



Interoffice Memo

DATE: October 22, 2015

PHONE: 909-387-4112

FROM: CHRIS WARRICK *CW*
Senior Planner
Land Use Services Department

TO: HONORABLE PLANNING COMMISSION

SUBJECT

ERIC SAMBOLD - GENERAL PLAN LAND USE DISTRICT AMENDMENT FROM RURAL LIVING 5-ACRE (RL-5) TO RURAL LIVING (RL) ON 4.95 GROSS ACRES AND TENTATIVE PARCEL MAP 19466 TO SUBDIVIDE 4.95 GROSS ACRES INTO TWO PARCELS, APN: 0201-043-44, PROJECT NO. P201300445

On March 5, 2015, the above referenced project was presented to the Planning Commission for consideration. At that time the proposal included a request to change the General Plan land use zoning designation to Single Residential, 1-acre minimum lot size (RS-1). County staff recommended denial of the project, primarily due to the additional density being requested. During the March 5 hearing, there was discussion of the alternative zoning designation of Rural Living (2.5-acre minimum lot size), which would allow development of one additional dwelling unit with no further development potential in the future. The applicant agreed to consider amending the application to request the RL land use designation, which might also require a variance from the minimum 2.5-acre lot size. The applicant then requested a continuance to allow time to consider amending the application, and to proceed with environmental analysis.

After further review of the project boundary, it was determined that there was additional right-of-way that was not previously included in the calculation of the project site acreage. With the inclusion of the additional right-of-way, the total gross acreage of the site is 4.95 acres, not 4.85 acres, as previously calculated. Section 83.02.050 (e) of the Development Code allows rounding to the nearest tenth of an acre for purposes of computing lot area requirements. So the 4.95-acre site acreage can be rounded to 5 acres, which would allow for subdivision into two 2.5-acre parcels, meeting the minimum standards of the RL zoning district.

Within a few weeks following the March 5 Planning Commission hearing, staff completed the environmental analysis and circulated the Initial Study for public review and comment. The Tentative Parcel Map has also been revised to reflect the corrected acreage calculation and to identify the new RL land use designation. The revised Tentative Parcel Map was then sent to

the City of Rancho Cucamonga for further review, with an explanation of the revised re-zoning request, which would only allow for one additional dwelling to be constructed on the site. On August 5, 2015, the City Planning Director responded by email with the following statement:

“This project is still inconsistent with the City of Rancho Cucamonga General Plan and County General Plan. A large portion of the lot is within the Open Space designated area of the City’s General Plan which allows for limited density of .0 to .10 du/acre to minimize the adverse impacts of grading while protecting environmentally sensitive areas. Additionally, based on the slope analysis provided a large portion of the parcel exceeds what is considered buildable by the city standards and we would not support the proposed Tentative Parcel Map and additional density.”

Since the project area is likely to be annexed into the City of Rancho Cucamonga, it is staff’s responsibility to consult with the City and consider their recommendations, especially when it involves a General Plan amendment that would be inconsistent with the City’s plans. This is not the only criterion for consideration of the proposed General Plan amendment and Tentative Parcel Map. The proposal is also inconsistent with the County General Plan land use policies in that it is generally not compatible with adjacent land uses and community character. For these reasons, County staff continues to recommend denial of the proposed General Plan Amendment and Tentative Parcel Map. Updated Findings addressing the updated application are attached, as well as the March 5, 2015, staff report.

RECOMENDATION: That the Planning Commission:

RECOMMEND that the Board of Supervisors **DENY** the General Plan Land Use District Amendment from Rural Living RL-5 (5-acre minimum lot sizes) to Rural Living RL (2.5-acre minimum lot sizes) on 4.95 gross acres and Tentative Parcel Map 19466 to subdivide 4.95 gross acres into two parcels.

ATTACHMENTS:

Exhibit A: Findings

Exhibit B: March 5, 2015, Staff Report

Exhibit C: Initial Study

EXHIBIT A

Findings

FINDINGS

General Plan Amendment: General Plan Land Use District Amendment from Rural Living RL-5 (5-acre minimum lot sizes) to Rural Living RL (2.5-acre minimum lot sizes) on 4.95 gross acres.

Per Section 86.12.060 of the County Development Code an amendment to the General Plan may be approved only if specific findings can be made in the affirmative. However, where staff cannot make the findings in the affirmative, the findings are written in the negative, as applicable to each finding.

1. The proposed amendment is not internally consistent with all other provisions of the General Plan.

The proposed amendment is not consistent with General Plan Policy LU 1.2, *“The design and siting of new development will meet locational and development standards to ensure compatibility of the new development with adjacent land uses and community character”*, because the majority of the parcels along snowdrop Road are larger than 5 acres in size and many parcels on the north side of Snowdrop Road are larger than 10 acres in size. Within the entire Snowdrop Road area there are only nine parcels that are smaller than 2.5 acres in size. Seven of these parcels are within the RS-1 District (1 acre minimum lot size). One is in the RL District (2.5 acre minimum lot size) and one is in the RL-5 District (5 acre minimum lot size).

The project is also located in the Sphere of Influence (SOI) of the City of Rancho Cucamonga and the proposed amendment is not consistent with the City’s General Plan or the City’s density standards, which allows a maximum of 1.26 units for the entire 4.95-acre site. Since the site already has one unit, no further development of the site would be allowed under the City’s regulations.

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

Approval of the proposed land use zoning district change would enable and facilitate additional development and related improvements on the subject site which must be developed in conformance with the County Development Code and other State and local development regulations.

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

Approval of the proposed land use zoning district change would enable and facilitate additional development and related improvements on the subject site which must be developed in conformance with the County Development Code and other State and local development regulations.

4. The proposed land use district change will not provide a reasonable and logical extension of the existing land use pattern in the surrounding area.

Approval of the proposed land use district change would provide a reasonable and logical extension of the Rural Living RL District in this area, because it would extend existing portions of the RL District from the west along Snowdrop Road. However, extending the RL District, as proposed, would allow for development in an area that's designated Open Space by the City of Rancho Cucamonga General Plan. This is not consistent with the County's General Plan policies to coordinate with incorporated cities regarding land use and development policies in SOI areas.

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

The proposed amendment, if approved, would be subject to all development standards and regulations of the County Development Code in the RL District. The proposed project is located in the Fire Safety (FS) Overlay District. Per Section 82.13.060 of the Development Code (FS Overlay), zero density is allowed in the City of Rancho Cucamonga SOI for any portion of a proposed Tentative Parcel Map on slopes greater than 30% gradient. Where grading is utilized that does not conform to the natural slope and the graded area is adjacent to natural ungraded slopes that are greater than 30% in gradient and greater than 30 feet in height, each structure shall be set back at least 30 feet from the edges of the graded area adjacent to the natural ungraded slopes. There is an area in the northern portion of proposed Parcel 2 that contains natural slopes that are less than 30%. This is the location of the proposed building pad, which will be subject to the development standards of the FS Overlay District.

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

An Initial Study has been completed for the proposed project and it is determined, on the basis of staff's independent evaluation, that the project will not have a significant adverse effect or impact on surrounding property and the environment, with the implementation of appropriate mitigation measures. However, an environmental finding of whether the proposed land use zoning district change will or will not have a substantial adverse effect on the environment is not required with a recommendation of denial.

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 would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Although the proposed General Plan Land Use Amendment is not consistent with the City of Rancho Cucamonga General Plan designation and is generally not compatible with adjacent land uses and community character, the affected site area may be physically suitable for the

development of one additional single family dwelling unit in terms of design, location, shape, size and operating characteristics. However, the project would be subject to the requirements of Chapter 82.13 (Fire Safety FS Overlay) of the County Development Code, which would restrict development of the site to those areas where the natural slopes are less than 30% gradient. Where grading is utilized that does not conform to the natural slope and the graded area is adjacent to natural ungraded slopes that are greater than 30 percent in gradient and greater than 30 feet in height, each structure shall be set back at least 30 feet from the edges of the graded area adjacent to the natural ungraded slopes. There is an area in the northern portion of proposed Parcel 2 that contains natural slopes that are less than 30 percent. This is the location of the proposed building pad, which will be subject to the development standards of the FS Overlay District.

