



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: September 3, 2020

AGENDA ITEM #3

Project Description

Vicinity Map -

APN:	3065-481-08, -09, -10 & -11
Applicant:	Mark & Cathy Kuri
Community:	Phelan
Location:	North of Lindero Street, extending between Arrowhead Road and Baldy Mesa Road in Phelan.
Project No:	PROJ-2019-00024/CUP & GPA
Staff:	Magda Gonzalez
Rep:	Ed Bonadiman
Proposal:	A General Plan Amendment to change the Zoning District from Rural Living (RL) to Rural Commercial (CR) on four parcels and a Conditional Use Permit (CUP) for the construction and operation of a self-storage facility with a 2,160 sf office, a 2,388 sf caretakers dwelling, four self-storage structures totaling 73,401 sf, and outdoor RV storage with on-site construction of the project to occur in two phases located in the Community of Phelan



13 Hearing Notices Sent on: August 19, 2020

Report Prepared By: Magda Gonzalez, Senior Planner

SITE INFORMATION:

Parcel Size: Four parcels totaling 8.62-acres
 Terrain: Relatively flat, sandy soil
 Vegetation: Sparse shrubs

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

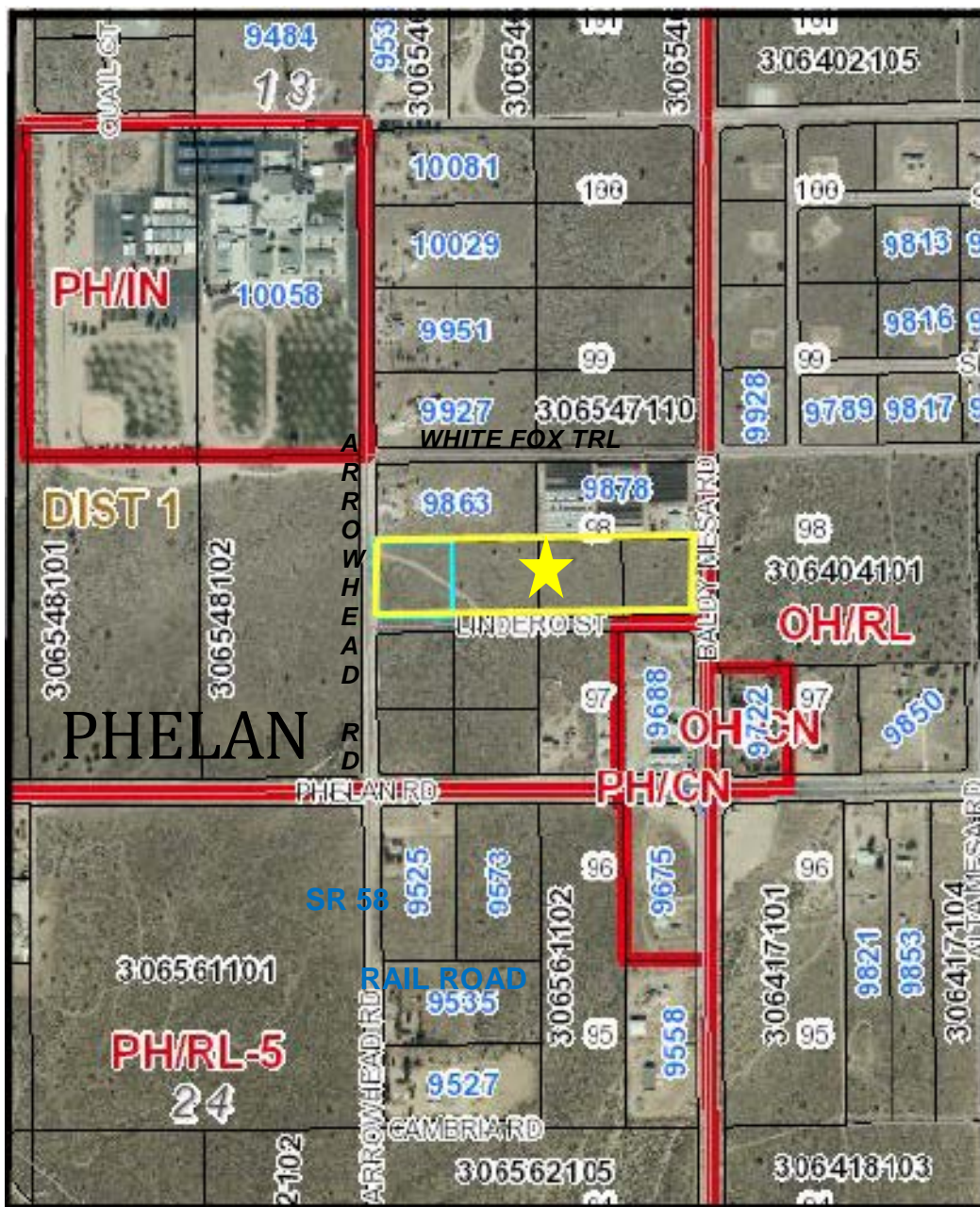
AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Vacant	Phelan Pinon Hills/Rural Living (PH/RL)
North	Residential	Phelan Pinon Hills/Rural Living (PH/RL)
South	Vacant, Residential, Gas Station	Phelan Pinon Hills/Rural Living (PH/RL), Phelan Pinon Hills/Neighborhood Commercial (PH/CN)
East	Vacant	Oak Hills/Rural Living (OH/RL)
West	Vacant	Phelan Pinon Hills/Rural Living (PH/RL)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	None	N/A
Water Service:	Phelan Pinon Hills CSD	Per Service Agreement
Sewer Service:	On-site Septic	N/A

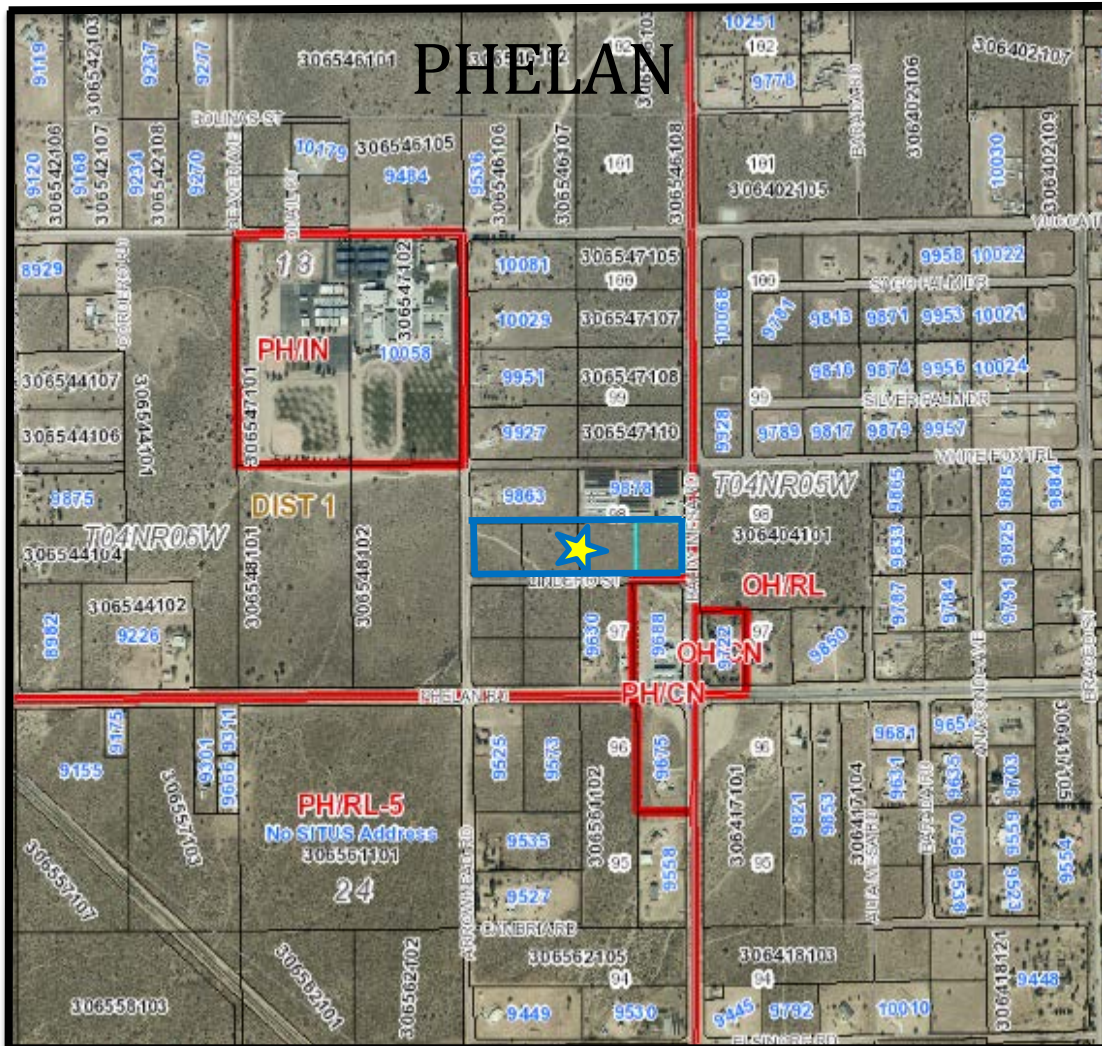
STAFF RECOMMENDATION: That the Planning Commission recommend that the Board of Supervisors **ADOPT** the Mitigated Negative Declaration, **ADOPT** the Findings as contained in the Staff Report, **ADOPT** the General Plan Amendment, **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval, and **DIRECT** the Clerk of the Board to file a Notice of Determination.¹

¹ In accordance with Section 86.12.040 of the Development Code, the Planning Commission action is a recommendation to the Board of Supervisors and may only be appealed by the applicant in the event of disapproval.

VICINITY MAP:
Aerial view of the Project Site



LAND USE DISTRICT MAP:



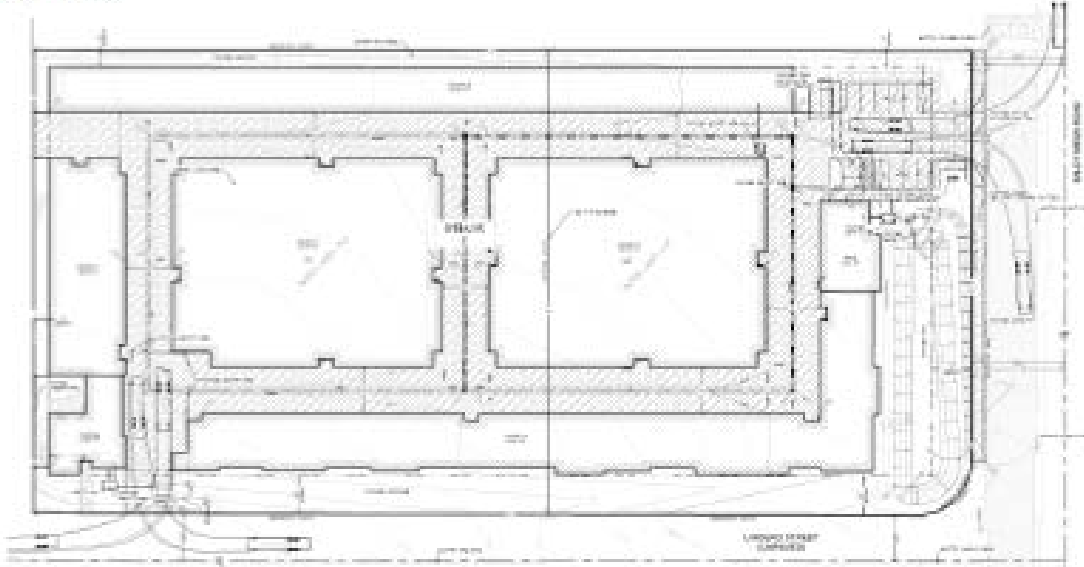
AERIAL PROJECT VIEW:



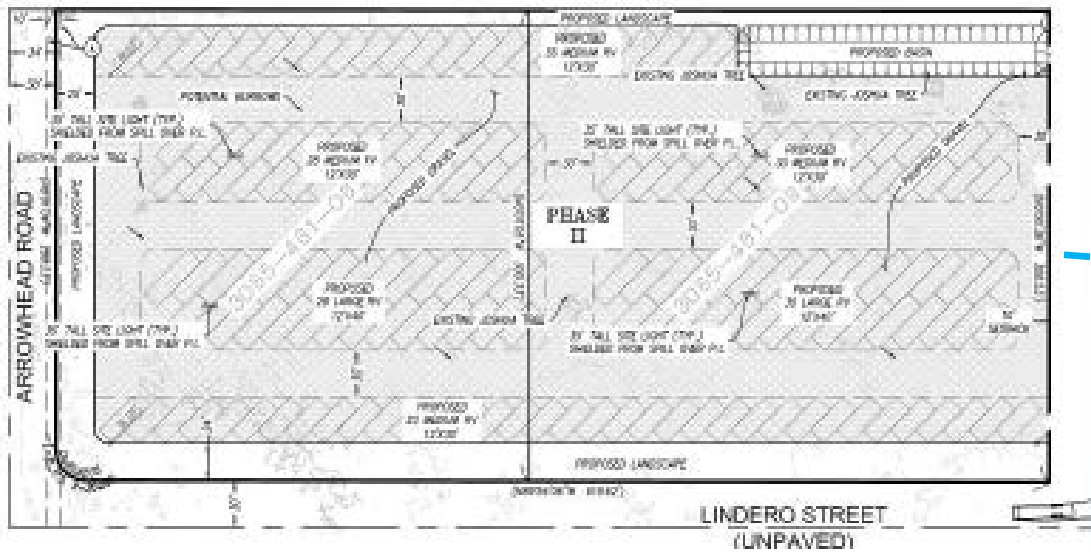
SITE PLAN:



PHASE I:

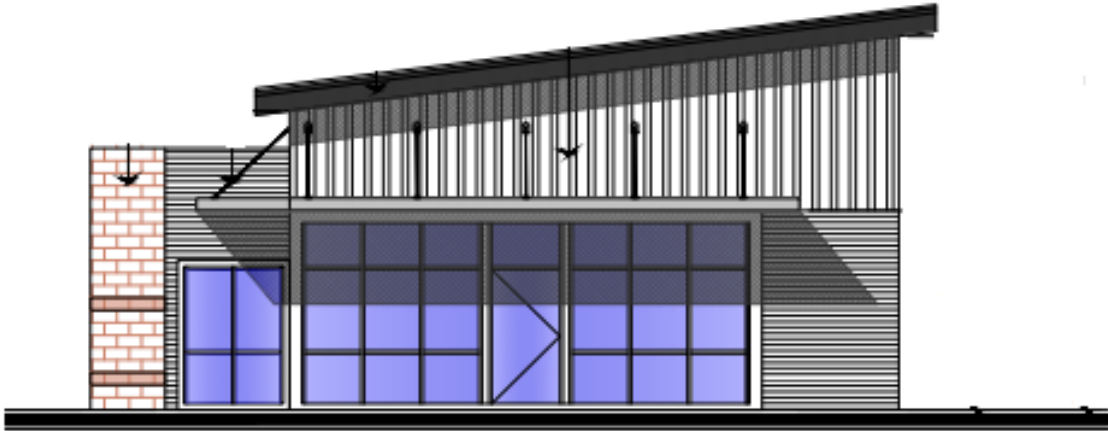


PHASE II:

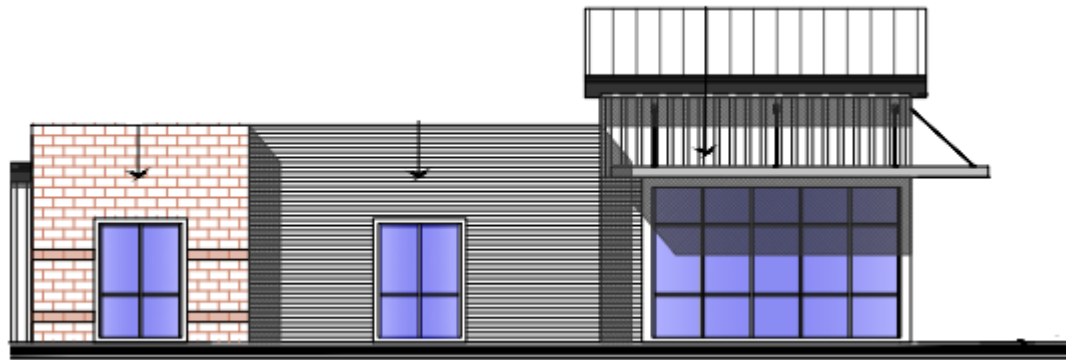


BUILDING ELEVATIONS (Office):

NORTH ELEVATION- Entry View



EAST ELEVATION- Baldy Mesa Road View



WEST ELEVATION- Interior View



SOUTH ELEVATION- Lindero Street View



EAST ELEVATION – Interior View

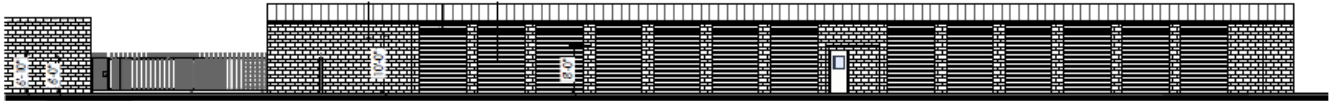


WEST ELEVATION – Exterior View



BUILDING ELEVATIONS (Storage):

Storage Building- Interior View



Storage Building – Interior View



Storage Building and Office – Baldy Mesa Road View



Storage Building – Exterior View



SITE PHOTOS

On Baldy Mesa Road, looking west.



On Arrowhead Road, looking east.



SITE PHOTOS

On Arrowhead Road, looking northeast.



On Baldy Mesa, looking south.



PROJECT DESCRIPTION:

The Applicant is requesting the approval of a General Plan Amendment (GPA) and Conditional Use Permit (CUP) to allow for the construction and operation of a Self-Storage Facility to include recreational vehicle (RV) and personal storage (Project). The proposed Project is located on a vacant 8.62-acre site located north of Lindero Street, extending between Arrowhead Road and Baldy Mesa Road in the County of San Bernardino unincorporated community of Phelan/Pinon Hills. The storage facility will consist of a 2,160 square-foot office, a 2,388 square-foot caretaker residence and four storage buildings including: Building A at 19,320 square-feet, Building B at 24,046 square-feet, Building C at 23,129 square-feet and Building D at 6,906 square-feet. The Project site includes a total of four parcels: 3065-481-08, 3065-481-09, 3065-481-10 and 3065-481-11; the Project will be phased allowing the two former parcels to be developed first with the self-storage facility and the two aforementioned parcels shall be developed with the proposed RV storage facility. A lot merger for these four parcels will also be required as a Condition of Approval.

Currently, the Project Site and surrounding parcels are zoned Rural Living (RL). The applicant is requesting to change the General Plan Land Use Designation of the 8.62-acre site to Rural Commercial (CR). The County Development Code requires areas of CR zoning to have a minimum area of 2.5 acres. Allowed uses in the CR District include retail trade and personal services, repair services, lodging services, recreation and entertainment services, transportation services, and similar and compatible uses. Agriculture and residential uses are allowed but are secondary in importance. The Proposed “Personal Storage (mini storage)” facility is considered a public service use, which would be an allowed use in the CR District.

