



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: February 4, 2021

AGENDA ITEM #2

Project Description

Vicinity Map

APN:	0324-101-35
Applicant:	Kirsten Royston
Community/ Supervisory District:	Oak Glen / 3 rd Supervisorial District
Location:	38433 Potato Canyon Road 92399
Project No:	PROJ-2019-00063
Staff:	Anthony DeLuca/Senior Planner
Rep:	Kirsten Royston
Proposal:	A Conditional Use Permit (CUP) for the establishment of a 5-bedroom/4.5-bathroom bed and breakfast within an existing 4,751 sf home, to include a limited number of planned events on 14.9 acres.



10 Hearing Notices Sent On: January 19, 2021

Report Prepared By: Anthony DeLuca

SITE INFORMATION

Parcel Size: 14.96-acres
Terrain: Low hills to steep slopes
Vegetation: Mountain trees/natural vegetation

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	POLICY PLAN DESIGNATION	ZONING DISTRICT
Site	Existing Single Family Residence	Rural Living (RL)	Rural Living (RL)
North	Single Family Residence/Retail Strip	Rural Living (RL)	Rural Living (RL)
South	Vacant Government Land	Resource Land Management (RLM)	Rural Living (RL-20)
East	Vacant/Water Well Site	Rural Living (RL)	Rural Living (RL)
West	Two Single Family Residences	Rural Living (RL)	Rural Living (RL)

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	N/A	N/A
Water Service:	Existing Water Well	With Environmental Health Department Approval
Sewer Service:	Existing Septic	With Environmental Health Department Approval

STAFF RECOMMENDATION:

That the Planning Commission **ADOPT** the Mitigated Negative Declaration; **ADOPT** the Findings as contained in the staff report; **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval; and **DIRECT** staff to file a Notice of Determination.

In accordance with Section 86.08.010 of the San Bernardino County Development Code, this action may be appealed to the Board of Supervisors.