Tentative Parcel Map 19466: Tentative Parcel Map 19466 to subdivide 4.95 gross acres into two parcels.

Per Section 87.02.060 of the County Development Code a Tentative Map may be approved only if specific findings can be made in the affirmative. However, where staff cannot make the findings in the affirmative, the findings are written in the negative, as applicable to each finding.

1. The proposed map, subdivision design, and improvements are not consistent with the General Plan, any applicable community plan, and any applicable specific plan.

The proposed Parcel Map is not consistent with General Plan Policy LU 1.2, because the design and siting of the new development does not meet locational and development standards and is not compatible with adjacent land uses and community character. The majority of the parcels along snowdrop Road are larger than 5 acres in size and many parcels on the north side of Snowdrop Road are larger than 10 acres in size. Within the entire Snowdrop Road area there are only nine parcels that are smaller than 2.5 acres in size. Seven of these parcels are within the RS-1 District (1 acre minimum lot size). One is in the RL District (2.5 acre minimum lot size) and one is in the RL-5 District (5 acre minimum lot size).

The project is also located in the Sphere of Influence (SOI) of the City of Rancho Cucamonga and the proposed Parcel Map is not consistent with the City's General Plan or the City's density limitations, which allows a maximum of 1.26 units for the entire 4.95-acre site. Since the site already has one unit, no further development of the site would be allowed under the City's regulations.

2. The site is physically suitable for the type and proposed density of development.

Although the proposed Parcel Map is not consistent with the City of Rancho Cucamonga General Plan designation and is generally not compatible with adjacent land uses and community character, the affected site area appears to be physically suitable for the development of one additional single family dwelling unit. However, the project would be subject to the requirements of Chapter 82.13 (Fire Safety FS Overlay) of the County Development Code, which would restrict development of the site to those areas where the natural slopes are less than 30% gradient.

3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife habitat.

There is no substantial evidence that the project, as proposed, will have a significant effect on the environment because an Initial Study has been completed for the proposed project and it is determined, on the basis of staff's independent evaluation, that the project will not have a significant adverse impact on the environment with the implementation of appropriate mitigation measures. However, an environmental finding of whether the design of the subdivision and the proposed improvements will or will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, is not required with a recommendation of denial.

4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems.

The design of the subdivision, which would allow for the development of one additional single family dwelling unit, is such that hazards from flood, fire, noise and other potential public health hazards are deemed minimal with the implementation of the proposed mitigation measures.

5. The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision.

The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision, because the project has been reviewed by the County Land Development Division and the County Traffic Division and it was determined that there would not be any conflicts with public easements and that sufficient access can be provided. The project would be conditioned to ensure that the project does not interfere with rights of easements, and that statements of concurrence be provided from utility companies whose easements may be affected by the proposed development.

6. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

Any future development as a result of the proposed subdivision would require the construction of an on-site septic system, because this area is not provided with sanitary sewer. Any future residential development in this area must obtain approval from the Public Health Department, Environmental Health Services Division, which requires adherence to the requirements prescribed by the Regional Water Quality Control Board for on-site wastewater treatment systems.

7. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities.

Any future development of the site would be required to comply with the building setback requirements which promote optimum spacing of structures to create adequate opportunity for the use of solar technology.

8. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.

The proposed subdivision, if approved, would be subject to all development standards and regulations of the County Development Code in the RL District. The proposed project is located in the Fire Safety (FS) Overlay District. Per Section 82.13.060 of the Development Code (FS Overlay), zero density is allowed in the City of Rancho Cucamonga SOI for any portion of a proposed Tentative Parcel Map on slopes greater than 30% gradient. Where grading is utilized that does not conform to the natural slope and the graded area is adjacent

to natural ungraded slopes that are greater than 30% in gradient and greater than 30 feet in height, each structure shall be set back at least 30 feet from the edges of the graded area adjacent to the natural ungraded slopes. There is an area in the northern portion of proposed Parcel 2 that contains natural slopes that are less than 30%. This is the location of the proposed building pad, which will be subject to the development standards of the FS Overlay District.

EXHIBIT B

March 5, 2015, Staff Report



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: March 5, 2015

AGENDA ITEM: 3

Project Description:

Vicinity Map **N↑**

APNs: 0201-043-44
Applicant: Eric Sambold
Community: Rancho Cucamonga/Second Supervisorial District
Location: South side of Snowdrop Road, approximately 325 feet west of Robinhood Road
Project No.: P201300445
Staff: Chris Warrick
Rep.: Bonadiman and Associates
Proposal: General Plan Land Use District Amendment from Rural Living (RL-5) to Single Residential (RS-1) on 6.83 gross acres and Tentative Parcel Map 19466 to subdivide 4.85 gross acres into two parcels.



9 Hearing Notices Sent On: February 18, 2015

Report Prepared By: Chris Warrick

SITE INFORMATION:

Parcel Size: 4.85 Acres

Terrain: Very steep with 62 percent of site exceeding 40% grade and many portions in the south half of the site exceeding 100% grade.

Vegetation: Relatively dense natural vegetation consisting of chaparral, scrub and scattered outlying trees.

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE ZONING/OVERLAY DISTRICTS
Site	One Single Family House	Rural Living (RL-5) 5 acre minimum lot size & Fire Safety Overlay (FS-3)
North	Single Family House	Rural Living (RL-5) 5 acre minimum lot size & Fire Safety Overlay (FS-3)
South	Vacant	Rural Living (RL-5) 5 acre minimum lot size & Fire Safety Overlay (FS-3)
East	Vacant and Single Family House	Rural Living (RL-5) 5 acre minimum lot size & Fire Safety Overlay (FS-3)
West	Vacant	Rural Living (RL) 2.5 acre minimum lot size & Fire Safety Overlay (FS-3)

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	City of Rancho Cucamonga	City Recommends Denial
Water Service:	Cucamonga Valley Water District	
Septic/Sewer Service:	Private on-site septic system	EHS approval required

STAFF RECOMMENDATION: That the Planning Commission **RECOMMEND** that the Board of Supervisors **DENY** the General Plan Land Use District Amendment from Rural Living (RL-5) to Single Residential (RS-1) on 6.83 gross acres and Tentative Parcel Map 19466 to subdivide 4.85 gross acres into two parcels.

This project shall be referred to the Board of Supervisors for final action. Therefore, the recommendation of the Planning Commission is not the final action and cannot be appealed to the Board.

Eric Sambold
P201300445
APN: 0201-043-44 and 45
Planning Commission Staff Report
Date of Hearing: March 5, 2015