BACKGROUND:

The Project Site is currently vacant with four Joshua trees on-site. In compliance with the Development Code § 88.01.060 Desert Native Plant Protection, the existing Joshua Trees are proposed to be relocated on-site. There is a dirt road that crosses the western portion of the Project Site but it is not identified as a maintained or publicly accessible road. The northern border of the Project Site is fenced as well as the southeast border of the site. The Project Site topography is relatively flat. Surrounding land uses include: single-family residences to the north; single-family residences and a gas station to the south, and undeveloped vacant land to the east and west.

The proposed Project will include site clearing and preparation, appurtenant improvements, as well as the construction of the proposed personal and RV storage facility, with on-site parking and loading areas, circulation, and landscaping. Off-site street and drainage improvements will also be constructed. The Project will be landscaped on all sides of the parcels, with most landscaping taking place on the south and east property lines. Primary access to the Project Site would be provided by a driveway along Baldy Mesa Road with secondary access via a driveway from unpaved Lindero Street.

PROJECT ANALYSIS:

Site Planning: The proposed personal and RV storage facility and parking areas will be screened from public view through the incorporation of landscaping placed strategically throughout the Project site. Off-site street improvements will include sidewalks, curb, gutter, paving and a driveway approach on Baldy Mesa Road. Site improvements, including paving, will also be required on Lindero Street. The Project’s site plan provides adequate areas to accommodate all parking, loading areas, and access and circulation requirements, as needed to comply with County requirements (See Table 2 below).

Code Compliance Summary: As noted above, the Project satisfies all applicable standards of the Development Code for development in the Rural Commercial (CR) Land Use Zoning District, as illustrated in Table 2:

Table 2: PROJECT CODE COMPLIANCE

Project Component	Development Code Standard Rural Commercial – Desert Region		Project Plans
Personal and RV Storage	CUP		CUP
Parking	9 spaces		11 spaces
Landscaping	20% required		20% provided
Building Setbacks	Front	25'	25'
	Street Side	25'	25'
	Interior Side	10'	10'
	Rear	10'	10'
Building Height	35 feet maximum		20'-0"
Floor Area Ratio	.3:1		.3:1

Landscaping: The site will include drought-tolerant landscaping, with a variety of trees, groundcover and shrubs, in compliance with Development Code Section 83.10.060 and species native to the Desert Region Landscaping Design Guidelines. The Project will meet the code requirements, will provide ample tree planting in the perimeter landscaping, and will comply with landscape efficiency pursuant to the Model Water Efficient Landscape Ordinance.

Hours of Operation: The applicant proposes to operate from 7:00 am to 9:00 pm, seven days a week. Customers will have access to storage units by card key or code access. The Project will include a total of one new employee.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE:

The Project is subject to the California Environmental Quality Act (CEQA). As such, County staff prepared an Initial Study (IS) for the Project (Exhibit A). Staff determined that the Project will not have any direct, or reasonably foreseeable indirect, adverse impacts on the environment that will remain potentially significant with implementation of the proposed mitigation measures. The IS was made available for public review with a closing date of August 27, 2020. As of the posting of this report, no state agencies submitted comments. A letter from the State Clearinghouse was received acknowledging that the County has complied with the State Clearinghouse review requirements pursuant to CEQA.

Mitigation measures have been identified to ensure impacts will not have a significant impact on the environment, which includes measures addressing inadvertent discovery of cultural resources, discovery and archaeological/cultural documents of tribal cultural resources, and inadvertent discovery during earthmoving activities. Therefore, a Mitigated Negative Declaration (MND) is recommended for adoption along with an approval of the Project. The County exercised its independent judgment and analysis in making this determination.

PUBLIC COMMENTS:

Project notices were sent to surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. No comments were received during the initial public comment period nor in response to the Notice of Availability/Notice of Intent comment period for the Initial Study.

RECOMMENDATION:

That the Planning Commission **RECOMMEND** that the Board of Supervisors:

1. **ADOPT** the Mitigated Negative Declaration (Exhibit A);
2. **ADOPT** the Findings as contained in the Staff Report (Exhibit B);
3. **ADOPT** the General Plan Amendment to change the zoning from Rural Living (RL) to Rural Commercial (CR) on four parcels;
4. **APPROVE** the Conditional Use Permit (CUP) for the construction and operation of a self-storage facility with a 2,160 sf office, a 2,388 sf caretakers dwelling, four self-storage structures totaling 73,401 sf, and outdoor RV storage with on-site construction of the project to occur in two phases located in the Community of Phelan, subject to the recommended Conditions of Approval (Exhibit C); and
5. **DIRECT** the Clerk of the Board to file the Notice of Determination.

ATTACHMENTS:

- EXHIBIT A: Initial Study/Mitigated Negative Declaration
EXHIBIT B: Findings
EXHIBIT C: Conditions of Approval
EXHIBIT D: Letter of Intent
EXHIBIT E: Site Plan

EXHIBIT A

Initial Study/Mitigated Negative Declaration

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APNs:	3065-481-08, -09, -10 & -11	USGS Quad:	Baldy Mesa
Applicant:	Mark and Cathy Kuri	T, R, Section:	T4N, R6W, Sec. 13, SE ¼
Location:	North of Lindero St., extending between Arrowhead Rd., and Baldy Mesa Rd.	Thomas Bros	
Project No:	PROJ-2019-00024	Community Plan:	Phelan Pinon Hills
Rep:	Joseph Bonadiman	LUZD:	Rural Living (RL)
Proposal:	A General Plan Amendment to change the zoning district from Rural Living (RL) to Rural Commercial (CR) on four parcels and a Conditional Use Permit (CUP) for a phased development; Phase I: establish a storage facility with an office and a caretakers dwelling on two of the aforementioned parcels; Phase II: RV parking storage on the remaining parcels in Phelan.	Overlays :	FEMA Flood Zone D, Desert Tortoise – Medium, Burrowing Owl (SE), and Mohave Ground Squirrel (ST) (FE)

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department
15900 Smoke Tree Street, Suite #131
Hesperia, CA 92345-0187

Contact person: Magda Gonzalez, Senior Planner
Phone No: (760) 995-8150 **Fax No:** (760) 995-8167
E-mail: Magda.Gonzalez@lus.sbcounty.gov

PROJECT DESCRIPTION:

Summary

The Applicant is requesting the approval of a General Plan Amendment (GPA), Conditional Use Permit (CUP), and Lot Merger (LM) to allow for the construction and operation of a Self-Storage Facility to include RV and personal storage. The Proposed Project is located on a vacant 8.62-acre site located north of Lindero Street, extending between Arrowhead Road and Baldy Mesa Road in the County of San Bernardino unincorporated community of Phelan/Pinon Hills (see Figure 1-Regional Location and Figure 2-Project Vicinity). The Storage facility would consist of a 2,160 square-foot office, a 2,388 square-foot caretaker residence and four buildings including: Building A at 19,320 square-foot, Building B at 24,046 square-foot, Building C at 23,129 square-foot and Building D at 6,906 square-foot (see Figure 3-Site Plan). The Project site includes a total of four parcels including APNs: 3065-48108, 3065-481-09, 3065-481-10 and 3065-481-11; the Project will be phased allowing the two former parcels to be developed first with the self-storage facility and the two aforementioned shall be developed with the proposed RV storage Facility.

Currently, the Project Site and surrounding parcels are zoned Rural Living (RL). To the east of the Project Site is the unincorporated community of Phelan in San Bernardino County. The proposed zone change would make all four parcels a part of the Rural Commercial (CR) zone which has a minimum area for commercial use of 2.5 acres. Allowable uses include retail trade and personal services, repair services, lodging services, recreation and entertainment services, transportation services, and similar and compatible uses. Agriculture and residential uses are allowed but are secondary in importance. The Proposed Project is a public service referred to as “Personal Storage (mini storage)” in the County of San Bernardino’s General Plan.

Primary access to the Project Site would be provided by a driveway along Baldy Mesa Road with secondary access via a driveway from unpaved Lindero Street. The Project will include a total of one new employee and will operate every day from 7:00 am to 9:00 pm.

Surrounding Land Uses and Setting

The Project Site is in unincorporated San Bernardino County Community of Phelan/Pinon Hills. The County of San Bernardino Land Use Zoning Map show the Project Site is within Rural Living (RL) zone. The adjacent parcels to the north of the Project Site supports Single-Family Residential uses. The adjacent parcels to the south support Single-Family Residential and Commercial uses. The adjacent parcels to the east and west are vacant land. The following table lists the existing land uses and zoning district designations.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Undeveloped and Vacant	Phelan Pinon Hills/Rural Living (PH/RL)
North	Residential	Phelan Pinon Hills/Rural Living (PH/RL)

South	Vacant, Residential, Gas Station	Phelan Pinon Hills/Rural Living (PH/RL) and Phelan Pinon Hills/Neighborhood Commercial (PH/CN)
East	Undeveloped and Vacant	Oak Hills/Rural Living (OH/RL)
West	Undeveloped and Vacant	Phelan Pinon Hills/Rural Living (PH/RL)

Project Site Location, Existing Site Land Uses and Conditions (include site photos)

The Proposed Project is within the Phelan/Pinon Hills Community Plan Area, in unincorporated San Bernardino County. The Project Site is currently vacant with four Joshua Trees on-site. There is a dirt road that goes through the western portion of the Project Site but it is not identified as a maintained or publicly accessible road. The northern border of the Project Site is fenced as well as the southeast border of the site. The Project Site topography is relatively flat and occurs at a 3,665-foot to 3,670-foot elevation. The Project Site occurs in the Land Use Zoning designation of Rural Living (RL) and is pending approval of a Zone Change to Rural Commercial (CR). Surrounding Land Uses include: Single-Family Residences to the north; Single-Family Residences and a Gas Station to the south, and undeveloped vacant land to the east and west.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

(Example: permits, financing approvals, or participation agreements.)

Federal: U.S. Fish & Wildlife;

State: Lahontan;

County of San Bernardino: Land Use Department – Planning, Building and Safety, and Land Development; Public Health – Environment Health Services; Public Works – Surveyor, Traffic, and Solid Waste Management; County Fire – Community Safety Division and Hazardous Materials Division;

Regional: MDAQMD

Local: Phelan Pinon Hills CSD

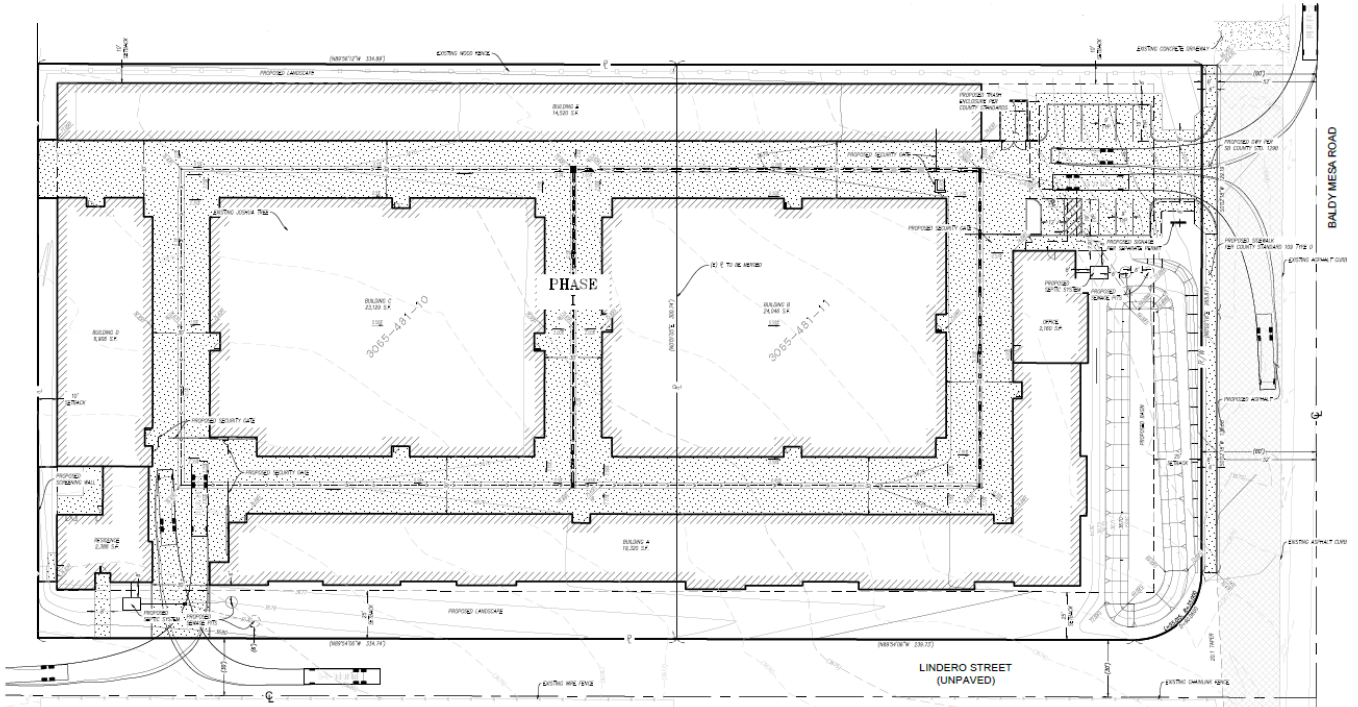
SUMMARY OF CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

McKenna et al. contacted the Native American Heritage Commission to inquire into any recorded sacred or religious sites in the area and to obtain a listing for local Native American representatives wishing to be notified of projects in the area. McKenna et al. sent letters to the named representatives, including the records search data, and responses and comments have been incorporated into this report. This project is under County oversight and, as such, the County is conducting the required SB-18 and/or AB-52 consultations in accordance with government-to-government consultation requirements. The County, as lead agency, initiated and completed the AB 52 consultation process.

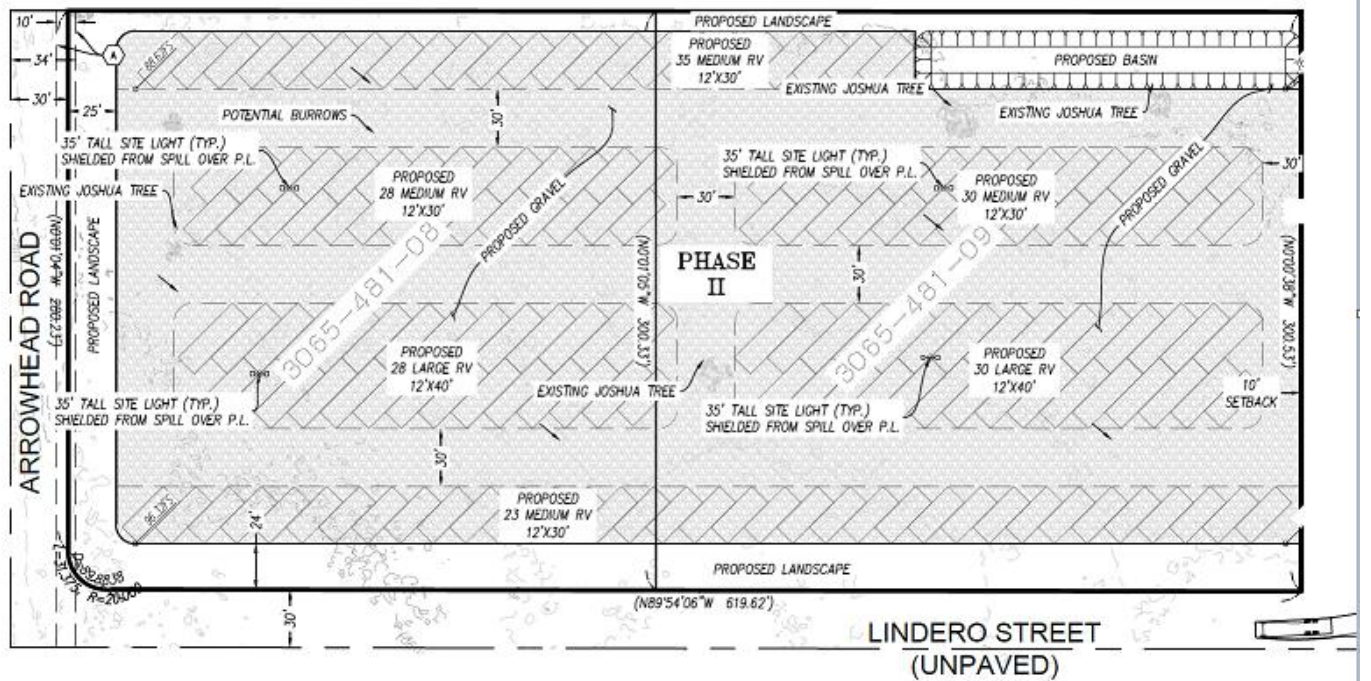
(see Tribal Cultural Resources Section XVIII later in this document)

Proposed Site Plan

PHASE I:



PHASE II:



Vicinity Map



EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

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

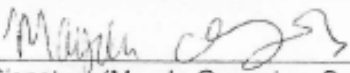
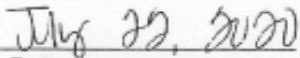
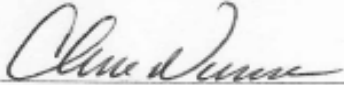

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	I find that 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 (Magda Gonzalez, Senior Planner)	Date
	
Signature: (Chris Warrick, Supervising Planner)	Date

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

a, c) **Less than Significant Impact.** The Project Site occurs in the unincorporated community of Phelan/Pinon Hills. Surrounding views include the San Gabriel Mountains and the San Bernardino Mountains to the south and the Mojave Desert to the northeast. The Phelan/Pinon Hills Community Plan area is abutted on the south by both the Angeles National Forest and the San Bernardino National Forest and is approximately four miles east of the San Bernardino/Los Angeles County boundary. Phelan/Pinon Hills also has desert scenery consisting of rock formations and the desert landscape that give the planning area its character.

The Proposed Project includes four buildings and an office totaling to 75,561 square-foot (with a maximum height of approximately 20 feet) and a 2,388 square-foot caretaker residence. The Proposed Project includes a GPA to change the existing land use designation of Rural Living (RL) to Rural Commercial (CR) to allow for a building height of 35 feet (County of San Bernardino 2007 Development Code, Section 82.05.060). Upon approval, all elements of the Proposed Project would be consistent with the Development Code and are not anticipated to obscure any scenic views in the vicinity. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b) **No Impact.** The Proposed Project is located along Baldy Mesa Road and Phelan Road, both of which are identified within the County of San Bernardino’s General Plan as Major Arterial Highways and are not considered a designated scenic route in the California Scenic Highway Mapping System. The nearest State Scenic Highway to the Project Site is Route 38, located approximately 30 miles southeast. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

d) **Less Than Significant Impact.** The nearest sensitive receptors to the Project Site are the single-family residences to the north and south. The impact of nighttime lighting depends on the proximity of the sensitive receptors, intensity of the new light source, and existing ambient light conditions combined. According to policy PH/CO 1.8 in the Phelan/Pinon Hills Community Plan, the Proposed Project’s lighting plan is required to be designed in accordance with the Night Sky Protection Ordinance. The Proposed Project would be subject to design review in the final stages of development to ensure the use of proper lighting at the Project

Initial Study – Kuri RV and Personal Storage

APN: 3065-481-08, -09, -10, & -11

July 2020

Site which would reduce impacts from substantial light and glare in the area. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
II. AGRICULTURE AND FORESTRY RESOURCES				
<p>- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Will the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>SUBSTANTIATION: (Check <input type="checkbox"/> if project is located in the Important Farmlands Overlay):</p>				

- a) **No Impact.** The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project Site as "Grazing Land" in its California Important Farmland Finder. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity. The Proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

- b) **No Impact.** The Project Site is not under a Williamson Act Contract as identified in the latest map prepared by the California Department of Conservation, Division of Land Resource Protection. The County of San Bernardino General Plan does not designate any of the land within the Project Site or in its immediate vicinity for agricultural use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- c) **No Impact.** Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production because the Project Site is within a mildly urbanized area and these designations do not occur in the vicinity. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** The Project Site does not support forest land. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.
- e) **No Impact.** Implementation of the Proposed Project would not result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

Issues		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
III.	AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SUBSTANTIATION:		<i>((Discuss conformity with the South Coast Air Quality Management Plan, if applicable):</i>			

The Project Site is located in the Mojave Desert Air Basin (MDAB). The MDAB encompasses the desert portion of San Bernardino County. The MDAQMD has jurisdiction over air quality issues and regulations within the MDAB. To assist local agencies in determining if a project's emissions could pose a significant threat to air quality, the MDAQMD has prepared the California Environmental Quality Act (CEQA) and Federal Conformity Guideline (August 2016). The air and dust emissions from the construction and operational use of the Proposed Project were evaluated and compared to the MDAQMD air quality thresholds to determine significance.