OFFICIAL LAND USE DISTRICT MAP

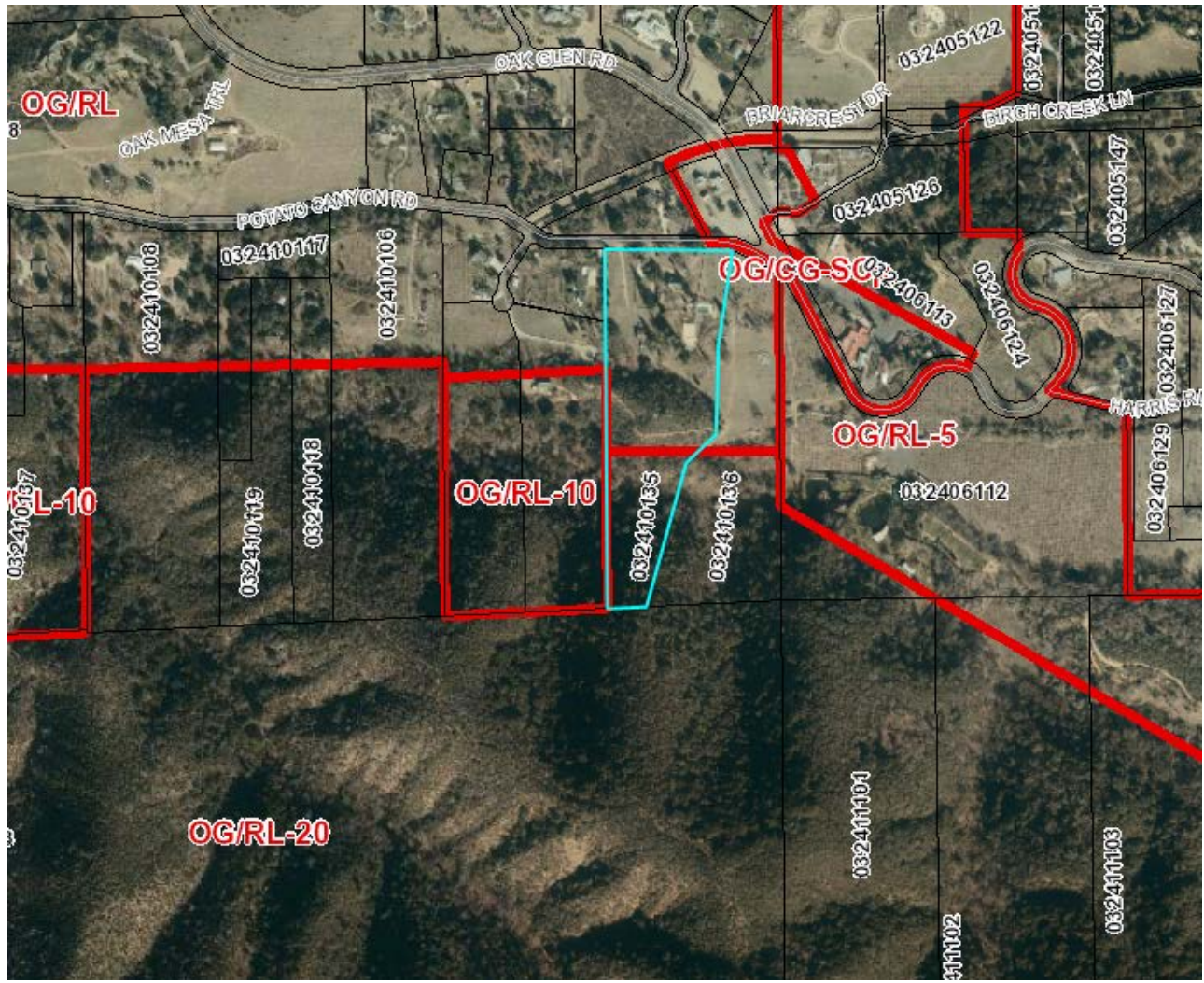


Figure 1 Land Use Designations

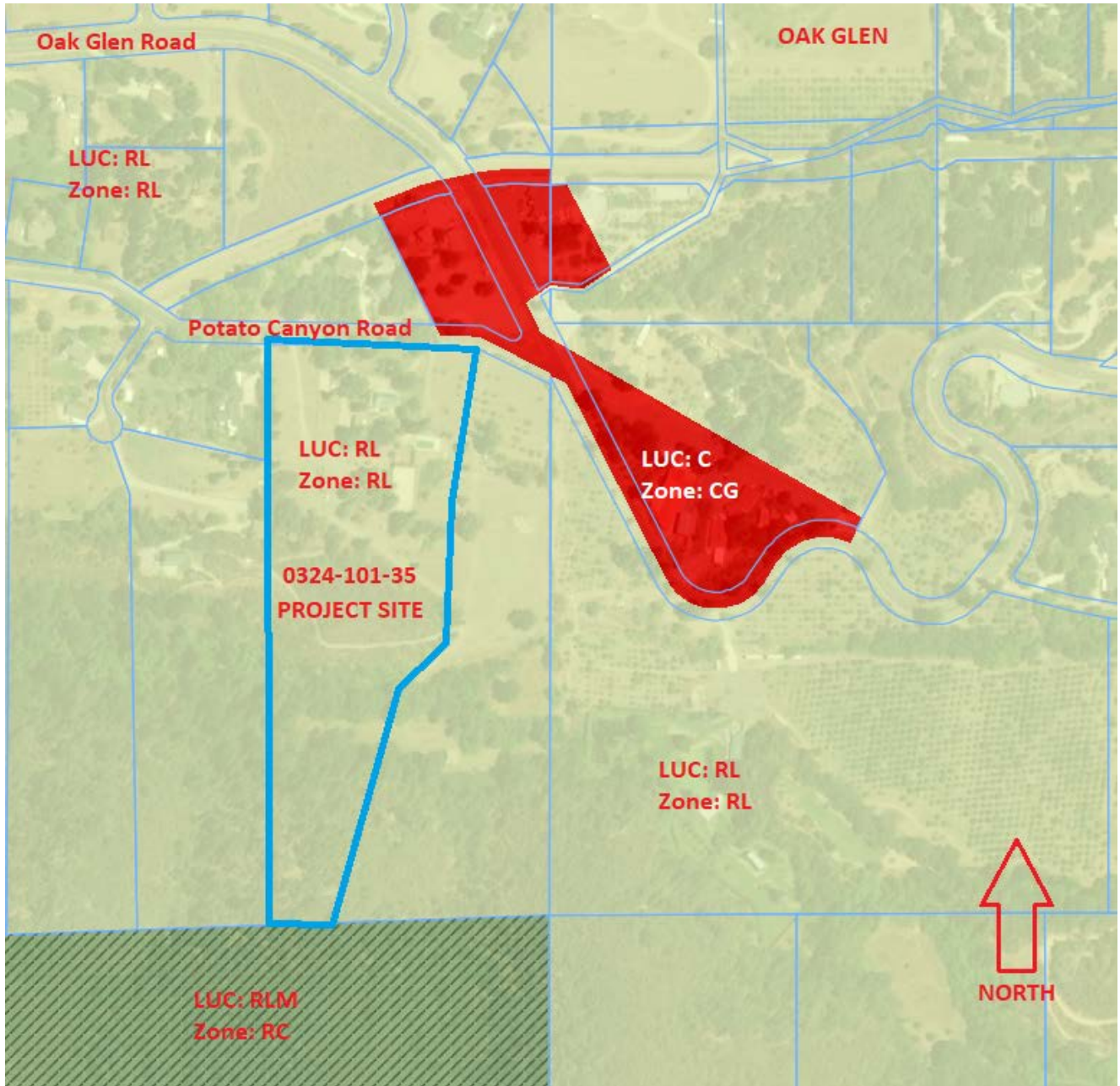


Figure 2 Countywide Plan/Policy Plan Land Use Map



Figure 3 Regional Vicinity Map

IN THE COUNTY OF SAN BERNARDINO
SITE PLAN
 CONDITIONAL USE PERMIT NO _____
A.P.N. 0324-101-35

BEING A PORTION OF LOT 7 OF THE SOUTH MOUNTAIN SUBDIVISION, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

SITETECH, INC. NOVEMBER, 2019



OWNER: MARGARET ROYTON
 TERRY ROYTON
 1009 HANCOCK KNOLL
 CHINO HILLS, CA 91709
 PH: (951) 921-1592

APPLICANT: HINTEA ROYTON
 38433 POTATO CANYON ROAD
 SAN LEO, CA 92339
 PH: (909) 652-5124

ENGINEER/MAP PREPARER: SITETECH, INC.
 8061 CHURCH STREET
 P.O. BOX 992
 HIGHLAND, CA 92346
 PH: (909) 864-2180

LOT COVERAGE:

EXISTING:

- EXISTING: 648,986 SQUARE FEET
- IMPROVED: 2,306 SQUARE FEET

POST-IMPROVED:

- EXISTING: 822,222 SQUARE FEET
- IMPROVED: 29,070 SQUARE FEET



SCALE: 1" = 80'

LEGAL DESCRIPTION:
 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, T.1S, R.1W, S.B.M. AS SHOWN ON PARCEL MAP NO. 9545 RECORDED IN BOOK 101, PAGE 44 OF PARCEL MAPS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA; THEN NORTHEAST