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AERIAL MAP



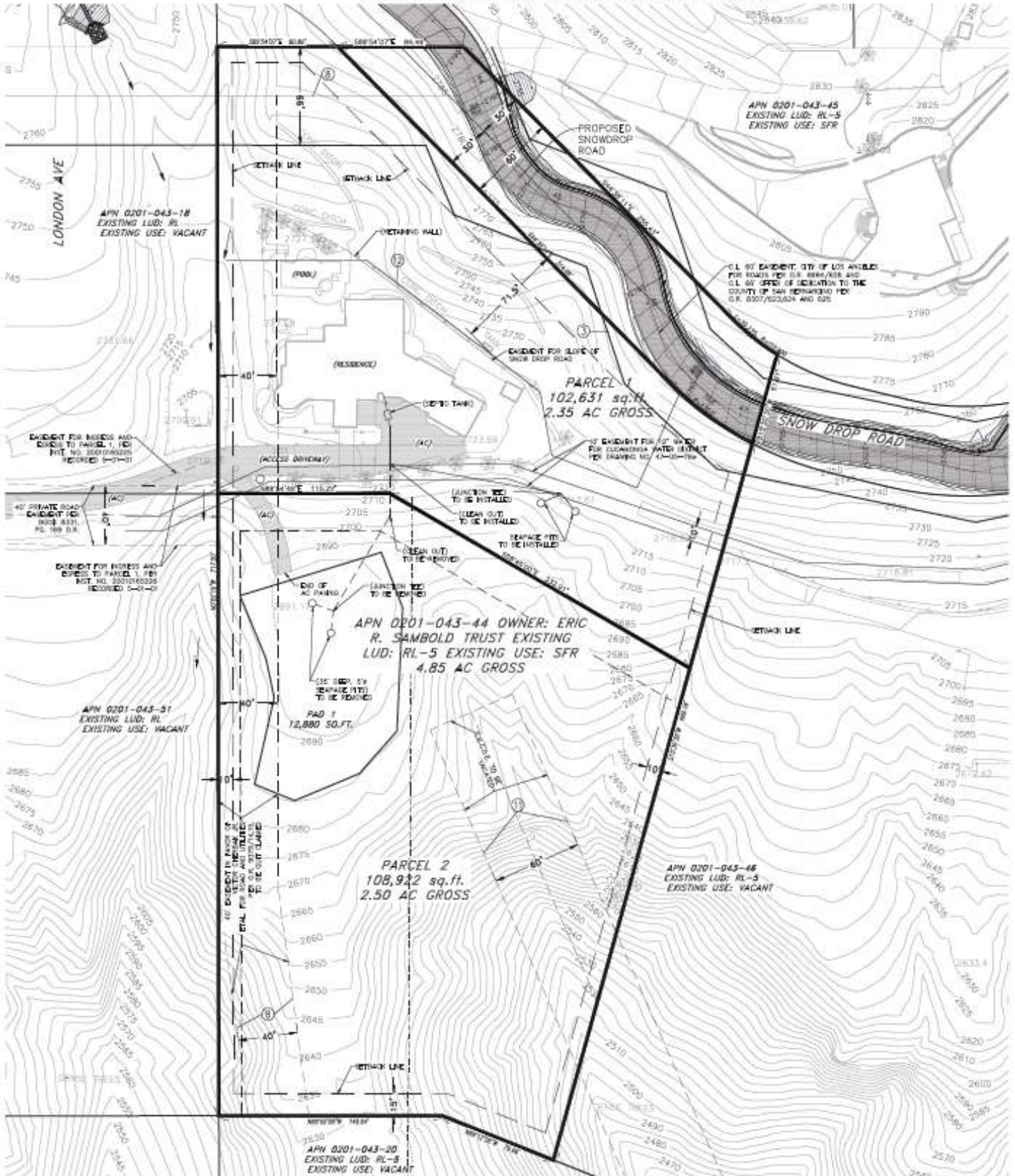
OFFICIAL LAND USE DISTRICT MAP



TENTATIVE PARCEL MAP 19466

APN: 0201-043-44

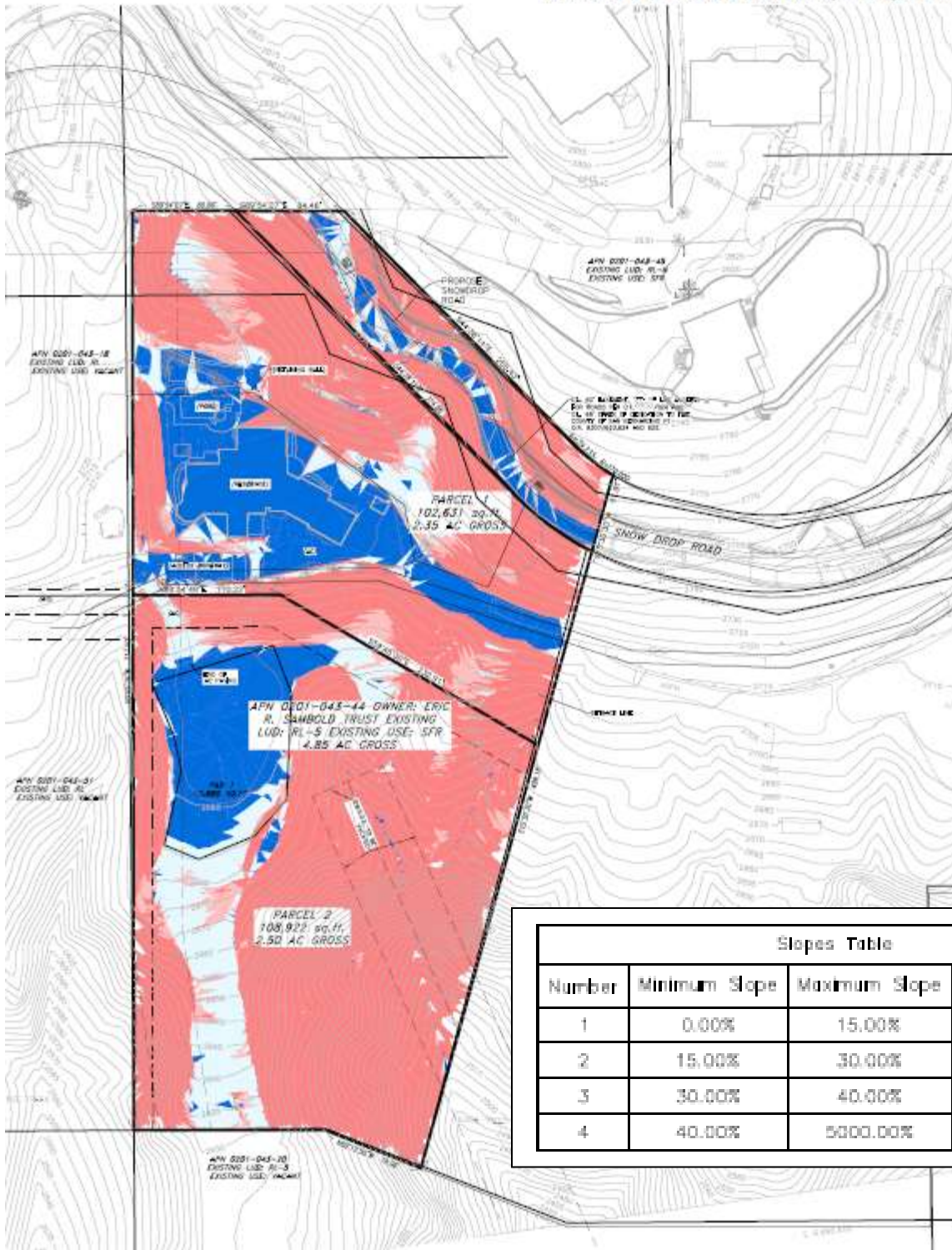
A PORTION OF THE S.W. 1/2 SEC. 14, T. 1 N., R. 7 W., S.B.M.