Air emissions from the Proposed Project are subject to federal, State, and local rules and regulations implemented through provisions of the federal Clean Air Act, California Clean Air Act, and the rules and regulations of the California Air Resources Board (CARB) and MDAQMD. The federal Clean Air Act and California Clean Air Act were established in an effort to assure that acceptable levels of air quality are maintained. These levels are based upon health-related exposure limits and are referred to as National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). The ambient air quality standards establish maximum allowable concentrations of specific pollutants in the atmosphere and characterize the amount of exposure deemed safe for the public. Areas that meet the standards are designated attainment and if found to be in violation of primary standards are designated as nonattainment areas.

The United States Environmental Protection Agency (EPA) and the CARB have designated portions of the District as nonattainment for a variety of pollutants, and some of those designations have an associated classification. Table 1 lists these designations and classifications. The MDAQMD has adopted attainment plans for a variety of nonattainment pollutants.

**Table 1
 State and Federal Air Quality
 Designations and Classifications**

Ambient Air Quality Standard	Status
Eight-hour Ozone (Federal 70 ppb (2015))	Expected Non-attainment; to be determined.
Ozone (State)	Non-attainment; classified Moderate
PM ₁₀ (24-hour Federal)	Non-attainment; classified Moderate (portion of MDAQMD in Riverside County is unclassifiable/attainment)
PM _{2.5} (Annual Federal)	Unclassified/attainment
PM _{2.5} (24-hour Federal)	Unclassified/attainment
PM _{2.5} (State)	Non-attainment (portion of MDAQMD outside of Western Mojave Desert Ozone Non-Attainment Area is unclassified/attainment)
PM ₁₀ (State)	Non-attainment
Carbon Monoxide (State and Federal)	Unclassifiable/Attainment
Nitrogen Dioxide (State and Federal)	Unclassifiable/Attainment
Sulfur Dioxide (State and Federal)	Attainment/unclassified
Lead (State and Federal)	Unclassifiable/Attainment
Particulate Sulfate (State)	Attainment
Hydrogen Sulfide (State)	Unclassified (Searles Valley Planning Area is nonattainment)
Visibility Reducing Particles (State)	Unclassified

Source: MDAQMD CEQA and Federal Conformity Guidelines, August 2016

- a) **Less than Significant Impact.** The Proposed Project is a request for a GPA to allow for the development of the Proposed Self-Storage Facility. The Project Site is currently designated RL and zoned RL. The Proposed GPA change would change the designation from RL to CR to allow for the development of the Proposed Project. Upon approval of the GPA, the Proposed Project would also require a CUP which would allow for operation of the Proposed Project and comply with the General Plan allowable land uses. Therefore, analysis of the Proposed Project’s construction emissions and operational emissions was conducted for the Proposed Project as well as the operational emissions associated with buildout under the existing General Plan and zoning designations to provide a long-term emissions comparison. As demonstrated by the emissions analysis addressed below, the Proposed Project would not significantly increase local air pollutant emissions, and therefore would not conflict with or obstruct implementation of the AQMP. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- b) **Less than Significant Impact.** An air quality analysis for the Proposed Project has been conducted in accordance with the CEQA and Federal Conformity Guidelines (MDAQMD 2016). The Proposed Project’s construction and operational emissions, as well as the operational emissions associated with buildout under the existing General Plan and zoning designations, were screened using the latest CalEEMod version 2016.3.2 (see Appendix A for model output). Although the Proposed Project is a self-storage facility, the Trip Generation Evaluation prepared by Urban Crossroads utilized the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition to define the Proposed Project with the “Mini-Warehouse” (ITE Land Use Code 151) land use subtype. The “Mini-Warehouse” is not a land use subtype option within CalEEMod version 2016.3.2; therefore, the “Unrefrigerated Warehouse-No Rail” (ITE Land Use Code 152)

land use subtype was used to represent a worst-case scenario emissions estimation and to remain as consistent as possible with the Trip Generation Evaluation.

The MDAQMD has established the following significant daily emissions thresholds for determining whether the impacts from a proposed project would be considered significant per CEQA:

Daily Emissions Thresholds of Significance

- Carbon Monoxide (CO) – 548 lbs/day
- Oxides of Nitrogen (NO_x) – 137 lbs/day
- Reactive Organic Gases (ROG) – 137 lbs/day
- Oxides of Sulfur (SO_x) – 137 lbs/day
- Particulate matter (PM₁₀) – 82 lbs/day
- Particulate matter (PM_{2.5}) – 65 lbs/day

Source: CEQA and Federal Conformity Guidelines (MDAQMD 2016)

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site preparation, grading (mass and fine grading), building construction, paving, and architectural coating. Construction is anticipated to begin in mid-2020 and be completed in mid-2021. The resulting emissions generated by construction of the Proposed Project are shown in Table 2 and Table 3, which represent the summer and winter emissions, respectively.

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

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	4.2	42.5	22.5	0.04	10.6	6.6
Grading	2.5	26.5	16.9	0.03	4.4	2.7
Building Construction	2.7	22.6	21.6	0.05	2.3	1.4
Paving	1.3	10.9	13.2	0.02	0.8	0.6
Architectural Coating	130.8	1.6	2.5	0.00	0.3	0.1
Highest Value (lbs/day)	130.8	42.5	22.5	0.05	10.6	6.6
MDAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No

Source: CalEEMod.2016.3.2 Summer

**Table 3
 Winter Construction Emissions Summary
 (Pounds per Day)**

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	4.2	42.5	22.3	0.04	10.6	6.6
Grading	2.5	26.5	16.7	0.03	4.4	2.7
Building Construction	2.7	22.5	20.9	0.04	2.3	1.4
Paving	1.3	10.9	13.0	0.02	0.8	0.6
Architectural Coating	130.8	1.6	2.4	0.00	0.3	0.1

Highest Value (lbs/day)	130.8	42.5	22.3	0.04	10.6	6.6
MDAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No

Source: CalEEMod.2016.3.2 Winter

As shown in Table 2 and Table 3, construction emissions during either summer or winter seasonal conditions would not exceed MDAQMD thresholds. Impacts would be less than significant, and no mitigation measures would be required.

Compliance with MDAQMD Rules 402 and 403

Although the Proposed Project does not exceed MDAQMD thresholds for construction emissions, the Project Applicant would be required to comply with all applicable MDAQMD rules and regulations as the MDAB is in non-attainment status for ozone and suspended particulates (PM₁₀ and PM_{2.5} (state)). The Project Applicant would be required to comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project Applicant shall ensure that any portion of the site to be graded shall be prewatered prior to the onset of grading activities.
 - (a) The Project Applicant shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
 - (b) The Project Applicant shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - (c) The Project Applicant shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - (d) The Project Applicant shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

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

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The Project Applicant shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
4. The Project Applicant shall ensure that construction personnel are informed of ride sharing and transit opportunities.

5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
6. The Project Applicant shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
7. The Project Applicant shall comply with all existing and future CARB and MDAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

As stated, the Proposed Project is a request for a GPA to allow for the development of the Proposed Self-Storage Facility. The Project Site is currently designated and zoned RL (1 dwelling unit per 2.5 acres max). The Proposed GPA change would convert all four parcels of the Project Site to a designation of CR and allow for the development of the Proposed Project. Therefore, analysis of the Proposed Project’s operational emissions was conducted for the Proposed Project as well as the operational emissions associated with buildout under the existing General Plan and zoning designations to provide a long-term emissions comparison.

In accordance with the anticipated construction schedule, operation of the Proposed Project is anticipated to begin in mid-2021. Additionally, the Proposed Project is anticipated at buildout to generate 150 trip ends per day with 10 AM peak hour trips and 17 PM peak hour trips (Trip Generation Evaluation, Urban Crossroads). Emissions associated with the Proposed Project’s operational activities in comparison to buildout of the Project Site under the existing General Plan/Zoning designations are listed in Table 4 and Table 5, which represent the summer and winter operational emissions, respectively.

**Table 4
 Summer Operational Emissions
 (Pounds Per Day)**

Proposed Project¹						
Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area	2.79	0.00	0.02	0.00	0.00	0.00
Energy	0.01	0.05	0.05	0.00	0.00	0.00
Mobile	0.04	0.31	0.49	0.00	0.11	0.03
Total Value (lbs/day)	2.84	0.36	0.55	0.00	0.12	0.04
MDAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No
Existing Zoning²						
Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area	1.59	0.03	1.97	0.00	0.27	0.27
Energy	0.00	0.01	0.00	0.00	0.00	0.00
Mobile	0.00	0.02	0.03	0.00	0.01	0.00
Total Value (lbs/day)	1.59	0.06	2.01	0.00	0.28	0.27
MDAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No
Delta³						

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Delta of Total Values (lbs/day)	1.25	0.3	-1.46	0	-0.16	-0.23

¹Rural Commercial

²Rural Living (1 dwelling unit per 2.5 acres max)

³Difference between the Proposed Project compared to buildout of the Project Site under Existing GP/Zoning
Source: CalEEMod 2016.3.2, Summer Emissions

**Table 5
Winter Operational Emissions
(Pounds Per Day)**

Proposed Project ¹						
Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	2.79	0.00	0.02	0.00	0.00	0.00
Energy	0.01	0.05	0.05	0.00	0.00	0.00
Mobile	0.04	0.30	0.42	0.00	0.13	0.03
Total Value (lbs/day)	2.83	0.36	0.48	0.00	0.13	0.04
MDAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No
Existing Zoning ²						
Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	1.59	0.03	1.97	0.00	0.27	0.27
Energy	0.00	0.01	0.00	0.00	0.00	0.00
Mobile	0.00	0.02	0.03	0.00	0.01	0.00
Total Value (lbs/day)	1.59	0.06	2.00	0.00	0.27	0.27
MDAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No
Delta ³						
Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Delta of Total Values (lbs/day)	1.24	0.3	-1.52	0	-0.14	-0.23

¹Rural Commercial

²Rural Living (1 dwelling unit per 2.5 acres max)

³Difference between the Proposed Project compared to buildout of the Project Site under Existing GP/Zoning
Source: CalEEMod 2016.3.2, Winter Emissions

As shown in Table 4 and Table 5, operational emissions associated with the Proposed Project are below MDAQMD thresholds and impacts are anticipated to be less than significant.

Emissions associated with the Proposed Project’s construction activities are listed in Table 2 and Table 3, which represent the summer and winter emissions, respectively. Additionally, emissions associated with the Proposed Project’s operational activities in comparison to buildout of the Project Site under the existing General Plan/Zoning designations are listed in Table 4 and Table 5, which represent the summer and winter operational emissions, respectively. Although the Proposed Project does not exceed MDAQMD thresholds, MDAQMD requests as a condition of approval, that the Project Applicant obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to, Internal Combustion Engines with a manufacture’s maximum continuous rating greater than 50 brake

horsepower. Furthermore, the Project Applicant will be required to obtain all applicable MDAQMD permits as required by the District. With adherence to existing rules, regulations, and conditions of approvals listed herein, impacts are expected to be less than significant.

c) **Less than Significant Impact.** The MDAQMD CEQA and Federal Conformity Guidelines (August 2016) describes sensitive receptors as being residences, schools, daycare centers, playgrounds, and medical facilities. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated using MDAQMD significance thresholds:

- Any industrial project within 1000 feet;
- A distribution center (40 or more trucks per day) within 1000 feet;
- A major transportation project (50,000) or more vehicles per day) within 1000 feet; •
A dry cleaner using perchloroethylene within 500 feet;
- A gasoline dispensing facility within 300 feet.

As such, the Proposed Project does not meet the criteria for a project type, which is subject to sensitive receptor significance threshold evaluation. Furthermore, the modeling results (as shown in Table 3) indicate that development of the Proposed Project is not anticipated to exceed MDAQMD emissions thresholds. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

d) **Less than Significant Impact.** The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities as well as the temporary storage of domestic solid waste associated with the Proposed Project's long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with County of San Bernardino solid waste regulations. The Proposed Project would also be required to comply with MDAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the Proposed Project construction and operations would be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) **Less than Significant with Mitigation.** A General Biological Resources Assessment (BRA) was prepared by Natural Resources Assessment, Inc. (NRAI), November 21, 2019 (available at the County offices for review). The purpose of the BRA was to identify and document any biological resources that might be adversely affected by the construction and/or operation of the Proposed Project. A data search was conducted to provide information on the known occurrence of plant and wildlife species within the vicinity of the property. The review included biological texts on general and specific biological resources, and those resources considered to be sensitive by various wildlife agencies, local governmental agencies and interest groups. During the field investigations, the Project Site was also evaluated for the presence of sensitive habitats and wildlife corridors. Findings of the BRA are summarized herein.

NRAI conducted a field survey on October 3, 2019. The field survey included searches for sensitive biological resources and observations of potential habitat for sensitive species. Although not present, all sensitive species were considered as potentially present on the property if its known geographical

distribution encompassed all or part of the project site or if its distribution was near the site and its general habitat requirements were present.

The plant community on site is Mojavean creosote bush scrub (*Ephedra nevadensis* and *Ericameria nauseosa* alliances) and has been impacted by past and current uses (Figure 4). Scrub cover is sparse (Photos 1 - 4). Scrub species observed include burrobush (*Ambrosia dumosa*), Mormon tea (*Ephedra nevadensis*), rabbit bush (*Ericameria nauseosa*), Anderson's boxthorn (*Lycium andersonii*) and Emory's indigo bush (*Psoralea emoryi*). Only a few creosote bushes (*Larrea tridentata*) and Joshua trees (*Yucca brevifolia*) are present. There were no cactus species seen. The undergrowth was dominated by native and non-native weedy species such as desert fiddleneck (*Amsinckia tessellata*), Mediterranean grass (*Schismus barbatus*), ragweed (*Ambrosia psilostachya*), common barley (*Hordeum vulgare*), and Lemmon's lessingia (*Lessingia lemmonii*).

No amphibians were observed, probably because no suitable habitat for desert amphibians exists on the property. Marginal habitat for a number of reptile species is present, but only side-blotched lizard (*Uta stansburiana*) was observed. Bird species observed included common raven (*Corvus corax*), mourning dove (*Zenaidura macroura*), black-throated sparrow (*Amphispiza bilineata*) and lesser goldfinch (*Spinus psaltria*).

Sign of mammal species include Merriam's kangaroo rat (*Dipodomys merriami merriami*), Beechey ground squirrel (*Otospermophilus beecheyi*), Audubon's cottontail (*Sylvilagus audubonii*) and blacktailed jackrabbit (*Lepus californicus*). NRAI did not identify any burrows belonging to ground squirrels, nor were any ground squirrels observed. In addition, the property habitat is somewhat degraded and subject to occasional human use. Mohave ground squirrels are not expected to be present on-site. There were no active kit fox dens located on the property.

The desert tortoise (*Gopherus agassizii*) occurs from California east to Utah. It ranges from below sea level (Death Valley and Sonora, California) to over 7,000 feet in a few areas. In the Mojave Desert, desert tortoises are typically between 1,000 and 4,000 ft elevation and normally occur in creosote scrub, although other native desert scrub communities can also host this species. Tortoise habitats are often-associated with well-drained sandy loam soils in plains, alluvial fans, and bajadas, but also sometimes dunes, edges of basaltic flow and other rock outcrops, and, rarely, in well drained and vegetated alkali flats. NRAI found marginally suitable habitat for desert tortoise, but did not identify burrows, scat or other sign indicating tortoise are resident on-site. NRAI concluded that there are no impacts to desert tortoise. Regardless of the survey results, tortoises cannot be subject to take per the requirements of state and federal law. Conclusions from the BRA does not constitute authorization for incidental take of desert tortoise. Handling or other inappropriate treatment of tortoises must be avoided until authorization is obtained from the USFWS and CDFW.

No suitable burrowing owl burrows were observed, and no animals were observed during the survey. No other suitable locations such as pipes, concrete structures, or similar man-made features that could provide suitable burrow sites were found. There is one potential future burrow site. There is an active Beechey ground squirrel burrow complex in the western section of the property. This complex is being used by Beechey ground squirrels and is not currently being used by burrowing owls. However, abandoned Beechey ground squirrel burrows are sometimes used by burrowing owls. Burrowing owls are not expected to nest on the property at this time but could move on-site if suitable burrow sites (like the Beechey ground squirrel burrow mound) become available over time. Raven predation may increase due to additional foraging habitat created by the Proposed Project's trash during construction and operation.

Most of the raptor species (eagles, hawks, falcons and owls) are experiencing population declines because of habitat loss. Raptors and all migratory bird species, whether listed or not, receive protection under the Migratory Bird Treaty Act (MBTA) of 1918. The MBTA prohibits individuals to kill, take, possess or sell any

migratory bird, or bird parts (including nests and eggs) except in accordance with regulations prescribed by the Secretary of the Interior Department (16 U. S. Code 703).

Additional protection is provided to all bald and golden eagles under the Bald and Golden Eagle Protection Act of 1940, as amended. State protection is extended to all birds of prey by the California Fish and Game Code, Section 2503.5. No take is allowed under these provisions except through the approval of the agencies or their designated representatives. At the time of the survey, there was suitable nesting habitat throughout the property for nesting birds, including the Joshua trees. The following measures shall be implemented to address potential impacts:

Mitigation Measure BIO-1:

A pre-construction burrowing owl breeding bird survey following the recommended guidelines of the United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) shall be required to determine if nesting is occurring. Occupied nests shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur during the breeding season within a distance determined by the qualified biologist for each nest or nesting site. For the burrowing owl, the recommended distance is a minimum of 160 feet.

Mitigation Measure BIO-2:

Control trash during construction by placing all trash, garbage and other debris into closed waste containers and regularly emptying of waste containers to avoid over-spilling of trash.

Mitigation Measure BIO-3:

Construction of anti-roosting devices on tall poles and other potential roost sites before and after construction to prevent raven predation from construction and project-related trash.

Mitigation Measure BIO-4:

If start of construction occurs between February 1 and August 31, then a qualified biologist shall conduct a breeding bird survey no more than three (3) days prior to the start of construction to determine if nesting is occurring. If occupied nests are found, they shall not be disturbed unless the qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within a distance specified by the qualified biologist for each nest or nesting site. The qualified biologist will determine the appropriate distance in consultation with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service.