ALONG THE EASTERLY SECTION LINE OF SAID SECTION 27 NORTH 00°35'47" EAST A DISTANCE OF 1434.99 FEET TO A POINT ON THE CENTER LINE OF POTATO CANYON ROAD AS SHOWN ON SAID PARCEL MAP NO. 9545; THENCE LEAVING SAID SECTION LINE NORTHEAST ALONG SAID CENTERLINE NORTH 62°37'28" WEST A DISTANCE OF 203.92 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE SOUTH 08°33'00" WEST A DISTANCE OF 41.86 FEET; THENCE SOUTH 01°00'00" WEST A DISTANCE OF 380.76 FEET; THENCE SOUTH 46°33'44" WEST 175.85 FEET; THENCE SOUTH 102°27'38" WEST 858.00 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE SOUTH 88°22'04" WEST ALONG SAID SOUTH LINE OF SECTION 27 A DISTANCE OF 204.33 FEET TO THE EAST LINE OF LOT 4 AS SHOWN ON SAID PARCEL MAP NO. 9545; THENCE LEAVING SAID SOUTH SECTION LINE NORTH 00°35'47" EAST ALONG SAID EAST LINE OF SAID LOT 4 AND LOT 3 A DISTANCE OF 1587.80 FEET TO A POINT ON SAID CENTERLINE OF POTATO CANYON ROAD; THENCE EASTERLY ALONG SAID CENTERLINE SOUTH 88°24'51" EAST A DISTANCE OF 500.23 FEET TO AN ANGLE POINT; THENCE CONTINUING EASTERLY ALONG SAID CENTERLINE SOUTH 62°37'28" EAST 0.12 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 651,292 SQUARE FEET / 14.96 ACRES
 APN: 0324-101-35

