater runoff for pollutants prior to discharge off their properties. Additionally, San Bernardino County Development Code Chapter 83.15 provides requirements to ensure compliance with projects subject to water quality management plans. Developments under the Countywide Plan would not substantially increase surface water flows into drainage systems and impacts would be less than significant. Policy H-1.2 and Policy H-5.2, as discussed previously, would also minimize impacts to stormwater systems.

The 2020 CWP PEIR concluded that even with buildout under the CWP, waste disposal services serving the county are sufficient for both incorporated and unincorporated growth at buildout, and thus no impacts would occur. The Countywide Infrastructure and Utilities Element has policies to minimize potential impacts to solid waste systems:

**Policy IU-4.1**      **Landfill capacity.** We maintain a minimum ongoing landfill capacity of 15 years to serve unincorporated waste disposal needs.

**Policy IU-4.2**      **Transfer stations.** We locate and operate transfer stations based on overall system efficiency.

**Policy IU-4.3**      **Waste diversion.** We shall meet or exceed state waste diversion requirements, augment future landfill capacity, and reduce greenhouse gas emissions and use of natural resources through the reduction, reuse, or recycling of solid waste.

**Policy IU-4.4**      **Landfill funding.** We require sufficient fees for use of County landfills to cover capital costs; ongoing operation, maintenance, and closure costs of existing landfills; the costs and liabilities associated with closed landfills.

The 2020 CWP PEIR concluded that even with buildout under the CWP the increase in energy demand related to unincorporated growth is modest compared to overall growth for the Southern California Edison (SCE) service area and would not cause a significant impact. The CWP also notes that the Southern California Gas Company (SCGC) would have enough natural gas supply to accommodate Countywide buildout. Furthermore, individual projects would be required to comply with energy efficiency standards set forth by Title 24 of the California Administrative Code, appliance efficiency regulations set forth by Title 20 of the California

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Administrative Code, CALGreen, and policies of the Countywide Plan. Additionally, the CWP policies prioritize programs that support cost-effective and universal access to renewable energy and facilitate and encourage onsite accessory renewable energy generation to serve the unincorporated county. Therefore, implementation of the Countywide Plan would not contribute to a significant population impact on electricity and natural gas providers.

### 5.19.2 Impacts Associated with the 2021-2029 Housing Element

Would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				<b>X</b>	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				<b>X</b>	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				<b>X</b>	
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				<b>X</b>	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				<b>X</b>	

#### Wastewater, Water Supply, Storm Drainage, Solid Waste, Electricity, and Natural Gas Facilities

**Less Than Significant Impact/No Changes or New Information.** All identified housing opportunities and related capacities under the 2021-2029 Housing Element are consistent with CWP land use designations. The CWP analyzed the potential of significant impacts to utility and service systems for the properties as designated that would allow development. The analysis included quantified estimates of service needs by service



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subregional service providers. The CWP PEIR did not identify significant impacts to wet and dry infrastructure, such as water, wastewater, stormwater, solid waste, electricity, and natural gas facilities. Payment of development impact fees and compliance with CWP policies and existing regulatory requirements would ensure that infrastructure would be expanded to keep pace with urban development associated with the CWP.

The selection of housing opportunities in the Housing Element was guided, in part, by consideration of available infrastructure. The selection prioritized established planning areas for their capacity to provide services and amenities. Water and sewer capacities were reviewed at identified vacant and underutilized sites for new housing opportunities. Vacant sites and underutilized sites were only included if they had known groundwater resources (for on-site wells), could support on-site septic systems (with adequate space for leach fields), or were served by piped water and sewer systems. As a result, Housing Element-related demand for new/expanded wet and dry infrastructure would not result in a new or more severe impact than the potential impact to these services as analyzed in the CWP PEIR. Review of the infrastructure facilities by San Bernardino County, payment of development impact fees, and compliance with CWP policies and existing regulatory requirements would ensure that infrastructure would be expanded to keep pace with urban development associated with the 2021-2029 Housing Element.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR for utilities and service systems, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### **5.19.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element**

The 2020 CWP PEIR did not identify significant utilities and service system impacts or mitigation measures.

## **5.20 WILDFIRE**

### **5.20.1 Summary of Impacts Identified in the 2020 CWP PEIR**

The 2020 CWP PEIR concluded that unincorporated growth may require the installation or maintenance of associated infrastructure but that fire risks associated with this infrastructure would not result in impacts to the environment. Impacts to emergency and evacuation plans were also found to be less than significant. However, the 2020 CWP PEIR identified that due to slope, prevailing winds, and other factors, unincorporated growth in or near state responsibility areas or lands classified as very high fire hazard severity zones could expose occupants to or exacerbate risks from pollutant concentrations from a wildfire or from the uncontrolled spread of a wildfire. Additionally, unincorporated growth was found to expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of post-fire slope instability. These impacts were found to be significant and unavoidable.