- b, c) **No Impact.** NRAI evaluated the property for drainages subject to jurisdiction by the U. S. Army Corps of Engineers (Corps) under Section 404 of the Clean Water Act, California Department of Fish and Wildlife (CDFW) under Sections 1600 et seq. of the California Fish and Game Code, and the water act regulations of the State Water Resources Control Board. The property has no wetlands, washes or other evidence of water flow that would come under the jurisdiction of the Corps. There are no drainages or other areas of watered habitat that would come under the jurisdiction of the Regional Water Quality Control Board (RWQCB) or provide any Beneficial Uses (BUs) that might come under the RWQCB protection. There are no washes or riparian habitats that may come under the jurisdiction of the CDFW. Therefore, no impacts to federal or jurisdictional waters, wetlands or riparian habitat are identified or anticipated and no mitigation measures are required.
- d) **No Impact.** Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. In summary, habitat fragmentation is the division or

breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Wildlife movement (more properly recognized as species movement) is the temporal movement of individuals (plants and animals) along diverse types of corridors. Wildlife corridors are especially important for connecting fragmented habitat areas. The property is bordered in an area where wildlife movement is restricted by roads and houses. Impacts to regional wildlife movement are not expected. The site is in a partially developed area where habitat fragmentation has already occurred. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

- e) **Less than Significant with Mitigation.** The California Desert Native Plants Act regulates the taking of plant species for commercial purposes. It also regulates the permitting process for the taking of desert plant species, making it unlawful for “any person to destroy, dig up, mutilate or harvest any living native plant, or the living or dead parts of any native plant, except its fruit, without obtaining written permission from the landowner and a permit....” (State of California 1982, Division 23, Chapter 5, Section 80111).

The Act allows exceptions for “a public agency or to a publicly or privately-owned public utility when acting in the performance of its obligation to provide service to the public. This section does not prevent the landowner or his or her agent from complying with any other federal, state, or local laws or regulations.” (State of California 1982, Division 23, Chapter 5, Section 80117).

In addition to the State Act, Division 8, Chapter 88.01: Plant Protection and Management, of the County Development Code (Code) requires the protection of California native plants within County boundaries. Excepted entities under the Code include “(b) Government Owned Lands. Removal from lands owned by the United States, State of California, or local governmental entity....” (Section 88.01.030).

Joshua tree was the only protected species found on the property. No protected cactus or other yucca species were present. There are no creosote bush rings on-site. Therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as conditions of project approval to reduce impacts to a level below significant. The required mitigation measure is as follows:

Mitigation Measure BIO-5:

Any construction that removes any protected Joshua trees shall be conducted in accordance with the requirements of the San Bernardino County ordinance. All protected trees to be removed shall be flagged and transplanted to an undisturbed area prior to construction per the requirements of State regulation and County ordinance.

- f) **No Impact.** The Project Site does not occur within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The Project Site occurs within the boundary of the Bureau of Land Management’s (BLM) Western Mojave Plan (WMP) boundary; however, that plan currently applies to federal BLM lands only and the Project Site is considered private land. The Project Site also occurs within the planning area of the Renewable Energy Action Team’s (REAT) Desert Renewable Energy Conservation Plan (DRECP), however, this habitat conservation plan/natural community conservation plan is currently being developed. The Proposed Project is not anticipated to have a significant impact relating to habitat conservation plans, natural community conservation plans, and/or recovery plans. Therefore, no impact is identified or anticipated, and no mitigation measure is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of historical resource pursuant to §15064.5?	a <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of archaeological resource pursuant to §15064.5?	an <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	outside <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

a, b) **Less than Significant with Mitigation.** In October 2019, McKenna et al. completed a Phase I Cultural Resources Investigation for the Project Site (available at the County offices for review). The purpose of the assessment was to identify and document any cultural resources that may potentially occur within the Project Site and to evaluate resources pursuant to National Historic Preservation Act (NHPA) Section 106, CEQA, and the County’s General Plan. The Cultural Resources Investigation searched for historic or archaeological properties by means of a record search, field survey, and Native American consultation. Findings of the Cultural Resource Investigation are summarized herein and the report is available for review at the County of San Bernardino Land Use Services Department.

A standard archaeological records search was completed through the California State University, Fullerton, California-South Central Coastal Information Center (CSUF-SCCIC). The research confirmed a number of resources investigations (23) in the immediate area surrounding the Project Site (one mile radius). None of these studies involve the Project Site. The Project Site has never been surveyed for cultural resources.

Throughout the ownership history of the current project area, there has been no evidence to suggest the property was ever improved. Subsequent improvements on adjacent properties all post-date 1973, are considered modern additions to the area, and are not historically significant. Baldy Mesa Road fronts the current project area and the proposed improvements will include impacts to the western extent of the Baldy Mesa Road right-of-way. Given this resource is not considered significant or eligible for listing in the Register, any potential impacts would not be considered adverse.

McKenna et al. conducted the pedestrian survey of the 8.57 acre Project Site on October 23, 2019. The survey confirmed the presence of the coarse alluvial deposits cited by McLeod (2019), but no physical evidence of paleontological resources was documented. Likewise, no evidence of prehistoric or historic archaeological resources was found. Some scant modern refuse was noted along Baldy Mesa road and Lindero Street. McKenna et al. concluded the survey coverage was consistent with an intensive level of surveying and adequate to assess the presence/absence of cultural resources within the project area.

There are no standing structures within the project area and research concluded no structures were ever present. With no evidence of any archaeological resources within the project area, McKenna et al. has concluded the property is clear of any cultural resources and it is unlikely archaeological resources will be identified within the older Quaternary alluvial deposits dominating the property.

Based on recent research and field investigations, McKenna et al. has confirmed and concluded the Project Site is dominated with older Quaternary deposits and lacks the Holocene deposits generally associated with prehistoric archaeological resources. The Project Area is sensitive for paleontological resources, but not considered sensitive for yielding evidence of prehistoric archaeological resources (refer to Section VII f)).

The following mitigation measure is recommended to insure adequate and compliant management of any resources that may be identified within the project area during project development:

Mitigation Measure CR-1:

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

Mitigation Measure CR-2: *If significant pre-contact resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.*

- c) **Less than Significant with Mitigation.** Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Field surveys conducted as part of the Cultural Resource Investigation did not encounter any evidence of human remains. The Project Site is not located on or near a known cemetery, and no human remains are anticipated to be disturbed during the construction stage. However, to insure adequate and compliant management of any buried remains that may be identified during project development the following mitigation measure is required as a condition of project approval to reduce any impact to a level below significant.

Mitigation Measure CR-3: *If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
VI. ENERGY - Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

Building Energy Conservation Standards

The California Energy Conservation and Development Commission (California Energy Commission) adopted Title 24, Part 6, of the California Code of Regulations; energy Conservation Standards for new residential and nonresidential buildings in June 1977 and standards are updated every three years. Title 24 ensures building designs conserve energy. The requirements allow for the opportunities to incorporate updates of new energy efficiency technologies and methods into new developments. In June 2015, the California Energy Commission (CEC) updated the 2016 Building Energy Efficiency Standards. Under the 2016 Standards, residential buildings are approximately 28 percent more energy efficient than the previous 2013 Energy Efficiency Standards. The 2016 Standards improved upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. The CEC updated the 2019 Building Energy Efficiency Standards in May 2018. The 2019 Title 24 standards state that residential buildings are anticipated to be approximately 7 percent more energy efficient. When the required rooftop solar is factored in for low-rise residential construction, residential buildings that meet the 2019 Title 24 standards would use approximately 53 percent less energy than residential units built to meet the 2016 standards.

Senate Bill 350

Senate Bill (SB) 350 (de Leon) was signed into law in October 2015. SB 350 establishes new clean energy, clean air and greenhouse gas reduction goals for 2030. SB 350 also establishes tiered increases to the Renewable Portfolio Standard: 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030.

Senate Bill 100

Senate Bill 100 (SB 100) was signed into law September 2018 and increased the required Renewable Portfolio Standards. SB 100 requires the total kilowatt-hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

a) **Less than Significant Impact.**

Electricity: Southern California Edison (SCE) provides electricity to the Proposed Project Site. Currently, the existing Project Site is vacant and does not use electricity. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 Gigawatt hours (GWh)— between the years 2015 and 2026.

According to the California Energy Commission's Energy Report Generator for Southern California Edison (SCE) Planning Area, Commercial Building Sector for the year 2018, the Commercial Building Sector was responsible for 36,831.153457 GWh of electricity consumption in the SCE Planning Area. The Proposed Project is estimated to annually consume 0.2442623 GWh. The Proposed Project's estimated annual electricity consumption compared to the 2018 annual electricity consumption of the overall Commercial Building Sector in the SCE Planning Area would account for approximately 0.00066 percent of total electricity consumption. Most electrical use at the Proposed Project will be for lighting and the one residence and one Administrative Office on-site (within Buildings A and D). The increase in electricity demand from the Proposed Project would therefore represent an insignificant percent of the overall demand in SCE's service area. The Proposed Project's electrical demand is not expected to significantly impact SCE's level of service.

The Proposed Project has been designed to comply with the 2019 Building Energy Efficiency Standards. The County San Bernardino would review and verify that the Proposed Project plans would be in compliance with the most current version of the Building and Energy Efficiency Standards. The Proposed Project would also be required adhere to CALGreen, which establishes planning and design standards for sustainable developments, and energy efficiency. These sustainable features would be incorporated into the Proposed Project in which shall include high energy efficiency insulation, wall assemblies and windows to maximize insulation of cool or warm temperature; Cool roof concrete roof tiles; Radiant barrier roof sheathing; energy efficiency heating and cooling systems; and Solar panels. The development of the Proposed Project is not anticipated to conflict with achievement of the 60 percent Renewable Portfolio Standard established in in the current SB 100. SCE and other electricity retailer's SB 100 goals include that end-user electricity use such as residential and commercial developments use would decrease from current emission estimates. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation and no mitigation measures are recommended.

Natural Gas: The Proposed Project and surrounding area are serviced by Southern California Gas Company (SoCalGas). The Project Site is currently vacant and has no demand on natural gas. Therefore, the development of the Proposed Project will create a permanent increase demand of natural gas. However, the existing SoCalGas facilities is expected to meet the increased demand of natural gas. The commercial demand of natural gas is anticipated to decrease from approximately 81 billion cubic feet (bcf) to 65 Bcf between the years 2015 to 2035. According to the California Energy Commission's Energy Report Generator for Southern California Gas (SCG) Planning Area, Commercial Building Sector from the year 2018, the Commercial Building Sector was responsible for 937.882107 million Therms of natural gas consumption in the SCG Planning Area. The Proposed Project is estimated to annually consume 2,005.64 million Therms. The Proposed Project's estimated annual natural gas consumption compared to the 2018 annual natural gas consumption of the overall Commercial Building Sector in the SCG Planning Area would account for approximately 0.0002139 percent of total natural gas consumption. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage to the overall demand in SoCalGas' service area. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation and no mitigation measures are recommended.

Fuel: During construction of the Proposed Project, transportation energy consumption is dependent on the type of vehicle and number of vehicle trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Temporary transportation fuel use such as gasoline and diesel during construction would come from the transportation and use of delivery vehicles and trucks, construction equipment, and construction employee vehicles. Additionally, most construction equipment during grading would be powered by gas or diesel. Impacts related to transportation energy use during construction would be temporary and would not require the use of additional use of energy supplies or the construction of new infrastructure; therefore, impacts would not be significant.

During operations of the Proposed Project, the use of fuel would be generated by employees, onsite resident(s) and customers. The Proposed Project is a self-storage approximately four miles west of I-15, reducing the need to drive long distances to the existing freeway system. Additionally, the Proposed Project is not expected to result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities. The fuel use related with vehicle trips produced by the Proposed Project would not be considered inefficient, wasteful, or unnecessary. The Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is recommended.

- b) **No Impact.** Project design and operation would comply with the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards (Title 24) related to appliance efficiency regulations, and green building standards. Project development would not cause inefficient, wasteful and unnecessary energy consumption, and no adverse impact would occur.

The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, including Title 24, AB 32, and SB 32; therefore, the Project is consistent with AB 32, which aims to decrease emissions statewide to 1990 levels by to 2020. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and therefore no impact would occur and not mitigation measures are recommended.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
VII. GEOLOGY AND SOILS - Would the project:				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

- a) i) **Less than Significant Impact.** The Project Site is located in seismically active southern California with numerous fault systems in the region. The Project Site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest earthquake fault zone boundary, as shown on the County's Geologic Hazards Overlay Map EHFH C, is located approximately 10 miles southwest of the Project Site. The potential for rupture is considered low due to the absence of known faults within the immediate vicinity. Nonetheless, the design of the Proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable

statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with the California Building Codes and Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- ii) **Less than Significant Impact.** As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. During the life of the Proposed Project, seismic activity associated with the active faults can be expected to generate moderate to strong ground shaking at the Project Site. As a mandatory condition of project approval, the Proposed Project would be required to construct proposed structures in accordance with the California Building Code (CBC) which is established by the California Building Standards Code. The code is also known as Title 24, Part 2 of the California Code of Regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. With mandatory compliance with standard design and construction measures, potential impacts would be reduced to a less than significant and the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
 - iii) **No Impact.** Liquefaction is a process whereby strong earthquake shaking causes sediment layers that are saturated with groundwater to lose strength and behave as a fluid. Ground failure associated with liquefaction can result in severe damage to structures. As demonstrated by San Bernardino County Land Use Plan: Geologic Hazard Overlays Map, the Project Site is not located in an area at risk for liquefaction. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
 - iv) **No Impact.** Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project Site has no prominent geologic features occurring on or within the vicinity and therefore the site is at little risk for landslide. No impacts are identified or are anticipated, and no mitigation measures are required.
- b) **Less than Significant Impact.** During the development of the Project Site, which would include disturbance of 4.7 acres, project-related dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c) **Less than Significant Impact.** The Project Site is relatively flat with no prominent geologic features occurring on or within the vicinity of the Project Site. Review of the County of San Bernardino General Plan Geologic Hazard Overlay Map EHFHC showed that the Project Site is not located in an area likely to become unstable as a result of on- or off-site landslide. The Project Site is located within an area with no potential for landslides, and development on the subject property would not be exposed

to risk of landslide. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- d) **Less than Significant Impact.** Expansive soils (shrink-swell) are fine grained clay soils generally found in historical floodplains and lakes. Expansive soils are subject to swelling and shrinkage in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. Information about shrink-swell classes and linear extensibility is available in the Natural Resources Conservation Service (NRCS) soil survey reports. The shrink-swell classification indicates the relative change in volume that may be expected with changes in moisture content that is the extent to which the soil shrinks as it dries out or swells when it gets wet. The extent of shrinking and swelling is influenced by the amount and kind of clay in the soil. A high shrink-swell potential indicates a hazard to structures built on or with material having this rating. Moderate to low ratings lessen the hazard. The NRCS identifies the soil class on the Project Site as Cajon Sand. The typical soil profile for Cajon Sand includes mostly sands and gravelly sands. The high to very high capacity of the most limiting layer to transmit water suggest expansive soils are not expected to be encountered at the Project Site. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- e) **No Impact.** The Proposed Project would connect to the existing sewer system. No septic tanks or alternative wastewater disposal is proposed. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
- f) **Less Than Significant with Mitigation.** As part of the Phase I Cultural Resources Investigation, a paleontological overview was completed through the Natural History Museum of Los Angeles County. The report concluded that the surficial sediments within the entire project area consists of older Quaternary alluvium derived from the San Gabriel Mountains. The project area is considered highly sensitive for the presence of paleontological specimens. Although the Project Site does not visibly contain a unique paleontological resource or site or unique geologic feature, grading could expose resources that may exist below the surface.

The following mitigation measure is recommended to insure adequate and compliant management of any resources that may be identified within the project area during project development:

Mitigation Measure GEO-1:

The Project Proponent must have a qualified paleontological monitor on-site during earthmoving activities involving the older Quaternary Alluvium (entire site area). The paleontological monitoring program must be designed in a manner consistent with the standard procedures, policies, and guidelines of the San Bernardino County Museum, Earth Sciences Department. All identified and/or recovered paleontological/fossil specimens must be professionally researched, analyzed, reported, and curated in accordance with the San Bernardino County Museum policies and guidelines.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
VIII. GREENHOUSE GAS EMISSIONS - Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

According to CEQA Guidelines section 15064.4, when making a determination of the significance of greenhouse gas emissions, the “lead agency shall have discretion to determine, in the context of a particular project, whether to (1) quantify greenhouse gas emissions resulting from a project and/or (2) rely on a qualitative analysis or performance based standards. Moreover, CEQA Guidelines section 15064.7(c) provides that “a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts” on the condition that “the decision of the lead agency to adopt such thresholds is supported by substantial evidence.”

San Bernardino County GHG Emissions Reduction Plan

In September 2011, the County adopted a Greenhouse Gas Emissions (GHG) Reduction Plan (September 2011) (GHG Plan). The GHG Plan presents a comprehensive set of actions to reduce the County’s internal and external GHG emissions to 15% below current levels (2007 levels) by 2020, consistent with the AB 32 Scoping Plan. GHG emissions impacts are assessed through the GHG Development Review Process (DRP) by applying appropriate reduction requirements as part of the discretionary approval of new development projects. Through its development review process, the County will implement CEQA requiring new development projects to quantify project GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of CO₂ equivalent (MTCO_{2e}) per year is used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. Note that the MDAQMD has an annual threshold of 100,000 tons of CO_{2e} per year.

- a, b) **Less than Significant Impact.** Many gases make up the group of pollutants that contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of greenhouse gases (GHGs): Carbon dioxide (CO₂), Methane (CH₄), and Nitrous oxide (N₂O). A threshold of 3,000 MTCO_{2e} per year has been adopted by the County of San Bernardino Greenhouse Gas Emissions Reduction Plan (Emissions Reduction Plan).

GHG emissions were estimated using the CalEEMod version 2016.3.2 (see Appendix A). Construction is anticipated to begin in mid-2020 and be completed in mid-2021. Other parameters which are used to estimate construction emissions such as those associated with worker and vendor trips, and trip lengths were based on the CalEEMod defaults. The operational mobile source emissions were calculated using the Trip Generation Evaluation prepared by Urban Crossroads (available at the County offices for review) which determined that the Proposed Project would generate 150 total daily trips.

As previously stated, the Proposed Project is a request for a GPA to allow for the development of the Proposed Self-Storage Facility. The Project Site is currently designated RL and zoned RL. The Proposed GPA change would convert all four parcels of the Project Site to a designated CR and allow for the development of the Proposed Project. Upon approval of the GPA, the Proposed Project would also require a CUP which would allow for operation of the Proposed Project and confirm compliance with General Plan allowable land uses. Therefore, analysis of the Proposed Project’s construction GHG emissions and operational GHG emissions was conducted for the Proposed Project as well as the operational GHG emissions associated with buildout under the existing General Plan and zoning designations to provide a long-term emissions comparison. GHG emissions associated with the Proposed Project’s construction activities are listed in Table 6. Additionally, GHG emissions associated with the Proposed Project’s operational activities in comparison to buildout of the Project Site under the existing General Plan/Zoning designations are listed in Table 7.