SLOPE ANALYSIS

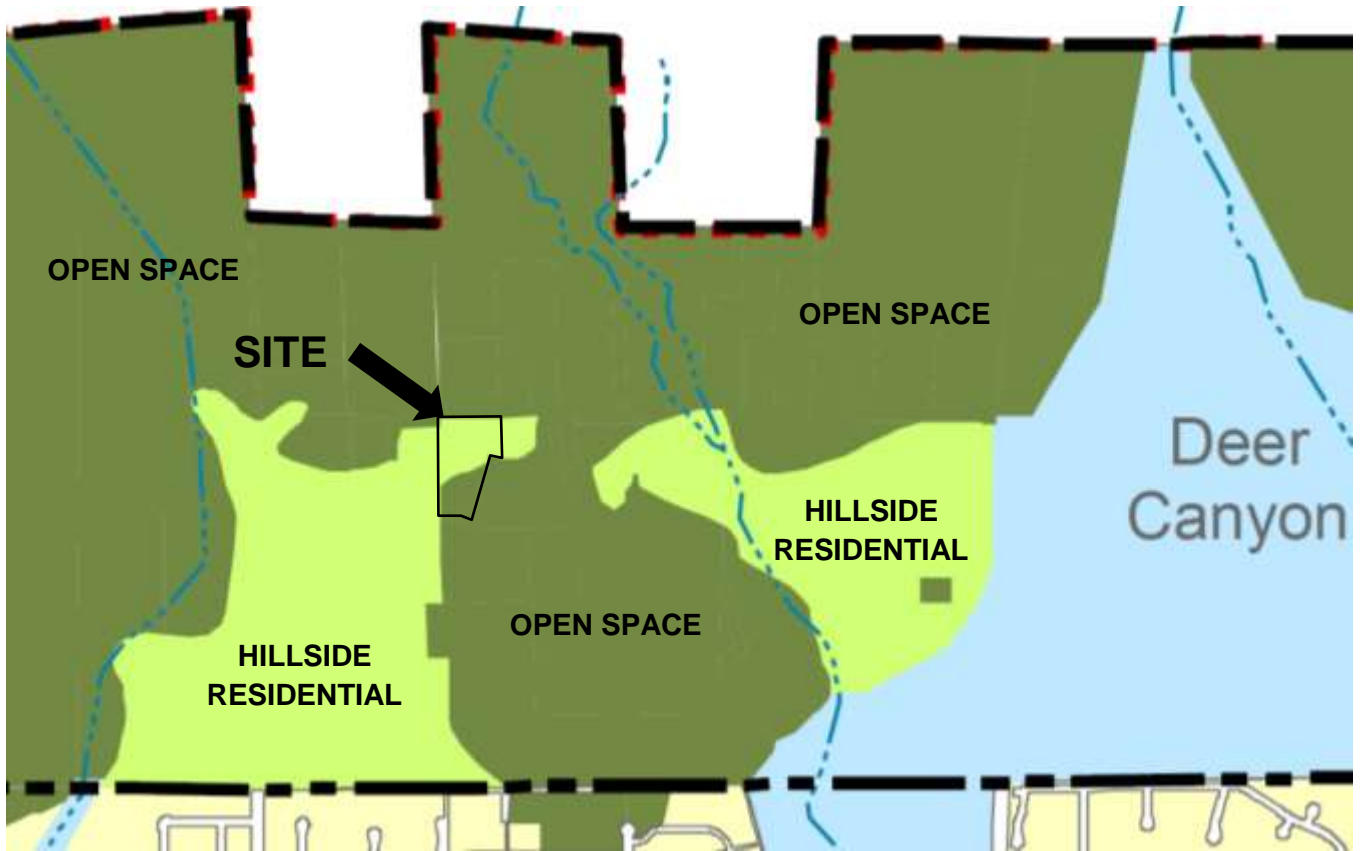
APN: 0201-043-44

A PORTION OF THE S.W. 1/2 SEC. 14, T. 1 N., R. 7 W., S.B.M.



Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area (AC)
1	0.00%	15.00%	Blue	0.96
2	15.00%	30.00%	Light Blue	0.54
3	30.00%	40.00%	Red	0.29
4	40.00%	5000.00%	Dark Red	2.95

CITY OF RANCHO CUCAMONGA (Sphere Area) GENERAL PLAN LAND USE MAP



USGS TOPOGRAPHIC MAP WITH COUNTY LAND USE OVERLAY



SITE PHOTOS



Looking South from Snowdrop Rd.



Looking South from Northwest corner of site

SITE PHOTOS



Looking south from northeast corner of site



Looking south from northeast corner of site

SITE PHOTOS



Looking west from the east property line



Looking north from approx. ½ mile south of the site

PROJECT DESCRIPTION AND BACKGROUND:

Project: The applicant is requesting approval of a General Plan Land Use District Amendment from Rural Living RL-5 (5-acre minimum lot sizes) to Single Residential RS-1 (1-acre minimum lot sizes) on 6.83-acres. The applicant has also submitted Tentative Parcel Map 19466 to subdivide 4.85-acres into two parcels. The proposed Tentative Parcel Map includes a 2.35-acre parcel on the north and a 2.5-acre parcel on the south. The General Plan Land Use District Amendment and Tentative Parcel Map are collectively referred to as the "Project." The Project site is currently developed with a single family house, which is located in the northern portion of the site, on proposed Parcel 1.

General Plan Amendment: A General Plan Amendment is required in conjunction with the proposed parcel map because the current land use designation of the site is RL-5, which requires a minimum lot size of 5 acres. The applicant is proposing to change the Land Use Designation to RS-1 because it is the only residential designation that allows 2.35-acre parcels, which is the smallest of the two parcels proposed. The proposed General Plan Amendment extends beyond the boundary of the Tentative Parcel Map, so that the Project could connect to the existing RS-1 District to the east. The 4.85-acre site, on its own, is not large enough to have its own RS-1 designation. The County Development Code and General Plan require all RS-1 areas to have a minimum area of 10-acres. Therefore, the applicant is proposing to include the parcel to the northeast (APN: 0201-043-45) in the General Plan Amendment, which would connect the proposed tentative map to the existing RS-1 District to the east. The parcel to the northeast, which is not part of the proposed Parcel Map, has a split designation of RL-5 and RS-1. This parcel is approximately 2-acres in size, so it would be appropriate for this parcel to be included in the proposed General Plan Amendment to correct the current split-zoning of the property between two different land use zoning districts, by designating the entire parcel RS-1.

Environmental Setting: The Project is in the City of Rancho Cucamonga (City) Sphere of Influence (SOI), which is in the foothills north of the City on the south side of Snowdrop Road. The Project site has very steep terrain with 62% of the site having a grade of 40% or greater. The vegetation on site is relatively dense, consisting of chaparral, scrub and scattered outlying trees.

ANALYSIS:

Slope Analysis. As noted above, 62% of the Project site has a grade of 40% or greater. Approximately one acre of the site contains slopes that are less than 15%. This includes the area around the existing single family house, the road bed of Snowdrop Road, and the proposed building pad for parcel 2, which is 12,880 sq. ft. The steeper slopes are in the south half of the site where the grades exceed 100% in some areas. The following is the slope analysis table provided by the applicant:

SLOPE TABLE		
Slope Category	Area (acres)	Percent of Site
0 – 15%	.96	20.2%
15% - 30%	.54	11.4%
30% - 40%	.29	6.1%
40% +	2.95	62.2%

City of Rancho Cucamonga Review. This Project was accepted by the County for review on February 21, 2014. Since the Project is in the City SOI, County staff sent the Project to City staff for their review. On March 21, 2014, the County received a letter from the City Planning Department (Exhibit B) stating that the City did not support approval of the proposed General Plan Amendment due to the many development constraints regarding properties in the Hillside Residential area. The City General Plan land use designation for this parcel is split between two land use categories. The northerly half of the

property is Hillside Residential, which allows 0.1 (1 unit per 10 acres) to 2 dwelling units per acre. The southerly half of the parcel is Open Space, which allows a maximum density of 0.1 units per buildable acre. The City explained in its letter that the allowable density for the development could only be determined after review of the slope analysis map. The slope analysis was sent to the City on October 14, 2014, for its review and the City responded by email (Exhibit C) on October 22, 2014. The City calculated the density limitations for the site based on the land capacity schedule of its Development Code. According to the City's calculation, the adjusted net buildable area for this Project is 1.26, which means that a maximum 1.26 units could be permitted for this Project. So even with the proposed land use amendment changed to RS-1, the Project would be over the density limitation. Furthermore, the City considers this proposal to be "spot zoning" which is inconsistent with its General Plan goals. The City confirmed in a follow-up email on January 21, 2015, that it is still recommending denial of the Project due to the density limitation, while acknowledging that the ultimate decision rests with the County.