Measures to confine or avoid fires would be implemented for all future development and adherence to existing regulations and review of building plans by the San Bernardino County Fire Department would reduce risks

## 5. Environmental Analysis

from fires in the county. The proposed Countywide Plan Hazards Element (HZ policy) and the Personal and Property Protection Element (PP policy) have policies that reduce impacts associated with wildfires:

**Policy HZ-1.2**      **New development in environmental hazard areas.** We require all new development to be located outside of the environmental hazard areas listed below. For any lot or parcel that does not have sufficient buildable area outside of such hazard areas, we require adequate mitigation, including designs that allow occupants to shelter in place and to have sufficient time to evacuate during times of extreme weather and natural disasters.

- Flood: 100-year flood zone, dam/basin inundation area
- Geologic: Alquist Priolo earthquake fault zone; County-identified fault zone; rockfall/debris-flow hazard area, medium or high liquefaction area (low to high and localized), existing and County-identified landslide area, moderate to high landslide susceptibility area)
- Fire: high or very high fire hazard severity zone

**Policy HZ-1.5**      **Existing properties in environmental hazard areas.** We encourage owners of existing properties in hazard areas to add design features that allow occupants to shelter in place and to have sufficient time to evacuate during times of extreme weather and natural disasters.

**Policy HZ-1.6**      **Critical and essential facility location.** We require new critical and essential facilities to be located outside of hazard areas, whenever feasible.

**Policy HZ-1.7**      **Underground utilities.** We require that underground utilities be designed to withstand seismic forces, accommodate ground settlement, and hardened to fire risk.

**Policy HZ-1.9**      **Hazard areas maintained as open space.** We minimize risk associated with flood, geologic, and fire hazard zones or areas by encouraging such areas to be preserved and maintained as open space.

**Policy PP-3.7**      **Fire safe design.** We require new development in the Fire Safety Overlay to comply with additional site design, building, and access standards to provide enhanced resistance to fire hazards.

**Policy PP-3.8**      **Fire adapted communities.** We inform and prepare our residents and businesses to collaboratively plan and take action to more safely coexist with the risk of wildfires.

**Policy PP-3.11**      **Post-burn risks.** In areas burned by wildfire, we require new and reconstructed development to adhere to current development standards, and may require additional study to evaluate increased flooding, debris flow, and mudslide risks.

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### 5.20.2 Impacts Associated with the 2021-2029 Housing Element

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X	

#### Emergency Response

**Less Than Significant Impact/No Changes or New Information.** Impacts related to emergency response are discussed under Section 4.9, *Hazards and Hazardous Materials*, of this addendum. As discussed in that section, the 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to impairing adopted emergency response or emergency evacuation plans, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

#### Pollutant Concentrations, Uncontrolled Spread of Wildfires, and Post-fire Hazards

**Less Than Significant Impact/No Changes or New Information.** Development in areas that exceed their CWP projections in the Mentone CPA, Fontana SOI, San Bernardino SOI, Helendale, Victorville SOI, Pioneertown, and Joshua Tree could be in or near state responsibility areas or lands classified as high or very high FHSZs. However, the CWP and the 2021-2029 Housing Element focused on avoiding environmental

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hazards like wildfire. For the 2021-2029 Housing Element, vacant sites were excluded if they contained or were exposed to hazards related to very high FHSZs.

Projects developed in FHSZs are required to comply with regulations governing development in such zones, including the California Building Code, California Fire Code, and California Public Resources Code. Additionally, CWP policies HZ-1.1, HZ-1.2, HZ-1.5, HZ-1.6, HZ-1.9, PP-3.7, PP-3.8, and PP-3.11 further mitigate wildfire impacts. Measures are also in place to sidestep the impacts of pollutant concentrations from wildfire ash, including the Wildland Fire Air Quality Response Program. The South Coast AQMD issues air quality alerts, advisories, and forecasts by email through [AirAlerts.org](http://AirAlerts.org). It also maintains an interactive online map to view current air quality conditions in the region.

Catastrophic wildfire can create favorable conditions for other hazards, such as flooding and landslides during the rainy season. The Forest Service's Burned Area Emergency Response program determines the need for, prescribes, and implements emergency treatments on federal lands to minimize threats to life or property resulting from the effects of a fire, or to stabilize and prevent unacceptable degradation of natural resources. The National Resource Conservation Service's Emergency Watershed Protection program provides similar services on private lands.