Table 6
Construction GHG Emissions Summary (MT per Year)

Source/Phase	CO₂	CH₄	N₂O
Site Preparation	8.8	0.0	0.0
Grading	11.1	0.0	0.0
Building Construction	236.7	0.0	0.0
Paving	16.6	0.0	0.0
Architectural Coating	3.7	0.0	0.0
Total MTCO₂e	278.1		
County Threshold	3,000		
Significant	No		

Source: CalEEMod Version 2016.3.2 Annual

**Table 7
 Greenhouse Gas Operational Emissions (MT
 Per Year)**

Proposed Project¹			
Source	CO₂	CH₄	N₂O
Area	0.0	0.0	0.0
Energy	88.5	0.0	0.0
Mobile	300.5	0.0	0.0
Waste	18.9	1.1	0.0
Water	102.0	0.7	0.0
Total (MTCO₂e)	562.9		
County Threshold	3,000		
Significant	No		
Existing Zoning²			
Source	CO₂	CH₄	N₂O
Area	1.5	0.0	0.0
Energy	4.4	0.0	0.0
Mobile	18.1	0.0	0.0
Waste	0.2	0.0	0.0
Water	0.4	0.0	0.0
Total (MTCO₂e)	25.2		
Threshold	3,000		
Significant	No		
Delta³			
Delta of Totals (MTCO ₂ e)	537.7		

¹ Rural Commercial

² Rural Living (1 dwelling unit per 2.5 acres max)

³ Difference between the Proposed Project compared to buildout of the Project Site under Existing GP/Zoning

Source: CalEEMod 2016.3.2, Annual Emissions

As shown in Table 6 and Table 7, construction and operational GHG emissions produced from the Proposed Project, as well as buildout under the existing General Plan/Zoning designation, would not exceed the County's established GHG thresholds of significance. Therefore, the Proposed Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Furthermore, with implementation of the Conditions of Approval, listed below, the Proposed

Project would not conflict with any applicable plan, policy, or regulation of an agency for the purpose of reducing the emissions of greenhouse gases. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Conditions of Approval

The project emissions are less than significant; however, the applicant will be required to implement GHG reduction performance standards. The GHG reducing performance standards were developed by the County to improve the energy efficiency, water conservation, vehicle trip reduction potential, and other GHG reducing impacts from all new development approved within the unincorporated portions of San Bernardino County. As such, the following Performance Standards establish the minimum level of compliance that development must meet to assist in meeting the 2020 GHG reduction target identified in the in the County GHG Emissions Reduction Plan. These Performance Standards apply to all Projects, including those that emit less than 3,000 MTCO_{2e} per year, and will be included as Conditions of Approval for development projects.

The following are the Performance Standards (Conditions of Approval) that are applicable to the Project:

1. *The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:*
 - a) *Select construction equipment based on low GHG emissions factors and high-energy efficiency.*
 - b) *All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.*
 - c) *All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.*

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

SUBSTANTIATION:

a) b) **Less Than Significant Impact.** Construction and operation of the Proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. All materials required during construction would be kept in compliance with State and local regulations. Post-construction activities would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public. If businesses that use or store hazardous materials occupy the Project Site, the operator would be required to comply with all applicable federal, state, and local regulations including cooperation with the Certified Unified Program Agency (CUPA) with Hazardous Materials Division of the San Bernardino County Fire Department. The

transport, use, storage, and disposal of hazardous materials are strictly regulated by state and federal agencies to minimize adverse hazards from accidental release. Therefore, no significant adverse impacts or anticipated and no mitigation measures are required.

- c) **No Impact.** The nearest school to the Project Site occurs 0.45 miles to the northwest at 10058 Arrowhead Road. No hazardous materials would be emitted as a result of the construction and operation of the Proposed Self-Storage Facility. Therefore, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of a school are anticipated. No significant adverse impacts or anticipated and no mitigation measures are required.
- d) **No Impact.** The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system (accessed October 4, 2019). No hazardous materials sites are located within or in the immediate vicinity of the Project Site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- e) **No Impact.** The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport is Krey Field Airport approximately 11 miles northwest of the Project Site. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
- f) **No Impact.** The Project Site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Post-construction activities at the site would not interfere with an adopted emergency response or evacuation plan. The primary site access is provided via Baldy Mesa Road which would be maintained for ingress/egress at all times. A secondary access is proposed off of unpaved Lindero Road. No impacts are identified or anticipated and no mitigation measures are required.
- g) **Less Than Significant Impact.** As identified by San Bernardino County's General Plan – Hazard Overlay Map FHO5 B (Victorville/San Bernardino), the Project Site is located within Fire Safety Area 2 (FS-2). FS-2 includes areas to the north and east of FS-1 in the mountain-desert interface and is characterized by moderate terrain and light to moderate fuel loading. FS-2 is subject to high winds that may affect wildfire spread. The Project Site is currently vacant with a native plant community on site of Mojavean creosote bush scrub that has been impacted by past and current uses. The scrub cover is sparse. Grading and construction of the Proposed Project would decrease the likelihood of wildfire risks, as the Proposed Project would be paved and maintained with approximately 0.7 acres of perimeter landscaping. The Proposed Project's Site Plan is subject to review and approval from the County of San Bernardino's Building and Safety and the County Fire Marshal. The Proposed Project is not expected to expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
IX HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

a) **Less than Significant Impact.** The Phelan/Pinon Hills Community is located in the Mojave Basin Watershed Planning Area and draws its water supplies from the Alto and Estes portions of the Mojave groundwater basin. The Project Site discharges stormwater into a watershed managed by the Lahontan Regional Water Quality Control Board.

The Proposed Project is subject to the National Pollution Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State’s General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit required recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Stormwater Pollution Prevention Plan (SWPPP).

The purpose of an SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction.

The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the unincorporated cities of San Bernardino County. The implementation of NPDES permits ensure that the State's mandatory standards for the maintenance of clean water and the federal minimums are met. Soil erosion and sedimentation impacts would be reduced to less than significant through implementation of the Best Management Practices (BMPs) detailed in a SWPP and through periodic inspections by the RWQCB. The Proposed Project would utilize an on-site septic system. The on-site septic system will require approval from the County of Environmental Health Regional Board. Once approved it will be submitted to the RWQCB for review and approval. The Proposed Project's design incorporates measures to diminish impacts to water quality to an acceptable level as required by state and federal regulations and is not expected to violate any water quality standards or waste discharge requirements. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** Water supply to the Project Site would be provided by the Phelan Pinon Hills Community Service District (PPHCSD), which recently took over operation of the Sheep Creek Water Company. The PPHCSD service area includes approximately 118 square miles of unincorporated land located at the transition between the foothills of the San Gabriel Mountains and the southwestern portion of the Mojave Desert. The Proposed Project has attained a Notice of Intent to Serve Letter from the PPHCSD. Domestic water services would be provided by the PPHCSD for one year from the date the letter was issued (September 25, 2019) without subsequent review. The PPHCSD obtains its water from the Mojave Groundwater Basin.

The PPHCSD is under jurisdiction of the Mojave Water Agency (MWA), which was appointed Watermaster in 1993 as a result of a Court Order related to adjudication of the groundwater basin. As the Watermaster, the MWA serves as the wholesaler of imported water received from the State Water Project (SWP) and manages the groundwater basins. An Urban Water Management Plan (UWMP) was prepared by the PPHCSD in June 2012, to ensure an adequate and reliable level of water services and supply would be available to meet the needs of its customers during average, single-dry, and multiple-dry years.

The MWA manages the local groundwater supply to ensure its reliability during droughts and shortages. MWA is contracted with the California Department of Water Resources (DWR) for delivery of SWP water, but the variability in SWP supplies affects the ability of MWA to meet the overall recharge water supply needs for their service area. According to the MWA, it is assumed that local supply sources will remain constant during dry weather years. Since annual fluctuations in natural surface flows do not impact the long-term sustainability of the groundwater basins, MWA assumes that the natural supply is 100 percent available in single-dry year and multiple-dry year conditions.

The MWA Reliability Projections for a Normal Year in 2035 indicates a surplus of supply over demand at 9,309 acre-feet per year (AFY). The MWA Reliability Projection for a Single Dry Year in 2035 indicates no surplus but supplies meet projected demands. The MWA Reliability Projections for Multiple Dry Years in 2035 also show supplies meet demands with no surplus. MWA estimates that the demands will increase by 10 percent during single-dry year and multi-year periods. The UWMP finds that MWA can meet 100 percent of their service area demands through 2035 in singledry years and multiple-dry year periods with consistent local sources, SWP banking, and supply enhancement projects.

Additionally, the PPHCSD UWMP shows both the Projected Water Supply and the Demand for Single Dry Water Year is projected at 5,864 AFY in 2035 and remains consistently at 5,864 AFY for Dry Years and every multiple-dry year supply thereafter.

Development of the Proposed Project would result in new impervious surfaces on-site. However, the Proposed Project includes a detention basin that would allow for infiltration of runoff from impervious surfaces.

The Proposed Project is not expected to substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The Proposed Project would be served by an existing water purveyor (PPHCSD) that has indicated that there is sufficient capacity in the existing water system to serve the anticipated needs of the Proposed Project for multiple dry year scenarios. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c) **Less than Significant Impact.** A Preliminary Hydrology Study and Drainage Analysis was completed by Joseph E. Bonadiman & Associates, Inc., in November 2019 to satisfy the Community of Phelan Hydrology requirements per San Bernardino County Department of Public Works Hydrology/Hydraulics requirements for developments of this type. Drainage in the area is generally described as sheet flows to the northeast. The flows from the southwest drain to the northeast to Baldy Mesa Road. There are no offsite tributary or concerns that would affect site hydrology. The Project Site is generally flat, sloping to the northeast and is covered with chaparral and narrowleaf.

i) **Less than Significant Impact.** Erosion is the wearing away of the ground surface as a result of the movement of wind or water, and sedimentation is the accumulation of soil and other matter transported from the land by wind or water. As mentioned in Section VII, response (b) of this Initial Study, erosion of soil could occur due to a storm event. Thus, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

ii-iii) **Less than Significant Impact.** The Proposed Project includes the construction of a detention basin to attenuation stormwater infiltration. The basin would anticipate sheet flow runoff from the Project Site and would consist of a 183,068 square-foot drainage area. The detention basin would be designed in accordance with “Detention Basin Design Criteria for San Bernardino County”, as follows:

- When feasible no more than 50% of the basins volume shall be above natural grade.
- 3:1 maximum slope on wet side and 2:1 maximum slope on dry side.
- Maximum water depth should not exceed 6-feet.
- A spillway shall be designed to pass the fully developed 1000-year peak flow rate ($Q_{1000} = 1.35 Q_{100}$).
- A minimum of 1-foot of freeboard above the 1000-year HWL or two feet of freeboard above the 100-year HWL, whichever is more stringent.
- Access to the basin shall be gated and locked.

The Project Site would result in an increase in peak flow and runoff volume due to the Proposed Project. The increase in flow rates would be mitigated with the construction of the proposed detention basin on-site to reduce the total site discharge by 90 percent of the pre-development conditions per the San Bernardino County Hydrology Manual. Implementation of BMPs as suggested in the Water Quality Management Plan (WQMP) completed by Joseph E. Bonadiman & Associates, Inc., in August 28, 2019 (available for review at the County Offices), shall offset significant impacts resulted from the development and operation of the

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

- iv) **Less than Significant Impact.** As identified on the San Bernardino County FEMA Flood Hazard Areas, the Project Site occurs in an area identified as Zone D, which includes areas where flood hazards are undetermined but possible. Development of the Proposed Project would not impede or redirect flood flows. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
- d) **Less than Significant Impact.** The Project Site would not be subject to inundation by seiche, tsunami, or mudflow. Furthermore, the Project Site lies inland within the Mojave Desert and is not adjacent to any marine or inland water bodies. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- e) **Less than Significant Impact.** The Proposed Project would not otherwise substantially degrade water quality as appropriate measures relating to water quality protection. Appropriate BMPs will be reviewed and approved by the County and RWQCB has discussed above. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XI. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **No Impact.** The Project Site is currently vacant. The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project includes a self-storage facility and the project site is generally surrounded by residential development and vacant undeveloped land. As such, the Proposed Project would serve the established community and does not have the potential to physically divide it. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
- b) **Less Than Significant Impact.** The Proposed Project is a request for a General Plan Amendment (GPA) to allow for the development of the Proposed Self-Storage Facility. The Project Site is currently designated Rural Living (RL) and zoned RL. The Proposed GPA change would convert all four parcels of the Project Site to a designation of Rural Commercial (CR) and allow for the development of the Proposed Project. The Proposed Project would also require a Conditional Use Permit (CUP) to allow for operation of the Proposed Project and comply with General Plan allowable land uses. Upon approval of the GPA, the Proposed Project would not conflict with any land use plan, policy, or regulation. No significant impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XII. MINERAL RESOURCES - Would the project:				

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

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

- a, b) **No Impact.** The Project Site occurs in the southwestern region of San Bernardino County, specifically in Open File Report (OFR) 94-07. As identified on the OFR 94-07 Mineral Land Classification Plate 1, the Project Site occurs in Mineral Resource Zone 4 (MRZ-4). An MRZ-4 zone is an area of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. Mineral Resource mining is not a compatible use with the existing, proposed and surrounding land uses. The Proposed Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XIII. NOISE - Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) **Less than Significant Impact.** Noise can be measured in the form of a decibel (dB), which is a unit for describing the amplitude of sound. The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (L_{eq}), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). The L_{eq} is defined as the total sound energy of time-varying noise over a sample period. The CNEL is defined as time-varying noise over a 24-hour period with a weighted factor of 5 dBA applied to the hourly L_{eq} for noise occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between (10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California’s Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and L_{dn} rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise. 65 dBA L_{dn} or less is an acceptable zone where all projects could be approved. Exceeding 65 dBA L_{dn} is a normally unacceptable zone where mitigation measures would be required and evaluation for approval or denial of the project. The Proposed Project would comply with the County’s Development Code which sets interior and exterior noise standards for specific land uses by type of noise source which shall not exceed noise levels of 65 dBA L_{dn} . Construction activities would be short-term and would occur within the daytime hours permitted by Chapter 83.01 of the Development Code. Permitted construction hours in the County are identified in Subsection 83.01.080 of the Development Code and are between the hours of 7:00 a.m. and 7:00 p.m. (with the exception of Sunday and Federal Holidays). Noise levels associated with the operation of the Proposed Project are not expected to be significant as the Proposed Project is anticipated to generate approximately 150 trips per day with 19 AM peak hour trips and 17 PM peak hour trips resulting in the conclusion that additional traffic analysis was not necessary because the Proposed Project is anticipated to generate less than 100 peak hour trips. Operating hours for the Proposed Project will be from 8:00 a.m. to 5:00 p.m. with no nighttime operations and would not exceed the daytime acceptable noise level of 65 dBA L_{dn} . Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

- b) **Less than Significant Impact.** Groundborne vibration and groundborne noise could originate from earth movement activities during the construction phase of the Proposed Project. Ground-borne vibration levels resulting from construction activities occurring at the Project Site would be temporary and construction activities would generate low levels of ground-borne vibration within the Project Site include grading. Therefore, the vibration impacts due to Project construction are anticipated to result in less than significant impacts regarding exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- c) **No Impact.** The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport is Krey Field Airport approximately 11 miles northwest of the Project Site. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

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

SUBSTANTIATION:

- a) **Less than Significant Impact.** The minimal employment (one or possibly two employees) generated by the Proposed Project would be filled from the local area and would not result in population growth not already anticipated by the County’s General Plan. The Project Site is served by existing public roadways and utility infrastructure. Implementation of the Proposed Self-Storage Facility would not result in significant direct or indirect growth in the area. Furthermore, the Proposed Project would not result in the construction of new homes or residents will be displaced. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
- b) **No Impact.** The Project Site is currently vacant and does not contain any residential housing. Implementation of the Proposed Project would not require construction or replacement housing elsewhere. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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XV. PUBLIC SERVICES

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

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

SUBSTANTIATION:

a) Fire Protection

Less than Significant Impact. The San Bernardino County Fire Department (SBCFD) provides services to the Phelan/Pinon Hills Community through the Division Five-North Desert Division of their department. The nearest Fire Station to the Project Site is the Phelan-Station 10 at 9625 Beekley Road in Phelan, approximately 7.5 miles west of the Project Site. According to CAL FIRE, the Project Site lies in a Moderate Fire Hazard Severity Zone. Any development along with associated human activity, in previously undeveloped areas increases the potential of the occurrence of wildfires. Comprehensive safety measures that comply with federal, state, and local worker safety and fire protection codes and regulations would be implemented to minimize the potential for fires to occur during construction or operations. The Proposed Project would be required to comply with County fire suppression standards and adequate fire access and pay required development fees. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Police Protection

Less than Significant Impact. The Phelan/Pinon Hills Community Area and other unincorporated portions of the County are served by the San Bernardino County Sheriff’s Department (SBCSD) for police protection. The nearest station to the Project Site is at 4050 Phelan Road approximately 7 miles east of the Project Site. The Proposed Project would require one employee/caretaker that will be on-site during operating hours. The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Additionally, developer impact fees are collected at the

time of building permits issuance to offset project impacts. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Schools

Less than Significant Impact. The Project Site is served by the Snowline Joint Unified School District, Baldy Mesa Boundary. Most of the schools in the Pinon Hills/Phelan Project area occur on Sheep Creek Road, a north-south oriented street, located approximately two miles east of the Project Site. The Proposed Project would require an estimated one new employee and therefore would not result in an increase in population growth or generation of a new students within the area as the new employee would likely come from within the local area. With the collection of development impact fees, impacts related to school facilities are expected to be less than significant and no mitigation measures are required.

Parks

No Impact. The Proposed Project would not induce residential development nor significantly increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of any facilities would result. Operation of the Proposed Project would place no demands on parks because it would not involve the construction of housing and would not involve the introduction of a temporary or permanent human population into the area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Other Public Facilities

No Impact. The Proposed Project would not result in an increased residential population or a significant increase in the work force. Therefore, no impact is identified or anticipated, and no mitigation measure is required.

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

SUBSTANTIATION:

- a, b) **No Impact.** The Proposed Project would not increase the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. No new recreational facilities would be constructed as part of the Proposed Project and no population growth is anticipated. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a, b) **Less Than Significant Impact.** A Trip Generation Evaluation was performed for the Proposed Project on September 19, 2019 by Urban Crossroads which is available for review at County offices. A trip generation represents the amount of traffic which is both attracted to and produced by a development. The trip generation rates used for this Project were based upon the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition (2017) trip generation rates. The ITE Mini Warehouse land use (ITE Land Use Code 151) was utilized for the purposes of the Proposed Project. The Proposed Project is anticipated to generate 150 trip ends per day with 19 AM peak hour trips and 17 PM peak hour trips. Pursuant to the County of San Bernardino’s Transportation Impact Guidelines (July 9, 2019), additional traffic analysis was not necessary as the Proposed Project is anticipated to generate less than 100 peak hour trips. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
- c, d) **No Impact.** Access to the Project Site is via a driveway from Baldy Mesa Road directly to the site and a secondary driveway along the southern border of the site on Lindero Street. The Proposed Project would not result in inadequate emergency access or increase hazards due to a geometric design. Therefore, no significant impacts are identified or anticipated and no mitigation measures are required.

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

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

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

SUBSTANTIATION:

a)

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

Mckenna et al. completed a Phase I Cultural Resources Investigation for the Proposed Project in October 2019 which included communication with Native American tribes. Mckenna et al. contacted the Native American Heritage Commission (NAHC) to inquire into any recorded sacred or religious sites in the area and to obtain a listing for local Native American representatives wishing to be notified of projects in the area. Mckenna et al. sent letters and the records search data to the named tribal representatives.