Sphere of Influence. When the SOI was created, the City established General Plan Land Use Districts for the sphere area that will be implemented if and when the area is annexed to the City. The land use districts established in sphere areas are not always consistent with the County's land use districts. While the City and the County both acknowledge that the County has the ultimate land use authority over sphere areas, it is the County's practice to consult with sphere cities on land use issues. It is especially important to consult with sphere cities when a General Plan Amendment is involved so as to prevent or minimize inconsistencies between the County and City SOI Land Use Districts. The land use policies adopted for the SOI areas are designed to encourage annexations or incorporations, and there are many policies in the County General Plan that address areas of commonality between the County and Cities regarding the sphere of influence areas, specifically the following:

GOAL LU 11. "Promote mutually beneficial uses of land to address regional problems through coordination and cooperation among the County, the incorporated Cities, Southern California Association of Governments (SCAG), San Bernardino Associated Governments (SANBAG), the various special districts and other local, state, and federal agencies."

POLICY LU 9.4. Ensure land use proposals in SOI areas receive appropriate review.

1. Consider establishing special development standards for SOI areas that more closely conform to city development standards in specific SOI areas where the County and the City have shared development and land use objectives.
2. Adopt a Sphere Standards Overlay to guide development areas in those SOI areas where special development standards are warranted.
3. Provide project notices to adjoining cities to offer opportunities for city input to County development review.
4. Require discretionary review for all new development projects within City spheres of influence.

POLICY LU 1.2. The design and siting of new development will meet locational and development standards to ensure compatibility of the new development with adjacent land uses and community character.

The County General Plan discusses the importance of coordination between the County and the numerous public agencies in implementing the General Plan. Such coordination is particularly crucial

to ensure the joint planning efforts of the County and the incorporated Cities, regarding land development policies in the SOI areas.

Chapter 82.22 of the County Development Code provides a process for establishing sphere standards for incorporated cities throughout the County. The purpose of the sphere standards is to create an overlay district that will allow implementation of County development standards that more closely conform to the City development standards within the respective specified spheres of influence. Of the cities identified in the Code, Apple Valley and Fontana are the only two SOI area which have unique sphere standards. However, this does not relieve the County of its obligation to follow the General Plan by cooperating with the City to ensure the compatibility of land use proposals in all SOI areas.

County/City General Plan Consistency. The County General Plan Land Use Districts in this area are somewhat consistent with the City's Land Use Districts in that the density limitations of both jurisdictions have a direct correlation to the natural grade of the land. The City's Hillside Residential district, which allows 0.1 to 2.0 dwelling units per acre, generally follows the boundaries of the County's RS-1 and RL districts, which allow one unit per acre and one unit per 2.5 acres, respectively. Similarly, the City's Open Space district, with a maximum dwelling unit density of 0.1 units per buildable acre (1 unit per 10 acres), generally follows the boundaries of the County's RL-5 district, which allows one unit per five acres. Staff has included an exhibit that shows the general relationship between the natural gradient of the land and the Land Use Districts, where the steeper areas generally follow the RL-5 District and the flatter areas generally follow the RL and RS-1 Districts.

Although the City's Land Use Districts are more restrictive than the County's, they both seem to have been based on the same criteria, the natural grade of the land. The slope analysis for the site shows that 62% of the site has slopes that exceed 40% grade, and many areas on site exceed 100% grade. Based on the generally established criteria of both the County and the City, to assign lower density designations for areas with steeper slopes, it is not recommended that the subject property be rezoned with a more dense designation, especially when the current designation of RL-5 is already more dense than the City's land use designation.

Further, the proposed Amendment and Parcel Map is not consistent with General Plan Policy LU 1.2, because the design and siting of the new development does not meet locational and development standards and is not compatible with adjacent land uses and community character. The majority of the parcels along snowdrop Road are larger than 5 acres in size and many parcels on the north side of Snowdrop Road are larger than 10 acres in size. Within the entire Snowdrop Road area there are only nine parcels that are smaller than 2.5 acres in size. Seven of these parcels are within the RS-1 District (1 acre minimum lot size). One is in the RL District (2.5 acre minimum lot size) and one is in the RL-5 District (5 acre minimum lot size).

Fire Safety (FS) Overlay. Per Section 82.13.060 of the Development Code (FS Overlay), zero density is allowed in the City's SOI for any portion of a proposed Tentative Parcel Map on slopes of greater than 30% gradient. Additionally, where grading is utilized that does not conform to the natural slope and the graded area is adjacent to natural ungraded slopes that are greater than 30% in gradient and greater than 30 ft. in height, each structure shall be set back at least 30 ft. from the edges of the graded area adjacent to the natural ungraded slopes. There is an area in the northern portion of proposed Parcel 2 that contains natural slopes that are less than 30%. This is the location of the proposed building pad. Unfortunately, it may not be possible to construct a house in this location that does not impact the 30% gradient areas and still conforms to the 30-foot setback requirement from the areas exceeding 30% grade.

Public Comments. The Project notices were sent to nine surrounding property owners within 300 feet of the Project site, as required by Development Code Section 84.27.070, for project sites of 20 acres or less. The Planning Division has not received any comments from the surrounding property owners.

ENVIRONMENTAL REVIEW

An environmental finding is not required for a Project denial (Public Resources Code § Section 21080(b)(5)). Therefore, because staff is recommending denial of the Project, a full environmental review has not been completed for this Project.

SUMMARY:

The proposed General Plan Amendment and Tentative Parcel Map is not consistent with the County General Plan because the design and siting of the proposed development does not meet locational and development standards, is not compatible with adjacent land uses and community character, and does not provide a reasonable and logical extension of the existing land use pattern in the surrounding area. The proposed amendment would also allow for an increase in density in an area with very steep terrain in the Fire Safety Area 3, where zero density is allowed in the City SOI on slopes of greater than 30% gradient. This project is also not consistent with the City's density limitations, which allows a maximum of 1.26 units for the entire site. Since the site already has one unit, no further development would be allowed under the City's regulations.

Compliance with City standards is not the only criterion for consideration of the proposed General Plan amendment and Tentative Parcel Map. The proposal is not consistent with the County General Plan land use policies or the County Fire Safety Overlay standards. Therefore, staff recommends denial.

RECOMENDATION: That the Planning Commission recommend that the Board of Supervisors:

DENY the General Plan Land Use District Amendment from Rural Living (RL-5) to Single Residential (RS-1) on 6.83 gross acres, and deny Tentative Parcel Map 19466 to subdivide 4.85 gross acres into two parcels.

ATTACHMENTS:

Exhibit A: Findings
Exhibit B: City of Rancho Cucamonga Letter (March 13, 2014)
Exhibit C: City of Rancho Cucamonga Email (October 22, 2014)

EXHIBIT C

Initial Study

**SAN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

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

PROJECT LABEL:

APNs:	0201-043-44
Applicant:	Eric Sambold
Community:	Rancho Cucamonga/Second Supervisorial District
Location:	South side of Snowdrop Road, approximately 325 feet west of Robinhood Road
Project No.:	P201300445
Staff:	Chris Warrick
Rep.:	Bonadiman and Associates
Proposal:	General Plan Land Use District Amendment from Rural Living RL-5 (5-acre minimum lot size) to Rural Living RL (2.5 acre minimum lot size) on 4.95 gross acres and Tentative Parcel Map 19466 to subdivide 4.95 gross acres into two parcels.

USGS Quad:
T, R, Section: O1N 07W Sec.14SW1/4

Planning Area: RANCHO CUCAMONGA
OLUD: RL-5
Overlays: FS3

PROJECT CONTACT INFORMATION:

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

Contact person: Chris Warrick, Senior Planner
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Project Sponsor: Bonadiman and Associates
234 North Arrowhead Avenue
San Bernardino, CA 92408

Fax No: (909) 387-3223

PROJECT DESCRIPTION:

General Plan Land Use District Amendment from Rural Living RL-5 (5-acre minimum lot size) to Rural Living RL (2.5-acre minimum lot size) on 4.95 gross acres and a Tentative Parcel Map 19466 to subdivide 4.95 gross acres into two parcels. The proposed Tentative Parcel Map includes a 2.45-acre parcel on the north and a 2.5-acre parcel on the south. The General Plan Land Use District Amendment and Tentative Parcel Map are collectively referred to as the "Project." The Project site is currently developed with a single family house, which is located in the northern portion of the site, on proposed Parcel 1.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The Project is in the City of Rancho Cucamonga (City) Sphere of Influence (SOI), which is in the foothills north of the City on the south side of Snowdrop Road. The Project site has very steep terrain with 62% of the site having a grade of 40% or greater. The vegetation on site is relatively dense, consisting of chaparral, scrub and scattered outlying trees.