Each project would be required to conduct a geotechnical investigation of its site that would assess existing landslide susceptibility, and all projects would implement the Wildfire SRA Fire Safe Regulations' basic wildland fire protection standards and the FHA fire hazard requirements outlined in San Bernardino County Code Sections 23.0301 to 23.0319.

The primary purpose of the CWP's wildfire hazard policies, prevailing regulatory requirements, and air quality response programs is to minimize the exposure of people to a significant risk of loss, injury, or death due to natural hazards. However, it is not possible to eliminate the impact of pollutant concentrations from a wildfire, the uncontrolled spread of wildfire, hazards due to post-fire hazards and drainage changes to less than significant, and impacts would remain significant and unavoidable.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with respect to slope, prevailing winds, and other factors exacerbating wildfire risks and thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### **Wildfire Associated Infrastructure**

**Less Than Significant Impact/No Changes or New Information.** Residential development in areas that exceed their CWP projections would add structures and residents in the service boundaries of County Fire. This growth would be supported by expanded infrastructure and associated maintenance, including new roads, fuel breaks, emergency water sources, power lines, and other utilities. The Countywide Plan generally concentrates growth in existing urbanized areas where fire protection services are most concentrated under existing conditions. Numerous Countywide policies address the provision of fire protection and emergency

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services (see Section 4.15, *Public Services*), the plan would limit growth in fire-prone areas (e.g., areas of the Mountain Region that feature an urban-forest interface) and areas far from emergency services.

Additionally, development in areas that exceed their CWP projections could involve installation of overhead power lines. New power lines could increase wildfire hazard. Utilities installing, operating, and maintaining overhead powerlines would be required to comply with fire safety regulations pertaining to electric utilities, including California Code of Regulations Title 14 Sections 1250 et seq. and California Public Utilities Commission fire safety regulations.

The 2021-2029 Housing Element would not add new or substantially more severe impacts to those analyzed in the 2020 CWP PEIR with regard to the installation or maintenance of associated infrastructure, or require adoption of mitigation measures beyond those in the 2020 CWP PEIR. Therefore, preparation of a supplemental or subsequent EIR is not required by CEQA.

### 5.20.3 Mitigation Measures Identified in the EIR and Applicable to the 2021-2029 Housing Element

The 2020 CWP PEIR did not identify any mitigation measure that could reduce significant and unavoidable impacts to less than significant.

## 5.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				<b>X</b>	
c) 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.)				<b>X</b>	

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Environmental Issues	Condition 1: Substantial Change in Project Requiring Major Revisions	Condition 2: Substantial Change in Circum- stances Requiring Major Revisions	Condition 3: New Information Showing New or Increased Significant Effects	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR/MND	No Impact
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				<b>X</b>	

### Biological and Historical Resources

**Less Than Significant Impact/No Changes or New Information.** As discussed in Section 5.4, *Biological Resources*, and Section 5.5, *Cultural Resources*, the CWP and the 2021-2029 Housing Element have similar impacts to biological and historical resources. Therefore, the severity of impacts to biological and historical resources resulting from the 2021-2029 Housing Element would be similar to those that would result from implementation of the CWP. The 2021-2029 Housing Element would not result in any new impacts or substantially increase the severity of previously disclosed impacts related to biological or historical resources. Thus, preparation of supplemental or subsequent EIR is not required by CEQA.

### Cumulative Impacts

**Less Than Significant Impact/No Changes or New Information.** Changes proposed by the 2021-2029 Housing Element compared to the CWP would not result in any new cumulatively considerable impacts or substantially increase the severity of previously disclosed cumulatively considerable impacts. CWP addresses cumulative impacts in accordance with CEQA Guidelines Section 15130. Pursuant to CEQA Guidelines Section 15130 (b)(1), the information used in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

The cumulative impacts identified in the 2020 CWP PEIR used method No. 2. As a result, the CWP PEIR and this Addendum address the cumulative impacts of development in San Bernardino County unincorporated communities. Thus, preparation of supplemental or subsequent EIR is not required by CEQA.

### Effects on Human Beings

**Less Than Significant Impact/No Changes or New Information.** As discussed in the respective topical sections of this Addendum, the CWP and the 2021-2029 Housing Element have similar effects on human beings in the areas of aesthetics, air quality, geology and soils, GHG, hazards and hazardous materials, hydrology

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and water quality, noise, public services, recreation, utilities and service systems, and wildfire. Therefore, the severity of impacts resulting from the 2021-2029 Housing Element would be similar to those that would result from implementation of the CWP. The 2021-2029 Housing Element would not result in any new impacts or substantially increase the severity of previously disclosed impacts related to effects on human beings. Thus, preparation of supplemental or subsequent EIR is not required by CEQA.

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