The Phase I Cultural Resources Investigation concluded that no “historical resources” will be impacted by the Proposed Project. According to CEQA Guidelines, the identification of potential “tribal cultural resources” is beyond the scope of the study prepared by Mckenna et al. and needs to be addressed through government-to-government consultations between the County of San Bernardino and the pertinent Native American groups pursuant to AB52. As such, tribes’ requests for additional project information, coordination, or consultation with the Lead Agency, and/or Native American monitoring, shall be acknowledged through implementation of appropriate Conditions of Approval, at the County of San

Bernardino’s discretion. Given that the possibility of discovering a significant unanticipated tribal cultural resource remains, Mitigation Measure CR-1, Mitigation Measure CR-2, and Mitigation Measure TCR-1 listed in Section V, shall be implemented to ensure that less than significant impacts occur. Based on completion of consultation under AB 52 with interested tribes, final recommendations shall be incorporated into the Project’s Conditions of Approval.

Mitigation Measure TCR-1:

The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

- ii) **Less than Significant Impact.** As stated above, in October 2019, Mckenna et al. submitted a written request to the State of California NAHC for a records search in the commission’s Sacred Lands File. Following the NAHC’s recommendations and previously established protocol, Mckenna et al. further contacted a total of four nearby tribes in writing on October 8th for additional information on potential Native American cultural resources in the vicinity.

In response to Mckenna et al.’s inquiry, the NAHC reported in a letter dated October 4, 2019, that the Sacred Lands File indicated that no Native American cultural resource(s) occur in the project vicinity. In addition, the commission recommended that other local Native American groups be contacted for further information and provided a list of potential contacts in the region.

Upon receiving the NAHC’s reply, Mckenna et al. sent written requests for comments to four tribal organizations on the referral list wishing to be informed of projects within their ancestral territory and general area of concern. For some of the tribes, the designated spokespersons on cultural resources issues were contacted in lieu of the tribal political leaders on the referral list, as recommended in the past by the pertinent tribal government staff. In all, the following six individuals within the four tribes were contacted:

- Robert Martin, Chairperson, Morongo Band of Mission Indians;
- Denisa Torres, Cultural Resources Manager, Morongo Band of Mission Indians;
- Donna Yocum, Chairperson, San Fernando Band of Mission Indians;
- Lee Clauss, Director of Cultural Resources, San Manuel Band of Mission Indians;
- Mark Cochrane, Co-Chairperson, Serrano Band of Mission Indians;
- Wayne Walker, Co-Chairperson, Serrano Band of Missions Indians.

As of the time of preparation of the Mckenna et al. report, one of the four tribes have responded in writing. Mr. Travis Armstrong stated that the Morongo Band had no comments but might provide further information to the lead agency during future government-to-government consultations pursuant to AB52. San Bernardino County initiated the Assembly Bill 52 consultation on February 21, 2020. Morongo Band of Mission Indians in their response to the County’s AB consultation process stated they had no further comments. San Manuel Band of Mission Indians (SMBMI) in its response to the County’s AB 52 Consultation process indicated that “the proposed project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. However, due to the nature and location of the proposed project, and given the CRM Department’s present state of knowledge, SMBMI does not have any concerns with the project’s implementation, as planned, at this time. As a result, SMBMI requests that the following language be made a part of the project/permit/plan conditions. Based on the completion of consultation

under AB 52 with interested tribes, the final recommendations shall be implemented into the Project's Conditions of Approval.

Mitigation Measure TCR-2:

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XVIX. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The Proposed Project would not require or result in the construction of new water or wastewater treatment facilities or expansions of existing facilities and will utilize an onsite septic system. The Proposed Project has received an Adequate Service Certification (ASC) for domestic water from the Phelan Pinion Hills Community Services District (PPHCSD).

The ASC states that the Project Site lies within the boundaries of the District and the District can serve provided the Project Applicant installs an approximate 1,020-foot water mainline extension, and associated appurtenances, on Baldy Mesa Road, extending north from Phelan Road, to front the property. APN 3065-481-11 can be served directly from the mainline extension. APN 3065-481-10 requires a 5-foot-wide private service line easement, across APN 3065-481-11 to connect to the proposed mainline extension on Baldy Mesa Road. The proposed development would meet the septic system requirements of the County Environmental Health Services.

The Project Site is serviced by Southern California Edison (SCE), which provides the electrical service to the project area. The Proposed Project will receive electrical power by connecting to SCE's existing power lines along Baldy Mesa Road, east of the Project Site. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 Gigawatt hours between the years 2015 and 2026. The increase in electricity demand from the project would represent an insignificant percent of the overall demand in SCE's service area.

Southern California Gas Company (SoCalGas) provides natural gas service to the vicinity and the Project Site. Therefore, the Proposed Project will receive natural gas from the Southern California Gas Company by connecting to the existing line along Baldy Mesa Road, east of the Project Site. The existing SoCalGas facilities are expected to sufficiently serve the increased demand of natural gas. The commercial demand of natural gas is anticipated to decrease from approximately 81 billion cubic feet (bcf) to 65 bcf between the years 2015 to 2035. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage to the overall demand in SoCalGas' service area. The Proposed Project would not require the expansion or construction of new natural gas facilities.

The Proposed Project does not require the construction of new electric power, natural gas or telecommunications facilities. The Project Site shall be serviced through existing Southern California Edison and SoCal Gas facilities, which are expected to meet the needs of the Proposed Project. Therefore, no significant adverse impacts to water or wastewater facilities are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact.** The Proposed Project would be served by an existing water purveyor (PPHCSD) that has indicated that there is sufficient supply to serve the anticipated needs of the Proposed Project for multiple dry year scenarios. Therefore, sufficient water supplies are available to serve the Proposed Project from existing entitlements and resources, and no new or expanded entitlements are needed. No significant impacts are identified or anticipated and no mitigation measures are required.
- c) **No Impact.** The Proposed Project would not require use of a wastewater treatment plant but would utilize an on-site septic system. Since the Proposed Project would not connect to an existing wastewater treatment facility, no impacts are identified or anticipated, and no mitigation measures are required.
- d) **Less than Significant Impact.** The Project Site is located approximately eight miles east of the Sheep Creek Transfer Station. The Sheep Creek Transfer Station has a maximum throughput of 198 tons/day. According to the CalRecycle's estimated solid waste generation rates for commercial development, the Proposed Project would generate approximately 10.53 pounds of solid waste per day or approximately 0.005265 tons per day based on 10.53 pounds per employee.

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

- e) **Less than Significant Impact.** County of San Bernardino, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects which are required to submit a Construction and Demolition Solid Waste Management Plan (waste management plan).

Effective January 1, 2011, the California Green Building Standards Code (CALGreen) requires all newly constructed buildings, including low-rise residential and most nonresidential commercial projects, to develop a waste management plan and divert a minimum of 50 percent of construction waste. This factor has been recently increased to 65 percent.

A project's waste management plan is to consist of two parts which are incorporated into the Conditions of Approval (COA's) by the County of San Bernardino Planning and Building & Safety divisions. As part of the plan, projects are required to estimate the amount of tonnage to be disposed and diverted during construction. Additionally, projects must provide the amount of waste that will be diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary. Burrtec is the franchise waste hauler for the area.

The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan would ensure that impacts related to construction waste would be less than significant.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially Impair and adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **No Impact.** The Project Site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County of San Bernardino. The Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan; therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- b) **Less Than Significant Impact.** With no major slopes, elevations on-site range from approximately 3,665 feet above mean sea level (msl) in the northern portion of the Project Site to approximately 3,670 feet msl in the southern portion of the Project Site. The Project Site is located in an area identified by the San Bernardino County’s General Plan – Hazard Overlay Map FHO5 B (Victorville/San Bernardino), as Fire Safety Area 2. Fire Safety Area 2 (FS2) includes those lands just to the north and east of the mountain Fire Safety Area 1 (FS1) in the mountain-desert interface. These areas have gentle to moderate sloping terrain and contain light to moderate fuel loading. These areas are periodically subject to high wind conditions that have the potential of dramatically spreading wildland fires.

The current conditions of the Project Site is vacant land, and the surrounding landscape of the area is composed of mostly vacant land. Due to the lack of wildfire fuel factors within the Project Area and on the Project Site, the risk of wildfire is less than significant.

The Proposed Project shall comply with applicable standards required by the responsible Fire Authority. Furthermore, the Project Site is not located within a 100-year FEMA Flood Zone Area and there are no dams, reservoirs, or large water bodies near the Project Site, as shown in the FEMA Flood Map. See Section IX (Hydrology & Water Quality) of this report. The Proposed Project is not anticipated to exacerbate wildfire risks, thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

- c) **Less than Significant Impact.** The Proposed Project is currently completely surrounded by development and is currently serviced by existing infrastructure including roadways (i.e. Phelan Avenue, power lines, natural gas lines, water, sewer and telephone). The Proposed Project does not include the installation or maintenance of infrastructure and therefore the risk of fire from these activities is not anticipated. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The BRA prepared for the Project Site concluded that all direct, indirect, and cumulative impacts would be reduced to a less than significant impact with implementation of Mitigation Measures BIO-1 through BIO-5. Therefore, the Proposed Project is not anticipated to have the potential to significantly degrade the overall quality of the region’s environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. Potential impacts to cultural resources were identified in the Phase I Cultural Resources Assessment prepared for the Proposed Project. As discussed in this Initial Study, all direct, indirect, and cumulative can be reduced to a less than significant level with implementation of Mitigation Measures CR-1 through CR-2 and GEO-1. Adherence to mitigation measures as presented in this Initial Study would ensure that important examples of the major periods of California history or prehistory are not eliminated as a result of the Proposed Project. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- b) **Less than Significant Impact.** Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:
- (a) Cumulative impacts shall be discussed when the project’s incremental effect is cumulatively considerable.

- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Impacts associated with the Proposed Project would not be considered individually or cumulatively adverse or considerable. Impacts identified in this Initial Study can be reduced to a less than significant impact. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

MITIGATION MEASURES

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

Mitigation Measure BIO-1: *A pre-construction burrowing owl breeding bird survey following the recommended guidelines of the United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) shall be required to determine if nesting is occurring. Occupied nests shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur during the breeding season within a distance determined by the qualified biologist for each nest or nesting site. For the burrowing owl, the recommended distance is a minimum of 160 feet.*

Mitigation Measure BIO-2: *Control trash during construction by placing all trash, garbage and other debris into closed waste containers and regularly emptying of waste containers to avoid over-spilling of trash.*

Mitigation Measure BIO-3: *Construction of anti-roosting devices on tall poles and other potential roost sites before and after construction to prevent raven predation from construction and project-related trash.*

Mitigation Measure BIO-4: *If start of construction occurs between February 1 and August 31, then a qualified biologist shall conduct a breeding bird survey no more than three (3) days prior to the start of construction to determine if nesting is occurring. If occupied nests are found, they shall not be disturbed unless the qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within a distance specified by the qualified biologist for each nest or nesting site. The qualified biologist will determine the appropriate distance in consultation with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service.*

Mitigation Measure BIO-5: *Any construction that removes any protected Joshua trees shall be conducted in accordance with the requirements of the San Bernardino County ordinance. All protected trees to be removed shall be flagged and transplanted to an undisturbed area prior to construction per the requirements of State regulation and County ordinance.*

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

Mitigation Measure CR-2: *If significant pre-contact resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.*

Mitigation Measure CR-3: *If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.*

Mitigation Measure GEO-1: *The Project Proponent must have a qualified paleontological monitor on-site during earthmoving activities involving the older Quaternary Alluvium (entire site area). The paleontological monitoring program must be designed in a manner consistent with the standard procedures, policies, and guidelines of the San Bernardino County Museum, Earth Sciences Department. All identified and/or recovered paleontological/fossil specimens must be professionally researched, analyzed, reported, and curated in accordance with the San Bernardino County Museum policies and guidelines.*

Mitigation Measure TCR-1: *The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.*

Mitigation Measure TCR-2: *Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.*

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July 2020

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McKenna et al. October 2019. Phase I Cultural Resources Investigation for The Proposed Kuri Mini-Storage Facility. Prepared for Lilburn Corporation.

Urban Crossroads, September 2019. Kuri Mini-Storage Trip Generation Evaluation. Prepared for Lilburn Corporation.

Joseph E. Bonadiman & Associates, Inc. November 2019. Preliminary Hydrology Study & Drainage Analysis for: Kuri Mini Storage. Prepared for Leon Ramona Trust.

EXHIBIT B

Findings

GENERAL PLAN FINDINGS:

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 86.12.060, and supporting facts for an amendment of the General Plan Land Use Designation from Rural Living (RL) to Rural Commercial (CR) on four parcels totaling 8.62-acres, in conjunction with a Conditional Use Permit for a personal and recreational vehicle storage facility which includes a 2,160 square-foot office, a 2,388 square-foot caretaker residence and four storage buildings: Building A at 19,320 square-foot, Building B at 24,046 square-foot, Building C at 23,129 square-foot, and Building D at 6,906 square-foot (the "Project").

FINDINGS - GENERAL PLAN AMENDMENT (GPA) [SBCC Section 86.12.060]

1. The proposed amendment is internally consistent with all other provisions of the General Plan.

The amendment is consistent with and will further the objectives, goals and policies of the County General Plan and will not obstruct their attainment as indicated below, and based on the evidence contained in the Project's supporting documents.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

The amendment facilitates a Project that has incorporated appropriate Conditions of Approval and mitigation measures to protect and enhance public health, safety and welfare. The public interest will be served in that the Project will generate increased revenue to the community as a result of increased property taxes and development impact fees, resulting in enhanced local public services; the Project will promote significant economic development within the local community, including construction jobs, all of which support local businesses such as personal and recreational vehicle storage facility.

3. The proposed land use zoning district change is in the public interest, therefore will be a community benefit, and other existing and allowed uses will not be compromised.

The Project will provide a personal and recreational vehicle storage facility while maintaining the goals and policies of the County General Plan. Existing and allowed uses in the area will not be compromised by the development of the Project site as proposed. The proposed Project retains and protects the existing desert character of the area by maintaining the rural setting. The Project will also promote significant economic development within the community, including construction jobs.

4. The proposed land use zoning district change will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.

The Project site is located adjacent to existing commercial development, a convenience store and gas station located to the south, vacant land to the east and west, and residences to the north. Existing Baldy Mesa Road will provide vehicular access to the Project site and all necessary public services and infrastructure will be available.

5. The proposed land use zoning district change does not conflict with provisions of the Development Code.

The Project site conforms to the size and location criteria specified for the Rural Commercial (CR) land use district and all other applicable Development Code requirements.

6. The proposed land use zoning district change will not have a substantial adverse effect on surrounding property.

The Project includes appropriate mitigation measures and Conditions of Approval to ensure County performance standards are met and that the project will not have an adverse effect on the surrounding property. In addition, there is existing commercial development to the south of the Project site.

7. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

The site has been conditioned to ensure adequate water and wastewater needs of the Project have been met. Fire protection will also be provided by the San Bernardino County Fire Protection District, which has reviewed the Project and provided Conditions of Approval. The Project will have sufficient permitted solid waste storage capacity to accommodate the Project's solid waste disposal needs. The County has evaluated drainage associated with the Project and determined that impacts will be less than significant with the implementation of specified Conditions of Approval.

8. The Project is consistent with the following specific General Plan Goals and Policies:

- a. Goal ED 1. The County will have a vibrant and thriving local economy that spans a variety of industries, services, and other sectors.

Consistency: The Project will provide aid in providing a thriving local economy by providing services beneficial to the community.

- b. Goal ED 4.1. Promote commercial development that enhances the County's economic base, particularly for small businesses, and provides jobs for its residents.

Consistency: The proposed Project proposes a personal and recreational vehicle storage facility that will stimulate the County's economic base and provide jobs for its residents.

- c. Goal D/CO 3. Preserve the dark night sky as a natural resource of the Desert Region.

Consistency: The proposed Project will comply with development code regulations pertaining to dark night sky protection and safety standards.

- d. Goal LU 1. The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.

Consistency: The proposed Project is located in an area where it will serve the social and economic needs of its residents, as there is no similar commercial development in the area.

- e. Policy LU 1.1. Develop a well-integrated mix of residential, commercial, industrial, and public uses that meet the social and economic needs of the residents in the three geographic regions of the County: Valley, Mountain, and Desert.

Consistency: The proposed Project's location is consistent in that a well-integrated mix of different land uses including residential to the north, south, east and west already surrounds it. Clusters of Neighborhood Commercial to the southeast, and Institutional farther northwest make the proposed Project a well integrated use.

- f. Policy LU 1.3. Promote a mix of land uses that are fiscally self-sufficient.

Consistency: The proposed Project is fiscally viable as its located in area already where personal and recreational vehicle storage is limited. As such, the proposed Project will meet the needs of potential customers living in the area.

- g. Policy LU 3.1. Protect areas best suited for commercial uses by virtue of their location, access to major arterials, and availability of infrastructure and other utilities, from other incompatible uses.

Consistency: The Project proposes to change the land use designation from rural living to rural commercial and proposes a use suited for the area given the location, access and availability of infrastructure.

CONDITIONAL USE PERMIT FINDINGS:

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040, and supporting facts for a personal and recreational vehicle storage facility which includes a 2,160 square-foot office, a 2,388 square-foot caretaker residence and four storage buildings: Building A at 19,320 square-foot, Building B at 24,046 square-foot, Building C at 23,129 square-foot, and Building D at 6,906 square-foot; and a General Plan Amendment to change the zoning district from Rural Living (RL) to Rural Commercial (CR) (hereafter referred to as "Project") on approximately 8.62 acres of land in unincorporated San Bernardino County (PROJ-2019-00024/CUP&GPA, APN: 3065-481-08, -09, -10 & -11).

- 1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features pertaining to the application.** All setbacks meet or exceed the requirements of the Development Code for the proposed land use and the existing zoning. The proposed personal storage (i.e. office, caretakers dwelling, and four storage buildings) and recreational vehicle facility will meet all development code requirements for the proposed Rural Commercial (CR) Land Use Zoning District.
- 2. The site for the proposed use has adequate legal and physical access which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.** The proposed Project provides for adequate site access off Baldy Mesa Road. The Project will be required, as part of its Conditions of Approval, to provide road dedication and improvements, which include curb and gutter, sidewalks and paving on Lindero Road.
- 3. The proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means that the use will not generate excessive noise, traffic, vibration, or other disturbance.** An Initial Study (IS) was prepared for the proposed Project resulting in a proposed Mitigated Negative Declaration (MND). These documents are collectively referred to as the "IS/MND." The IS/MND analyzed potential impacts to surrounding properties, and recommended mitigation measures to address any potentially significant impacts, including biological resources. These mitigation measures, which are incorporated into the Project's proposed Conditions of Approval, ensure that there will be no significant adverse impacts to abutting properties from the Project.

The Project will comply with the noise restrictions established by Development Code Section 83.01.080 during construction and operations. Construction will be temporary and will not involve blasting or produce noise and/or vibration that exceed Development Code requirements. Operation of the Project will generate minimal noise at a level that is within County Development Code standards.

In addition, the use will not substantially interfere with the present or future ability to use solar energy systems. The proposed Project would not shade adjacent parcels and would not limit the future development of solar energy systems or other development on neighboring properties. The Project site is bounded by residential dwellings to the north, a convenience store and gas station to the south, and vacant property to the east and west.