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT	OVERLAYS
Site	One Single Family House	Rural Living (RL-5) 5 acre minimum lot size & Fire Safety	Overlay (FS-3)
North	Single Family House	Rural Living (RL-5) 5 acre minimum lot size & Fire Safety	Overlay (FS-3)
South	Vacant	Rural Living (RL-5) 5 acre minimum lot size & Fire Safety	Overlay (FS-3)
East	Vacant and One Single Family House	Rural Living (RL-5) 5 acre minimum lot size & Fire Safety	Overlay (FS-3)
West	Vacant	Rural Living (RL) 2.5 acre minimum lot size & Fire Safety	Overlay (FS-3)

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

Federal: None Identified

State of California: None Identified

County of San Bernardino: County Surveyor; Public Health – Environmental Health Services; Land Use Services – Roads/Drainage; Land Use Services – Building and Safety; Auditor/Treasurer/Tax Collector; Special District; County Surveyor.

Local: Rancho Cucamonga Fire Protection District, Cucamonga Valley Water District.

EVALUATION FORMAT:

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) 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	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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



Signature (prepared by): Chris Warrick, Senior Planner

10-16-2015

Date:

Signature: Dave Prusch; Supervising Planner

Date:

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I.	AESTHETICS - Would the project				
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- I a) **No Impact.** The proposed project is not located within a designated Scenic Corridor and will not have a substantial adverse effect on a scenic vista because no such resource has been identified within the vicinity of the project site.
- I b) **No Impact.** The proposed project will not substantially damage scenic resources including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. The site is not adjacent to a state scenic highway and there are no rock outcroppings or historic buildings on the project site.
- I c) **No Impact.** The vegetation on site is relatively dense, consisting of chaparral, scrub and scattered outlying trees. The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings. Therefore, there will be no impact.
- I d) **No Impact.** The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area because at this time this project is only proposing the subdivision the existing 4.95-acre parcel into two parcels. No additional development is proposed at this time; therefore, there will be no impact in this area.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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:				

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 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))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 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?

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

- II a) **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are currently no agricultural uses on the site.
- II b) **No Impact.** The proposed use does not conflict with any agricultural land use or Williamson Act land conservation contract because no agricultural uses are known to exist on the project site.
- II c) **No Impact.** The proposed Project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). The proposed Project area is currently developed with a single family residence and has never been designated as forest land or timberland.

- II d) **No Impact.** The proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use because project site has never been designated as forest land or timberland.

- II e) **No Impact.** The proposed Project will not involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use because the proposed project is consistent with the uses and activities envisioned for the site's designated zoning district.

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

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

SUBSTANTIATION (Discuss conformity with the South Coast Air Quality Management Plan, if applicable):

- III a) **No Impact.** The project will not conflict with or obstruct implementation of the South Coast Air Quality Plan, because the proposed uses do not exceed the thresholds established for air quality concerns within the CEQA Air Quality Handbook developed by the South Coast Air Quality Management District. There will not be a traffic increase based on the handbook criteria and will not contribute in any substantial way to the degradation of local region air quality.
- III b) **No Impact.** The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use(s) will not exceed established thresholds of concern as established by the South Coast Air Quality Management District.
- III c) **No Impact.** The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed residential use will not exceed established thresholds of concern.
- III d) **No Impact.** The project will not expose the existing or future sensitive receptors to substantial pollutant concentrations, because there are no known or potential sources of concentrations of substantial pollutants within vicinity of the project site.
- III e) **No Impact.** The project will not create odors affecting a substantial number of people because there are no identified potential uses that will result in the production of objectionable odors.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- IV a) **Less Than Significant.** The proposed General Plan Amendment and Tentative Parcel Map will not 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 because no impact to the biological resources has been identified.
- IV b) **Less Than Significant.** This project will not have an effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service because the project site does not contain riparian habitat or other sensitive natural community.
- IV c) **No Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because this parcel is not within an identified protected wetland. A CDP Note will require current and future developers to consult with California Department of Fish & Wildlife regarding a Streambed Alteration Agreement if alteration of a streambed occurs.

- IV d) **Less Than Significant.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites because this project shall be conditioned not to occupy any drainage courses traversing the site. A CDP Note will require current and future developers to consult with California Department of Fish and Wildlife regarding a Streambed Alteration Agreement if alteration of a streambed occurs.
- IV e) **Less Than Significant.** The proposed pad location was previously cleared of all vegetation. No further removal of vegetation on site will be allowed, unless required by the Fire Authority under the Fuel Modification Plan.
- IV f) **Less Than Significant.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

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

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

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

- V a) **No Impact.** This project will not cause a substantial adverse change in the significance of an historical resource because the project site is not located on or near any known historical resource, as defined in §15064.5.
- V b) **No Impact.** This project will not cause a substantial adverse change in the significance of an archaeological resource because no resources have been identified on the site. The San Bernardino County Museum was notified of this project and had no comment regarding archaeological resources on the site, as defined by §15064.5. To reduce the potential for impacts, a CDP note will require developers to halt all work if archaeological, paleontological and/or historical resources are uncovered during land disturbance, grading and or construction activities. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record any find and recommend any further mitigation.
- V c) **Less Than Significant.** Directly or indirectly, this project will not destroy a unique paleontological resource or site or unique geologic feature because Land Use Services notified the San Bernardino County Museum of this project and they had no comment regarding paleontological resources on the site. To reduce the potential for impacts, a CDP note will require developers to halt all work if archaeological, paleontological and/or historical resources are uncovered during land disturbance, grading and or construction activities. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record any find and recommend any further mitigation.
- V d) **No Impact.** This project will not disturb any human remains, including those interred outside of formal cemeteries because no such burial grounds are identified in the project area. If any human remains are discovered during construction of future residences, the developer is required to contact the County Coroner, County Museum for determination of appropriate measures, and a Native American representative, if the remains are determined to be of Native American origin. The CDP note will state: "If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory mitigation has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in and the County Museum shall be hired to record the find and recommend any further mitigation. The developer shall implement such mitigations to the satisfaction of County Planning. If possible human remains are encountered during any earthmoving activities, all work shall stop and the San Bernardino County Coroner must be notified. State law requires the Native American Heritage Commission (NAHC) to be notified in the event the remains are determined to be human

and of Native American decent, in accordance with California Public Resources Code Section 5097.98.”

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI.	GEOLOGY AND SOILS - Would the project:				

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

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

- VI a) **No Impact.** (i-iv) The project site is located in the Geologic Hazard Overlay District, which typically triggers the requirement of a geologic study. However, this project includes a tentative parcel map for the creation of one additional parcel, which would allow the development of one additional single family residential house on the new parcel, following recordation of the Parcel Map. Pursuant to Section 82.15.030(b) of the County Development Code, the construction of a single family residential structure is exempt from the requirement for a geologic study. Therefore, a geologic study is not required for this project.
- VI b) **No Impact.** The project will not result in substantial soil erosion or the loss of topsoil because the applicant proposes no additional development at this time. At the time development occurs on-site, Building and Safety will require erosion control measures to be in place.
- VI c) **No Impact.** The USGS does not identify the project site as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off- site landslide, lateral spreading, subsidence, liquefaction, or collapse. Prior to the construction of a single family house on this site the department of Building and Safety will require the submittal of a geotechnical report.

- VI d) **No Impact.** The project site is not located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property.
- VI e) **No Impact.** The County Environmental Health Services Department will require a percolation test prior to septic system installation. Therefore, there will be no significant impact.