4. **The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan and any applicable community or specific plan.** The Project proposes to implement the General Plan through the adoption of a zone change, from Rural Living (RL) to Rural Commercial (CR). The purpose of the Rural Commercial (CR) zoning district is to provide sites for retail trade and personal services, repair services, lodging services, recreation and entertainment services, transportation services, and similar and compatible uses. Specifically, the General Plan states that the County should:

- Protect areas best suited for commercial uses by virtue of their location, access to major arterials, and availability of infrastructure and other utilities, from other incompatible uses. (Policy LU 3.1)
- The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents. (Goal LU. 1)
- Develop a well-integrated mix of residential, commercial, industrial, and public uses that meet the social and economic needs of the residents in the three geographic regions of the County: Valley, Mountain, and Desert. (Policy LU 1.1)
- Promote a mix of land uses that are fiscally self-sufficient. (Policy LU 1.3)

The Project will not conflict with any applicable adopted land use plan, policy, or regulation or an agency with jurisdiction over the Project.

5. **There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development without significantly lowering service levels.** During construction and operation the

Project's required use of local infrastructure will not significantly affect existing service levels. As part of the Conditions of Approval, Project vehicles shall not back out into the public roadway, and driveway access will be granted on Baldy Mesa Road. The Project applicant will be responsible for paying for and/or constructing the minimal necessary infrastructure improvements and thus there will be no significant effect on existing service levels.

6. **The lawful conditions stated in the approval are deemed reasonable and necessary to protect the public health, safety and general welfare.** The Project's Conditions of Approval reflect requirements designed to protect the public health, safety, and general welfare. These conditions are based on established legal requirements and are applicable to all similar projects. Consequently, they are considered reasonable and necessary to protect the public health, safety, and general welfare. All conditions listed in the Conditions of Approval are necessary and reasonable to ensure compliance and to carry out the goals, policies and objectives of the County's General Plan.
7. **The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.** The location of the proposed Project was designed in a manner to not interfere with the future ability for the property owner to install a solar energy system. The Project would not impede development of solar energy generation systems on adjacent parcels.

ENVIRONMENTAL FINDINGS:

The environmental findings, in accordance with Chapter 85.03.040 of the San Bernardino County Development Code, are as follows:

Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, the above referenced project has been determined to not have a significant adverse impact on the environment with the implementation of all the required Conditions of Approval and mitigation measures. A MND will be adopted and a Notice of Determination (NOD) will be filed as part with the San Bernardino County Clerk's office. The IS/MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

EXHIBIT C

Conditions of Approval

CONDITIONS OF APPROVAL

Kuri Personal and Recreational Vehicle Self-Storage Facility Conditional Use Permit

GENERAL REQUIREMENTS

Ongoing and Operational Conditions

LAND USE SERVICES DEPARTMENT– Planning Division (760) 995-8140

1. **Project Description.** Conditional Use Permit (CUP) to construct and operate a self-storage facility that includes a 2,160 square-foot office, a 2,388 square-foot caretaker residence and four self-storage buildings: Building A at 19,320 sq. ft., Building B at 24,046 sq. ft., Building C at 23,129 sq. ft., and Building D at 6,906 sq. ft. on 8.62-acres with on-site construction to occur in two phases, located in the Community of Phelan, APN: 3065-481-08, -09, -10 & -11; Project No. PROJ-2019-00024.

This Project is approved to be constructed and operated in compliance with the San Bernardino County Code (SBCC) and the Rural Commercial (CR) land use designation, the California Building Codes (CBC), the California Fire Code (CFC), the Conditions of Approval, contained herein, and the approved site plan.

2. **Project Location.** The Project site is located north of Lindero Street, extending between Arrowhead Road and Baldy Mesa Road in Phelan.
3. **Revisions.** Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. **Indemnification.** In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its “indemnitees” (herein collectively the County’s elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

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

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5. Expiration. This project permit approval shall expire and become void if it is not “exercised” within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed “exercised” when either:
 - a. The permittee has commenced actual construction or alteration under a validly issued building permit, or
 - b. The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)
 - c. Occupancy of approved land use occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
 - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
 - The land use is determined by the County to be abandoned or non-conforming.
 - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

PLEASE NOTE: This will be the ONLY notice given of this approval’s expiration date. The developer is responsible to initiate any Extension of Time application.
6. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
7. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
8. Project Account. The Project account number is PROJ-2019-00024. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the “developer” shall deposit additional funds to maintain or return the account to a positive balance. The “developer” is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
9. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall comply with all of the conditions for each of the respective stages of development. The developer shall obtain written clearance (email is ok) that all of the conditions have been satisfied prior to issuance of any permits.
10. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.

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11. **Additional Permits.** The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but not limited to:
 - a. **FEDERAL:** U.S. Fish & Wildlife
 - b. **STATE:** Lahontan RWQCB, Mojave DAQMD, and California Department of Fish and Wildlife;
 - c. **COUNTY:** Land Use Services – Building and Safety/Code Enforcement/Land Development, County Fire – Community Safety Division ; Public Health – Environmental Health Services, Public Works –Traffic/ County Surveyor/Solid Waste Management, and
 - d. **LOCAL:** Phelan Pinon Hills Community Services District.

12. **Continuous Maintenance.** The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
 - a. **Annual maintenance and repair:** The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
 - b. **Graffiti and debris:** The developer shall remove graffiti and debris immediately through weekly maintenance.
 - c. **Landscaping:** The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
 - d. **Dust control:** The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
 - e. **Erosion control:** The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - f. **External Storage:** The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
 - g. **Metal Storage Containers:** The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
 - h. **Screening:** The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
 - i. **Signage:** The developer shall maintain all on-site signs, including posted area signs (e.g. “No Trespassing”) in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
 - j. **Lighting:** The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules.
 - k. **Parking and on-site circulation:** The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and “No Parking”, “Carpool”, and “Fire Lane” designations.
 - l. **Fire Lanes:** The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including “No Parking” designations and “Fire Lane” designations.
 - m. **Waste Disposal:** The Developer shall comply with regulations stipulated on the Development Code Section 84.24 regarding Solid Waste Disposal.

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13. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.
14. Lighting. Lighting shall comply with Table 83-7 “Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region” of the County’s Development Code (i.e. “Dark Sky” requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.
15. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030).
16. Cultural Resources. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.
17. Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
18. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
19. Construction Noise. The following measures shall be adhered to during the construction phase of the project:
 - All construction equipment shall be muffled in accordance with manufacturer’s specifications.
 - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.
 - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.
20. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
 - a. Waste Stream Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
 - b. Vehicle Trip Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.

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- c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval.
- d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

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

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

DEPARTMENT OF PUBLIC WORKS – Traffic Division – (909) 387-8186

- 23. Project Vehicles. Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

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

- 24. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site- on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
- 25. Erosion Control Installation. Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.
- 26. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
- 27. BMP Enforcement. In the event the property owner/³developer (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or ³developer including administrative costs, attorney’s fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.
- 28. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
- 29. Continuous BMP Maintenance. The property owner/“developer” is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. Refer to approved WQMP maintenance section.

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

- 30. Refuse Storage and Disposal. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call EHS/LEA at: 1-800-442- 2283.
- 31. Noise Levels. Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, please call EHS at 1-800-442-2283.
- 32. Septic System Maintenance. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a EHS permitted pumper. For information, please call EHS/Wastewater Section at: 1-800-442-2283.

SAN BERNARDINO COUNTY FIRE DEPARTMENT – Community Safety Division (760) 995-8190

- 33. Permit Expiration. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.
- 34. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein “Fire Department” Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable status, codes, ordinances and standards of the Fire Department.
- 35. Additional Requirements. In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
- 36. Access. 150+ feet. Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
- 37. Sprinkler Installation Letter. The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation.
- 38. Fire Safety Overlay. The County General Plan designates this property as being within the Fire Safety Review Area and all future construction shall adhere to all applicable standards and requirements of the overlay district.

**PRIOR TO ISSUANCE OF GRADING PERMITS
OR LAND DISTURBING ACTIVITIES**

The Following Shall Be Completed

LAND USE SERVICES DEPARTMENT– Planning Division (760) 995-8140

39. GHG – Construction Standards. The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:
- a) Implement the approved Coating Restriction Plans.
 - b) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
 - c) Grading contractor shall provide and implement the following when possible:
 - 1) training operators to use equipment more efficiently.
 - 2) identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions.
 - 3) replacing older, less fuel-efficient equipment with newer models.
 - 4) use GPS for grading to maximize efficiency.
 - d) Grading plans shall include the following statements:
 - “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
 - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
 - e) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
 - f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
 - g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
40. Air Quality. Although the Project does not exceed Mojave Desert Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the Mojave Desert Air Basin is in non-attainment status for ozone and suspended particulates [PM₁₀ and PM_{2.5} (State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures:
- a. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
 2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion.

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3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour.
 - b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NO_x and PM₁₀ levels in the area. Although the Project will not exceed Mojave Desert Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements:
 1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
 2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.
41. Lot Merger. All parcels included in this development shall be merged prior to land disturbing activities.
42. Diesel Regulations. The operator shall comply with all existing and future California Air Resources Board and Mojave Desert Air Quality Management District regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. Mojave Desert Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.
43. Joshua Tree Relocation Plan. The developer shall submit and have approved by the Planning Division a relocation plan for Joshua Trees within the developed site area. The relocation plan shall be accompanied with certification from a certified arborist, registered professional forester or a Desert Native Plant Expert that the proposed tree removal, replacement, or revegetation activities are appropriate, supportive of a healthy environment, and are in compliance with Chapter 88.01 of the San Bernardino County Development Code. The certification shall include the information in compliance with Department procedures. Transplantation onsite shall be the primary method of addressing a Joshua Tree removals from the subject property.
44. Cultural Resources (CR-1). In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
- a. TCR-1: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.
 - b. TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

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45. Monitoring and Treatment Plan (MTP) (CR-2). If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
46. Inadvertent Discovery (CR-3). If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.
47. Migratory Birds. Applicant shall implement measures to avoid killing migratory birds by either avoiding construction during nesting season (generally January through July) or by buffering active nests during construction.

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

48. Geotechnical (Soil) Report Required Before Grading. A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.
49. Wall Plans. Submit plans and obtain separate building permits for any required retaining walls.

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

50. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
51. FEMA Flood Zone. FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 06071C6475H dated 8/28/2008. Flood hazards are undetermined in this area but possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
52. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$750 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
53. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
54. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana/Mojave Watershed Region. Copies of the WQMP guidance and template can be found at: (<http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>)
55. On-site Flows. On-site flows need to be directed to the nearest County road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

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- 56. Regional Board Permit. Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
- 57. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov
- 58. Grading Plans. Grading and Erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage and WQMP improvements shall be shown on the Grading plans according to the approved Drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.

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

- 59. Vector Control Requirement. The project area has a high probability of containing vectors. EHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to EHS/Land Use. For information, contact Vector Control at (800) 442-2283.

DEPARTMENT OF PUBLIC WORKS – Surveyor – (909) 387-8149

- 60. Survey Monumentation. If any activity on this project will disturb **any** land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying **prior** to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.
- 61. Record of Survey or Corner Record. Pursuant to Sections 8726(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:
 - c. Monuments set to mark property lines or corners;
 - d. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
 - e. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed:

LAND USE SERVICES DEPARTMENT – Planning (760) 995-8140

- 62. Architecture. The architectural elevations provided are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.
- 63. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit a Landscape Plan record through our EZ Online Permitting system. Refer to the Landscape Plan Information Sheet for more information; this handout can be located in Planning’s Handouts page under the Guidance section.

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64. Lighting Plans. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential zoning district, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.
65. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
- f. Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended):
- o Incorporate dual paned or other energy efficient windows,
 - o Incorporate energy efficient space heating and cooling equipment,
 - o Incorporate energy efficient light fixtures, photocells, and motion detectors,
 - o Incorporate energy efficient appliances,
 - o Incorporate energy efficient domestic hot water systems,
 - o Incorporate solar panels into the electrical system,
 - o Incorporate cool roofs/light colored roofing,
 - o Incorporate other measures that will increase energy efficiency.
 - o Increase insulation to reduce heat transfer and thermal bridging.
 - o Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
- g. Plumbing. All plumbing shall incorporate the following:
- o All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
 - o Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
 - o All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
- h. Lighting. Lighting design for building interiors shall support the use of:
- o Compact fluorescent light bulbs or equivalently efficient lighting.
 - o Natural day lighting through site orientation and the use of reflected light.
 - o Skylight/roof window systems.
 - o Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
 - o A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
 - o Provide a minimum of 2.5 percent of the project’s electricity needs by on-site solar panels.
- i. Building Design. Building design and construction shall incorporate the following elements:
- o Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - o Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - o Roofing materials shall have a solar reflectance index of 78 or greater.

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- o All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
- o Energy Star or equivalent appliances shall be installed.
- o A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- j. Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- k. Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
- l. Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
- m. Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.

66. Signs. All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards:

- a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
- b. All sign lighting shall not exceed 0.5 foot-candle.
- c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
- d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

67. MDAQMD Permits. The District has reviewed the project and, based on the information available to us at this time, the District recommends the County require that the following dust mitigation measures be required for the construction of the development (enforceable by the District AND by the land use agency):

- Prepare and submit to the MDAQMD, prior to commencing earth-moving activity, a dust control plan that describes all applicable dust control measures that will be implemented at the project;

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- The following signage shall be erected not later than the commencement of construction: A minimum 48-inch high by 96-inch wide sign containing the following shall be located within 50 feet of each project site entrance, meeting the specified minimum text height, black text on white background, on one-inch A/C laminated plywood board, with the lower edge between six and seven feet above grade, with the contact name of a responsible official for the site and a local or toll-free number that is accessible 24 hours per day:

"[Site Name] {four-inch text}
[Project Name/Project Number] {four-inch text}
IF YOU SEE DUST COMING FROM {four-inch text} THIS PROJECT CALL: {four-inch text}
[Contact Name], PHONE NUMBER XXX-XXXX {six-inch text}
If you do not receive a response, Please Call {three-inch text} The MDAQMD at 1-800-635-4617
{three-inch text}"

- Use a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.
- All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation prohibiting wind fencing.
- All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related trackout onto paved surfaces, and clean any project-related trackout within 24 hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.

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

68. Construction Plans. Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.
69. Temporary Use Permit. A Temporary Use Permit (T.U.P.) for the office trailer will be required or it must be placed on a permanent foundation per State H.C.D. guidelines. A T.U.P. is only valid for a maximum of five (5) years.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311

70. Road Improvements. The developer shall submit for review and obtain approval from the Land Use Services Department the following plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California.

Phase I: Baldy Mesa Road (Major Arterial – 120')

- Street Improvements. Design curb and gutter with match up paving 52 feet from centerline, along project frontage.
- Sidewalks. Design sidewalks per County Standard 109 Type "D"
- Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and located per San Bernardino County standard 130.

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Phase I: Lindero Street (Sixteenth Section Line – 60')

- Street Improvements. Design A.C. dike with match up paving 18 feet from centerline, along Phase 1 project frontage with a minimum 26 feet paved section for APN-s 3065-481-10 & 3065- 481-11

Phase II: Lindero Street (Sixteenth Section Line – 60')

- Street Improvements. Design A.C. dike with match up paving 18 feet from centerline, along Phase 2 with a minimum 26 feet paved section for APN-s 3065-481-08 & 3065-481-09

71. Project Specific Conditions. Private Roads/Improvements. All required on-site and off-site improvements shall be completed by the applicant. Construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria.
72. Road Standards and Design. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Valley Mountain Desert Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.
73. Project Specific Conditions. CMRS Exclusion. Lindero Street improvements required for this development shall not be entered into the County Maintained Road System (CMRS).
74. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.
75. Encroachment Permits. Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction.
76. Construction Permits. Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.
77. Slope Tests. Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of County Public Works.
78. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.
79. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
80. Street Type Entrances. Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.

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81. Access. The development shall have a minimum of 2 points of vehicular access. These are for fire/emergency equipment access and for evacuation routes.
- a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.
 - b. Multi-Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.
82. Water System Commercial. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.
83. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site.
84. Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.
85. Secondary Access Paved. Prior to building permits being issued to any new structure, the secondary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.
86. Primary Access Paved. Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions, including width, vertical clearance and turnouts.
87. Combustible Protection. Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.
88. Building Plans. Building plans shall be submitted to the Fire Department for review and approval. EZOP
89. Fire Fee. The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.
90. Fire Flow Test. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied. This requirement shall be completed prior to combination inspection by Building and Safety.

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Planning Commission Hearing Date: September 3, 2020

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

91. Construction and Demolition Waste Management Plan (CDWMP) Part 1. CDWMP Part I must be submitted prior to issuance of the permit. County franchise waste hauler is CR&R. For questions related to the submittal of this plan please call (909) 386-8701 or visit the EZOP website at <http://wp.sbcounty.gov/ezop/permits/construction-waste-management-plan-part-1/>

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

92. Water Purveyor. Water purveyor shall be Phelan Pinon Hills Community Services District or EHS approved.
93. Water Service Verification Letter. If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS for approval.
94. New OWTS. If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: A soil percolation report per June 2017 standards shall be submitted to EHS for review and approval. If the percolation report cannot be approved, the project may require an alternative OWTS. For information, please contact the Wastewater Section at 1-800-442-2283.
95. Preliminary Acoustical Information. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at 1-800-442-2283.
96. Sewage Disposal. Method of sewage disposal shall be EHS approved onsite wastewater treatment system (OWTS).

PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed For Each Phase

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

97. Fees Paid. Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2019-00024.
98. Shield Lights. Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, “Glare and Outdoor Lighting” (i.e. “Dark Sky Ordinance).
99. Landscaping/Irrigation. All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.

**Kuri Personal and Recreation Vehicle
Self-Storage Facility**

APN: 3065-481-08, -09, -10 & -11/PROJ-2019-00024
Planning Commission Hearing Date: September 3, 2020

100. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
101. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
102. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following:
 - a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent.
 - b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.
 - c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

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

103. WQMP Improvements. All required WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.
104. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311

105. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.
106. Phased Projects. Projects within any phase of a phased project shall have all required on-site and off-site public road and drainage improvements required for such a phase sufficiently completed by the applicant, inspected and approved for construction of that phase, prior to final inspection or occupancy for any buildings or other structures in that phase. The term “phases” used here shall mean the following: “The block of building permits drawn on less than the whole project” or “A plan of building construction which indicates blocks of construction of less than the whole project.” In each phase, the installation of any on-site or off-site public road improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and drivable access for fire and other emergency/safety vehicles, and the ordinary and intended use of the buildings or structures. The Building Official, with the concurrence of the Land Development Division may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.
107. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and Current Planning and shall be maintained by the adjacent property owner or other County-approved entity.
108. Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works.
109. Private Roads/Improvements. All required on-site and off-site improvements shall be completed by the applicant. Construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria.

**Kuri Personal and Recreation Vehicle
Self-Storage Facility**APN: 3065-481-08, -09, -10 & -11/PROJ-2019-00024
Planning Commission Hearing Date: September 3, 2020

110. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.