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

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

SUBSTANTIATION:

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

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

The GHG Plan has a Development Review Processes section used to determine if a project requires mitigation measures to meet the overall goals of the plan. With the application of the GHG performance standards, projects that do not exceed 3,000 Metric Tons of Carbon Dioxide (MTCO2e) PER YEAR are consistent with the GHG Plan and determined to have a less than significant individual and cumulative impact for GHG emissions. The Project is not expected to exceed the 3,000 MTCO2e annual threshold established by the GHG Plan.

VII b) **Less than Significant Impact.** The proposed project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. In January of 2012, the County of San Bernardino adopted a Greenhouse Gas Emissions Reduction Plan (GHG Plan). The proposed project is consistent with the GHG Plan with the inclusion of the performance standards set forth in the County GHG Reduction Plan.

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

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

SUBSTANTIATION

- VIII a) **No Impact.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; the County anticipates that no residential use approved on the site will be involved in such activities. If future homeowners propose such uses on-site in the future, they will be subject to permit and inspection by the Rancho Cucamonga Fire Protection District
- VIII b) **No Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the Apple Valley Fire Department.
- VIII c) **No Impact.** The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The project does not propose the use of hazardous materials and all existing and proposed

schools are more than one-quarter mile away from the project site.

- VIII d) **No Impact.** The project site is not included on the San Bernardino County list of hazardous materials sites compiled pursuant to Government Code 65962.5 and therefore, will not create a significant hazard to the public or the environment.
- VIII e) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a public airport.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VIII g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project has adequate access from two or more directions.
- VIII h) **Less than Significant with mitigation incorporated.** Prior to any construction occurring on any parcel, the applicant shall contact the Rancho Cucamonga Fire Protection District for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Protection District. The project site is within the fire safety (FS3) overlay. The requirements of the overlay district are designed to reduce fire hazard risk to below a level of significance. The applicant has prepared a fuel modification plan. Any development of the site shall conform with the requirements of the fuel modification plan. This project shall also comply with the Landscaping Guidelines established by the Rancho Cucamonga Fire Protection District.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant.

MM# Mitigation Measures

- VIII-1 *Fuel Modification Plan.* *Development of the site shall comply with the specific development and maintenance requirements of the Fuel Modification Plan prepared by Richard Pope and Associates, July, 2014. [Mitigation Measure VIII-2] Prior to Grading Permit/Planning*
- VIII-2 *Landscape and Irrigation Plan.* *Prior to the issuance of grading permits the developer shall submit Landscape and Irrigation Plans prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. All landscaping and irrigation shall conform with the requirements of the fuel modification plan prepared by Richard Pope and Associates, dated July, 2014, and the Rancho Cucamonga Fire Protection District landscaping guidelines. The developer shall submit four copies of a landscape and irrigation plan to County Planning. [Mitigation Measure VIII-1] Prior to Grading Permit/Planning*

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

IX a) **No Impact.** The project will not violate any water quality standards or waste discharge requirements because the on-site septic systems must be approved by the County Environmental Health Services based on requirements by the Santa Ana Region of the Regional Water Quality Control Board. All existing and proposed septic systems shall be required to be certified by a qualified professional and

EHS approved to ensure they function properly; therefore any impact in this area is less than significant.

- IX b) **Less Than Significant.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project will be served the Cucamonga Valley Water District, who has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of this project.
- IX c) **Less Than Significant.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in erosion or siltation on- or off-site because the project does not propose any alteration to a drainage pattern, stream or river. Natural drainage course traversing the site shall not be occupied, obstructed, or disturbed without prior approval of the Land Development Division of the Land Use Services Department. Proof of consultation with California Department of Fish and Wildlife regarding a Streambed Alteration Agreement is required if the drainage course of any streambed on this property is to be altered or encroached. Therefore, no significant impact in this area is anticipated and no mitigation measures are deemed necessary.
- IX d) **Less Than Significant.** The project will not substantially alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site because the project does not propose any alteration to a drainage pattern, stream or river. Natural drainage course traversing the site shall not be occupied, obstructed, or disturbed without prior approval of the Land Development Division of the Land Use Services Department. Proof of consultation with California Department of Fish and Wildlife regarding a Streambed Alteration Agreement is required if the drainage course of any streambed on this property is to be altered or encroached. Therefore, no significant impact in this area is anticipated and no mitigation measures are deemed necessary.
- IX e) **No Impact.** The future development of a single-family residence will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems because the drainage of the residences will be handled by the natural drainage courses on the property. And because the Land Development Division-Drainage Section has reviewed the proposed project drainage and determined that the existing and proposed systems are adequate to handle anticipated flows. There will be adequate capacity in the local and regional drainage systems, so that any increases or changes in volume, velocity, or direction of storm water flows originating from or altered by the project do not negatively impact downstream properties.
- IX f) **No Impact.** The project will not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures will be required and implemented when the site is developed.
- IX g) **No Impact.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map because the project is not designated as being in a flood hazard area.
- IX h) **No Impact.** The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area.
- IX i) **No Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding because of the failure of a levee or dam because the

project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake, or sheet flow situation.

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

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

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

- a) Physically divide an established community? Potentially Significant Impact, Less than Significant with Mitigation Incorporated, Less than Significant, No Impact
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? Potentially Significant Impact, Less than Significant with Mitigation Incorporated, Less than Significant, No Impact
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan? Potentially Significant Impact, Less than Significant with Mitigation Incorporated, Less than Significant, No Impact

SUBSTANTIATION

X a) **Less than Significant.** The project will not physically divide an established community, because the proposed project area is located in an unincorporated part of the County that contains sparse residential development consisting of single family houses on large lots. The project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area.

X b) **Less than Significant.** With adoption of the proposed amendment, the project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

The proposed amendment would allow for an increase in density in an area with very steep terrain in the Fire Safety Area 3, where zero density is allowed in the City of Rancho Cucamonga Sphere of Influence (SOI) on slopes greater than 30% gradient. This project is also not consistent with the City's density limitations, which allows a maximum of 1.26 units for the entire site. Since the site already has one unit, no further development would be allowed under the City's regulations. While the City and the County both acknowledge that the County has the ultimate land use authority over sphere areas, it is the County's practice to consult with sphere cities on land use issues.

Staff is recommending denial of the proposed amendment and tentative parcel map because the proposal is inconsistent with the City of Rancho Cucamonga General Plan and is incompatible with adjacent land uses and community character with respect to slope density. However, if the project is approved, the project shall comply with the requirements of Chapter 82.13 (Fire Safety FS Overlay) of the County Development Code, which would restrict development of the site to those areas where the natural slopes are less than 30% gradient. Additionally, where grading is utilized that does not conform to the natural slope and the graded area is adjacent to natural ungraded slopes that are greater than 30% gradient and greater than 30 feet height, each structure shall be setback at least 30 feet from the edges of the graded area adjacent to the natural ungraded slopes.

X c) **Less than Significant.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no such plans are identified within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant.

MM# Mitigation Measures

X-1 Grading Plan. *Prior to issuance of a grading permit, the developer shall submit a grading plan for review and approval by the Planning Division. Development of the site shall comply with the requirements of Chapter 82.13 (Fire Safety FS Overlay) of the County Development Code, and specifically the following:*

Each structure proposed in an area with slopes exceeding 30 percent and 30 feet in height shall comply with the following requirements:

- *Where a structure is proposed or within 200 feet of a slope that is greater than 30 percent before grading and where the slope is at least 30 feet in height, the vegetation on the slopes shall be treated in a manner so that it becomes a fuel modified area. The fuel-modified area shall be maintained for either the entire slope, or 100 feet, or to the property line, whichever distance is less for existing parcels or the distance prescribed by a fuel modification plan for new development.*
- *Where grading is utilized that does not conform to the natural slope and the graded area is adjacent to natural ungraded slopes that are greater than 30 percent in gradient and greater than 30 feet in height, each structure shall be set back at least 30 feet from the edges of the graded area adjacent to the natural ungraded slopes.*

[Mitigation Measure X-1] Prior to Grading Permit/Planning

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

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

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

- XI a) **No Impact.** The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site. The project lies within the Mineral Resources Zone Three (MRZ-3) Overlay which indicates an area of undetermined mineral resource significance. There are no known mineral occurrences on the site.
- XI b) **No Impact.** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site. The project lies within the Mineral Resources Zone Three (MRZ-3) Overlay which indicates an area of undetermined mineral resource significance. There are no known mineral occurrences on the site.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XII. NOISE - Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- XII a) **Less than Significant.** The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because this Tentative Parcel Map and General Plan Amendment do not generate noise. Future development of the site would be limited to the construction of one additional single family residence. Future construction activities will be required to comply with the County noise standards. Construction activities shall be limited to the hours between 7 AM and 7 PM each day. Construction equipment shall be staged away from surrounding residences where applicable.
- XII b) **No Impact.** The project will not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, because all projects are required to comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by this project.
- XII c) **No Impact.** The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project, because all projects are required to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated.
- XII d) **Less Than Significant.** The project may generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing or allowed without the project due to

construction activities. Any future construction activities will be conditioned to comply with the County noise standards. Construction activities shall be limited to the hours between 7 AM and 7 PM each day. Construction equipment shall be staged away from surrounding residences where applicable.

XII e) **No Impact.** The project is not located within an airport land use plan area or within 2 miles of a public/public use airport.

XII f) **No Impact.** The project is not within the vicinity of a private airstrip.

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

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

SUBSTANTIATION

- XIII a) **Less Than Significant.** The project will not have the potential for inducing substantial population growth because the nature, extent, and intensity of the project will only minimally contribute to the potential growth of the area with the potential future construction of one single family house.
- XIII b) **No Impact.** The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing, because no housing units are proposed to be demolished as a result of this proposal.
- XIII c) **No Impact.** The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere, because the project will not displace any existing housing or existing residents.

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

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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XIV. PUBLIC SERVICES

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

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

SUBSTANTIATION

XIV a) **Less Than Significant.** The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks, or other public facilities. Future development on the proposed parcels should increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this project.

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

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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XV. RECREATION

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- XV a) **Less Than Significant.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, because the impacts generated by the project is expected to be minimal.
- XV b) **Less Than Significant.** This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment, because the project is expected to only minimally impact demand for recreational facilities.

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

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

SUBSTANTIATION

- XVI a,b) **No Impact.** The potential future development of one additional single family residence will not cause a substantial increase in traffic. Local roads are currently operating at a level of service at or above the standard established by the County General Plan.
- XVI c) **No Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There are no airports near the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the future residential uses.
- XVI d) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.

- XVI e) **No Impact.** The project will not result in inadequate emergency access because the one additional parcel will be provided with adequate access.
- XVI f) **No Impact.** The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities because this is a minor subdivision for residential purposes only; therefore, this project will have no impact on alternative methods of transportation.

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

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

SUBSTANTIATION

- XVII a) **No Impact.** The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, *Santa Ana* Region, as determined by County Public Health – Environmental Health Services.
- XVII b) **Less Than Significant.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. There is no wastewater treatment provider serving the project area. Sewage needs will be served by onsite septic systems which will be subject to County Environmental Health Services review and approval, based on requirements established by the Santa Ana Region Water Quality Board; therefore any impact in this area will be less than significant. The proposed project will not require or result in the construction of new water facilities or expansion of existing facilities because the Cucamonga Valley Water District has expressed intent to serve the project.
- XVII c) **Less Than Significant.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects because Land Development Division has determined that there is sufficient capacity in the existing storm water system to absorb any additional storm water drainage caused by the project. The future residential construction must meet the requirements of the Land Development Division (Roads/Drainage); therefore any impact in this area will be less than significant.
- XVII d) **Less Than Significant.** The proposed project will have sufficient water supplies available to serve the project, because the Cucamonga Valley Water District has stated that they have an adequate supply of water available to meet the domestic needs of the project. Future development of the proposed parcels will not create a significant demand on water supplies. Therefore any impact is

considered to be less than significant.

- XVII e) **Less Than Significant.** There is no wastewater treatment provider serving the project area, therefore on-site septic systems will serve the project subject to review and approval by the County Environmental Health Services, based on requirements by the Santa Ana Region Water Quality Control Board.; therefore any impact will be less than significant.
- XVII f) **Less Than Significant.** The proposed project is served by a certified local landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; therefore any impact will be less than significant..
- XVII g) **Less Than Significant.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste, therefore any impact will be less than significant.

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

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

SUBSTANTIATION

XVIII a) **Less Than Significant.** The project does not appear to have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. There are no rare or endangered species or other species of plants or animals or habitat identified by the California Natural Diversity Database (CNDDDB) as being significantly and negatively impacted by this project. There are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during construction the project, the project is conditioned to stop and identify appropriate authorities, who properly record and/or remove for classification any such finds.

XVIII b) **Less Than Significant.** The project does not have impacts that are individually limited, but cumulatively considerable. The sites of projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are developed or are capable of absorbing such uses without generating any cumulatively significant impacts.

XVIII c) **Less Than Significant.** The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly because there are no such impacts identified by the studies conducted for this project or identified by review of other sources or by other agencies.

The incorporation of design measures, County policies, standards, and guidelines would ensure that there would be no substantial adverse effects on human beings, either directly or indirectly. Impacts of the proposed project would be less than significant.

XIX. MITIGATION MEASURES

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

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

VIII-1 Fuel Modification Plan. Development of the site shall comply with the specific development and maintenance requirements of the Fuel Modification Plan prepared by Richard Pope and Associates, July, 2014. [Mitigation Measure VIII-1] Prior to Grading Permit/Planning

VIII-2 Landscape and Irrigation Plan. Prior to the issuance of grading permits the developer shall submit Landscape and Irrigation Plans prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. All landscaping and irrigation shall conform with the requirements of the fuel modification plan prepared by Richard Pope and Associates dated July, 2014, and the Rancho Cucamonga Fire Protection District landscaping guidelines. The developer shall submit four copies of a landscape and irrigation plan to County Planning. [Mitigation Measure VIII-2] Prior to Grading Permit/Planning

X-1 Grading Plan. Prior to issuance of a grading permit, the developer shall submit a grading plan for review and approval by the Planning Division. Development of the site shall comply with the requirements of Chapter 82.13 (Fire Safety FS Overlay) of the County Development Code, and specifically the following:

Each structure proposed in an area with slopes exceeding 30 percent and 30 feet in height shall comply with the following requirements:

- Where a structure is proposed or within 200 feet of a slope that is greater than 30 percent before grading and where the slope is at least 30 feet in height, the vegetation on the slopes shall be treated in a manner so that it becomes a fuel modified area. The fuel-modified area shall be maintained for either the entire slope, or 100 feet, or to the property line, whichever distance is less for existing parcels or the distance prescribed by a fuel modification plan for new development.*
- Where grading is utilized that does not conform to the natural slope and the graded area is adjacent to natural ungraded slopes that are greater than 30 percent in gradient and greater than 30 feet in height, each structure shall be set back at least 30 feet from the edges of the graded area adjacent to the natural ungraded slopes.*

[Mitigation Measure X-1] Prior to Grading Permit/Planning

GENERAL REFERENCES

- Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)
- California Department of Water Resources, California's Ground Water Bulletin #118 Update, 2003
- CEQA Guidelines, Appendix G
- California Standard Specifications, July 1992
- County Museum Archaeological Information Center
- County of San Bernardino Development Code, 2007, Revised 2010
- County of San Bernardino General Plan, 2007, Revised 2010
- County of San Bernardino Greenhouse Gas Emissions Reduction Plan, January 6, 2012.
- County of San Bernardino Hazard Overlay Map:
- County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998
- County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995

- County of San Bernardino, June 2004, *San Bernardino County Storm Water Program, Model Water Quality Management Plan Guidance*
- County of San Bernardino Road Planning and Design Standards
- Environmental Impact Report, San Bernardino County General Plan, 2007
- Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map

PROJECT SPECIFIC REFERENCES

- Fuel Modification Plan for Tentative Parcel Map 19466; Richard Pope and Associates; July, 2014