DEPARTMENT OF PUBLIC WORKS – Traffic Division – (909) 387-8186

111. Transportation Fee. For Phase I: This project falls within the Local Area Transportation Fee Plan Area for the High Desert area. The Local Area Transportation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Department of Public Works Business Office during the application process. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and prior to the building occupancy/use is issue or granted. The Plan Fee is subject to change periodically. The current Local Area Transportation Fee Schedule can be found at the following website: <http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>
112. Transportation Fee. For Phase II: This project falls within the Local Area Transportation Fee Plan Area for the High Desert area. The Local Area Transportation Plan Fee (Plan Fee) shall be paid by a cashier's check to the Department of Public Works Business Office during the application process. The Plan Fee shall be computed in accordance with the Plan Fee Schedule in effect as of the date that the building plans are submitted and prior to the building occupancy/use is issue or granted. The Plan Fee is subject to change periodically. The current Local Area Transportation Fee Schedule can be found at the following website: <http://cms.sbcounty.gov/dpw/Transportation/TransportationPlanning.aspx>

SAN BERNARDINO COUNTY FIRE DEPARTMENT – Community Safety Division (760) 995-8190

113. Fire Alarm – Manual. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
114. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.
115. Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances.
116. Combustible Vegetation. Combustible vegetation shall be removed as follows: a. Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. b. Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less.
117. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit plans to the with hydraulic calculation and manufacturers specification sheets to the Fire Department for approval and approval. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.

**Kuri Personal and Recreation Vehicle
Self-Storage Facility**

APN: 3065-481-08, -09, -10 & -11/PROJ-2019-00024
Planning Commission Hearing Date: September 3, 2020

118. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
119. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.
120. Override Switch. Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required.
121. Key Box. An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock.
122. Roof Certification. A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.
123. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.
124. Inspection by the Fire Department. Permission to occupy or use the building (certificate of Occupancy or shell release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

125. Construction and Demolition Waste Management Plan (CDWMP) Part 2. CDWMP Part II must be submitted prior to the Final Inspection. County franchise waste hauler is CR&R. For questions related to the submittal of this plan please call (909) 386-8701 or visit the EZOP website at <http://wp.sbcounty.gov/ezop>.

END OF CONDITIONS

EXHIBIT D

Letter of Intent

Letter of Intent

Applicant: _____
Mailing Address: _____
Phone Number: _____
Business Name: _____

Date: _____
Primary Contact: _____
APN(s): _____

If needed, you may attach additional documents to provide more detailed information.

Brief description of proposed use:

Brief Description of proposed location and surrounding properties as they currently exist:

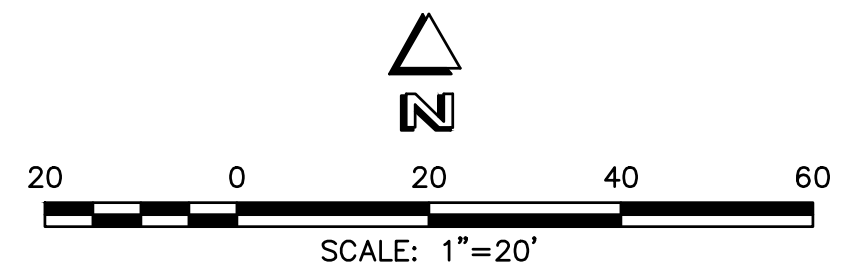
Logistics (Truck trips, hours of business, parking, number of employees, etc.):

Goals and Objectives:

EXHIBIT E

Site Plan

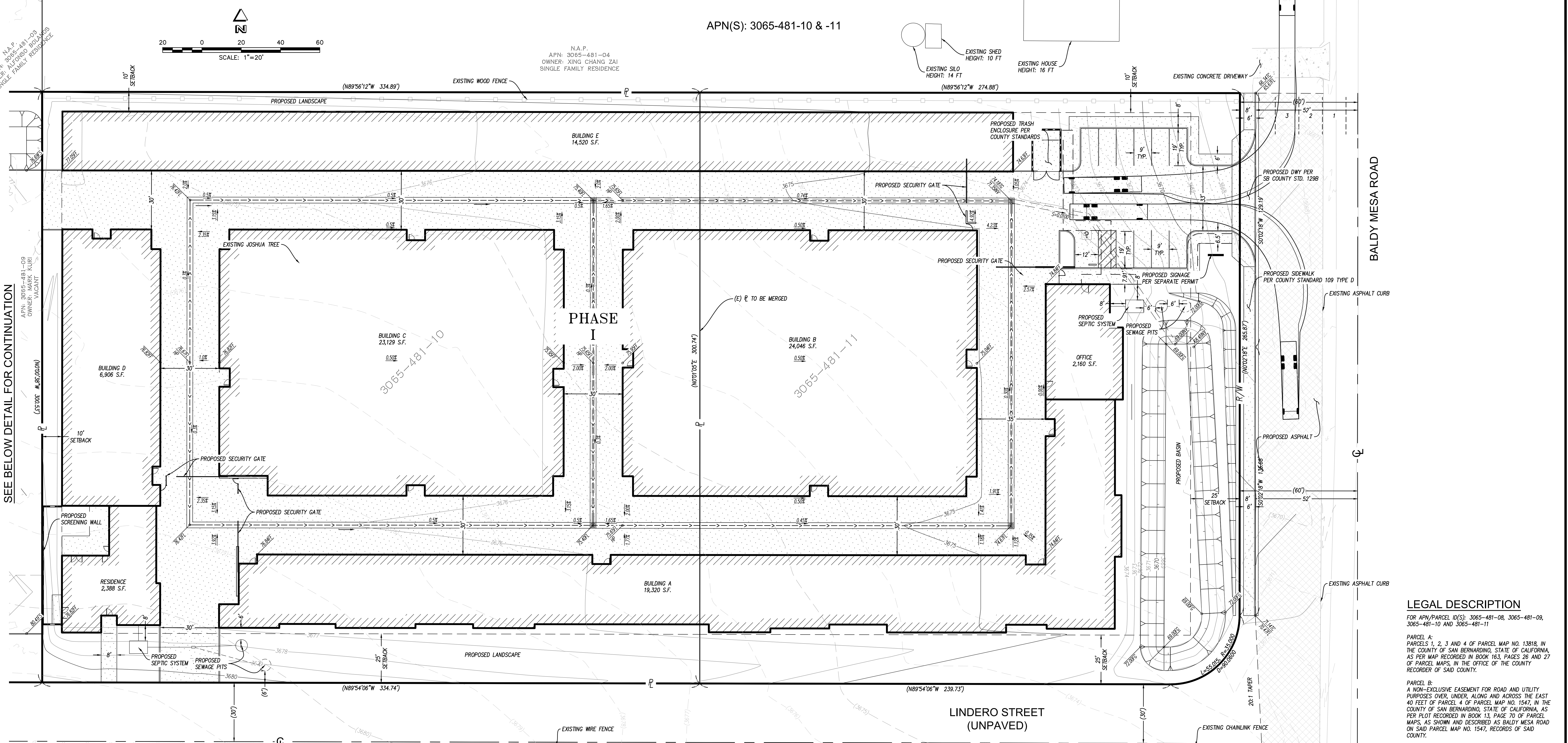
APN(S): 3065-481-10 & -11



N.A.P. APN: 3065-481-04 OWNER: XING CHANG ZAI SINGLE FAMILY RESIDENCE

EXISTING SHED HEIGHT: 10 FT
EXISTING SILO HEIGHT: 14 FT
EXISTING HOUSE HEIGHT: 16 FT

SEE BELOW DETAIL FOR CONTINUATION



LEGAL DESCRIPTION

FOR APN/PARCEL ID(S): 3065-481-08, 3065-481-09, 3065-481-10 AND 3065-481-11
PARCEL A: A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THE EAST 40 FEET OF PARCEL 4 OF PARCEL MAP NO. 1547, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 163, PAGES 26 AND 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL B: A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THE EAST 40 FEET OF PARCEL 4 OF PARCEL MAP NO. 1547, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLOT RECORDED IN BOOK 13, PAGE 70 OF PARCEL MAPS, AS SHOWN AND DESCRIBED AS BALDY MESA ROAD ON SAID PARCEL MAP NO. 1547, RECORDS OF SAID COUNTY.

LEGEND

- ASPH ASPHALTIC CONCRETE SURFACE BT BOTTOM OF TRENCH
CB CATCH BASIN
C&G CURB AND GUTTER
CL CENTER LINE
DDC DOUBLE DETECTOR CHECK
D/WY DRIVEWAY
(E) EXISTING
FF FINISH FLOOR
FG FINISH GRADE
FL FLOWLINE
FS FINISHED SURFACE
GB GRADE BREAK
GW GUY WIRE
INV INVERT OF PIPE
MH MANHOLE
N/T'S NOT TO SCALE
PP POWER POLE
S/W SIDEWALK
ST STREET
TC TOP OF CURB
TF TOP OF FOOTING
TW TOP OF WALL
TYP TYPICAL
W WROUGHT IRON
WM WATER METER

FEMA FLOOD ZONE

ALL PROPERTY IS LOCATED WITHIN FEMA ZONE D: "AREAS WITH FLOOD RISK DUE TO LEAVE."
PER FLOOD INSURANCE RATE MAP NO. 0607106475H (NOT PRINTED)

PARKING ANALYSIS

OFFICE AREA: 2,160 SF
1 PARKING STALL FOR EVERY 250 SF OF OFFICE AREA.
2160 SF/250 SF = 8.64 (9 MINIMUM)
PROVIDED:
STANDARD 10 SPACES
ACCESSIBLE 1
RV STORAGE 186 SPACES

PROJECT DESCRIPTION

DEVELOP A PERSONAL MINI STORAGE AND STORAGE FACILITY WITH OFFICE BUILDING, ADDITIONAL PARKING STALLS, FENCING, AND LANDSCAPING ALONG PARCEL FRONTAGE AND RV PARKING STORAGE.
NO SIGNS ARE PROPOSED AT THIS TIME.
PHASE I TO HAVE LIGHTS WALLPACKS.
PHASE II RV PARKING TO HAVE 35 FT. TALL SITE LIGHTS.

BASIS OF BEARINGS

THE CENTERLINE OF LINERO STREET, PER P.M. #13818, P.M.B. 163/27
BEARING: N89°54'06"W

TOTAL PARCEL COVERAGE

PHASE	SUBJECT	AREA	%
PHASE 1	BUILDING	92,469 S.F.	24.6%
	HARDSCAPE	53,094 S.F.	14.1%
	GRAVEL	157,310 S.F.	42.0%
	LANDSCAPE	72,206 S.F.	19.3%
TOTALS		375,079 S.F.	100% (4.20 AC.)
PHASE 2	SUBJECT	157,309 S.F.	42.0%
	GRAVEL	34,702 S.F.	9.3%
	LANDSCAPE	192,011 S.F.	51.2%
TOTALS		484,022 S.F.	129.5% (7.04 AC.)

BENCHMARK

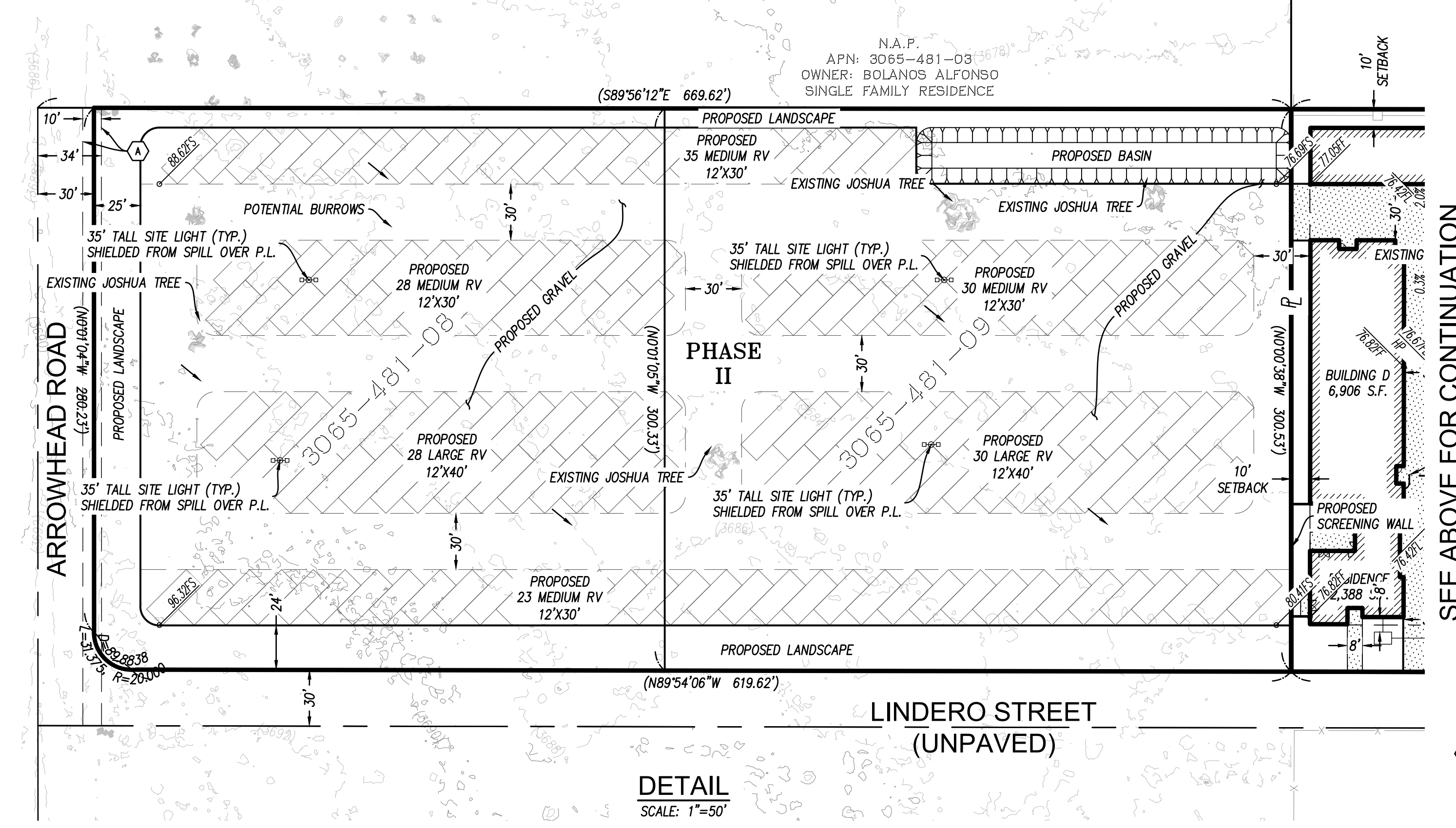
BENCHMARK: COUNTY OF SAN BERNARDINO TBM #2 FB 4151/606
DESCRIPTION: CHISELED BOX AT END OF CURB AND GUTTER 50' N. OF AVENAL AND 40' W. OF BALDY MESA
ELEVATION: 3616.13'

EARTHWORK QUANTITIES:

CONSTRUCTION MAY VARY.
CUT 2,581 CUBIC YARDS
FILL 2,581 CUBIC YARDS
EARTH WORK QUANTITIES NOTE: THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE ACTUAL VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR ESTIMATING AND BONDING PURPOSE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES.

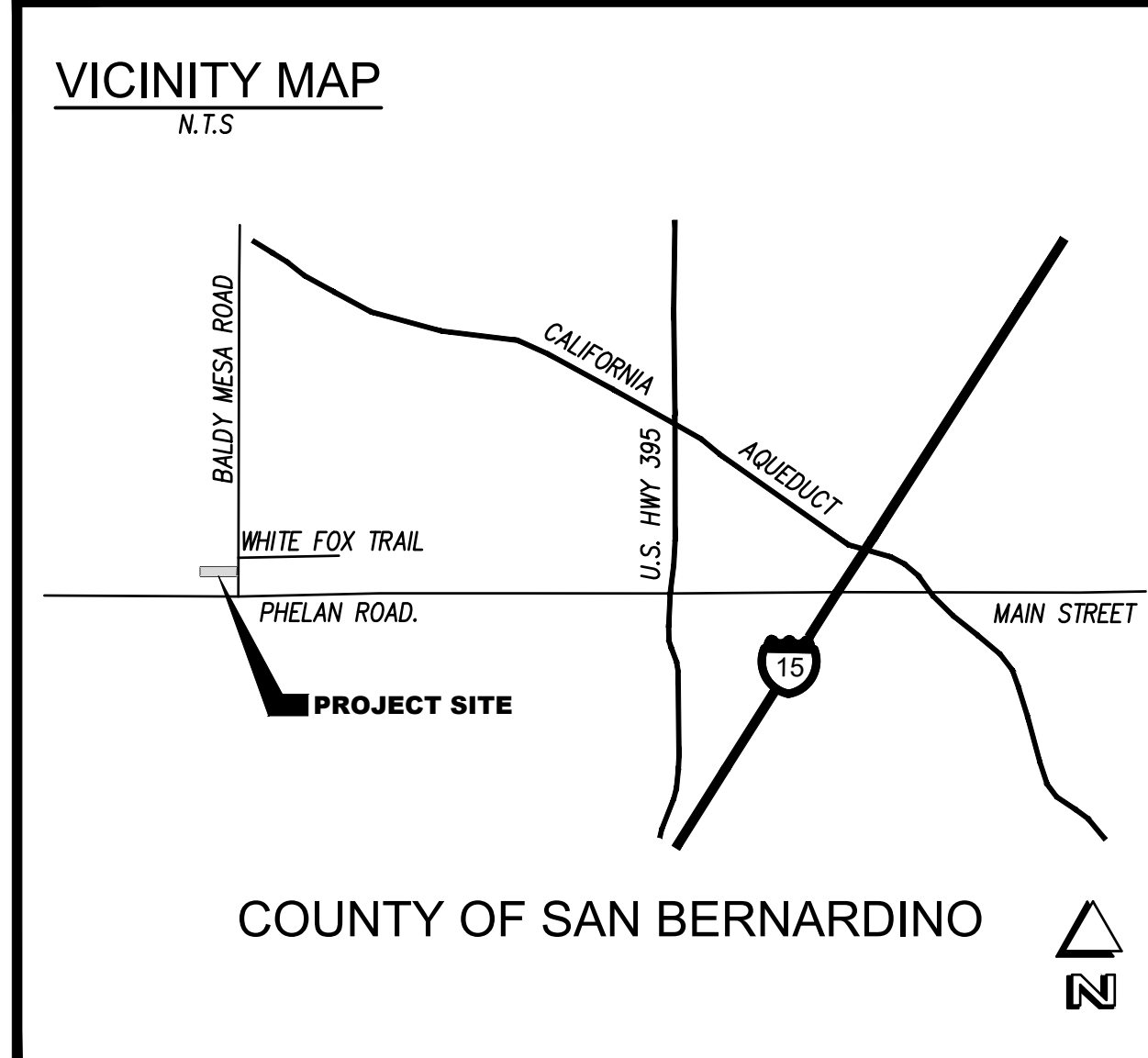
SITE PLAN NOTES

AN EASEMENT FOR OVERHEAD AND UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AND CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA AS SET FORTH IN AN INSTRUMENT RECORDED NOVEMBER 19, 1985 AS INST. NO 85-291663 O.R.



SEE ABOVE FOR CONTINUATION

DETAIL SCALE: 1"=50'



BONADIMAN ENGINEERS - C.T.S. - SURVEYING - PLANNING
TEL: (909) 885-3806
FAX: (909) 381-1221
WWW.BONADIMAN.COM

KURI MINI STORAGE
ADDRESS - TBD
PHELAN, CA 92371
APN: 3065-481-10 & -11

REVISIONS				
NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: MARK KURI
DRAWN BY: FA SCALE: 1"=20'
CHECKED BY: EJB JOB NO: 194847 SHEET: 1 OF 1 SP1
DISREGARD PRINTS BEARING EARLIER REVISION DATES: 08-19-2020