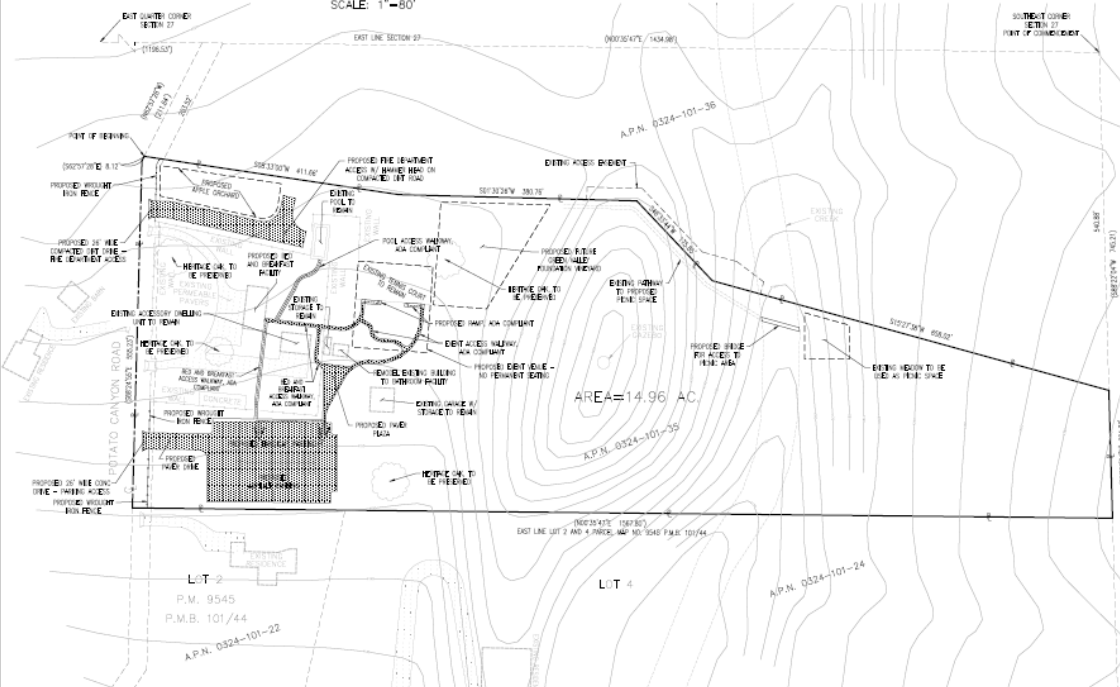
- NOTES:**
- EXISTING LAND USE DISTRICT IS: RL-2.5 - RURAL LIVING.
 - PROPOSED LAND USE DISTRICT IS: RL-2.5 - RURAL LIVING.
 - ADJACENT ZONING AND LAND USE: RL-2.5 - RURAL LIVING.
 - ALL PROPOSED BUILDINGS SHALL MEET SAN BERNARDINO COUNTY DEVELOPMENT CODE REQUIREMENTS.
 - MAXIMUM USE:
 - SENAE PER ARCHITECTURAL PLANS.
 - HERITAGE OAKS WILL BE PRESERVED ON SITE OAKS SHOWN ON PLANS.
 - HOURS OF OPERATION:
 - GRADING IS PROPOSED AS A PART OF THIS PROJECT.
 - NO KNOWN EASEMENTS EXIST ON SITE.
 - OUTDOOR LIGHTING PER ARCHITECTURAL PLANS.
 - LOT COVERAGE TOTAL LOT COVERAGE FOR THIS PROJECT IS LESS THAN 10%.
 - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
 - BED AND BREAKFAST: 6 BEDROOMS / 4 BATHROOM.
 - APPLYING CONCURRENTLY TO BE A HISTORIC POINT OF INTEREST.
 - PROJECT PRE-APPROVAL #2001900025.

UTILITY COMPANIES FOR THIS PROJECT

UTILITY	TYPE	SEWER
TELEPHONE	SOUTHERN CALIFORNIA Edison CO.	PRIVATE SEWER
WELDON	P.O. BOX 641	287 TOWNSEND STREET
SAN BERNARDINO, CA 92401	RELANDS, CA 92375	PH: (909) 338-7191
PHONE: (909) 445-9711		
GAS TELEPHONE	GAS	WATER
SATELLITE SYSTEM	PROPANE	PRIVATE WELL

PARKING SPACE ANALYSIS:

Land Use/Requirement	Parking Spots	Handicap Spots	No. of Small Spaces
BED AND BREAKFAST / EVENT VENUE	1 PER GUEST ROOM / 1 PER 4 ATTENDEES (ESTIMATED)	6 GUEST ROOMS / 200 ATTENDEES MAX	6 / 50
TOTAL PARKING STALLS REQUIRED: BED & BREAKFAST		6 Regular	1 Handicap
		0 Loading	7 Total
TOTAL PARKING STALLS REQUIRED: EVENT VENUE		50 Regular	2 Handicap
		0 Loading	52 Total
PARKING STALLS PROVIDED:	(66 = STD, 6"x9")	(1 = Van Handicap)	(3 = Reg. Handicap)
	(= Electric Zone)	(= Electric Vehicle)	(= Trench)
	(= Bus)	(= Semi-Track)	(= RV)
	(= Impound Yard)		
TOTAL PARKING STALLS PROVIDED:		70	



<p>SITETECH INC. 8061 CHURCH STREET P.O. BOX 992 HIGHLAND, CA 92346 PH: (909) 864-2180</p>	APN: 0324-101-35
	C.U.P. FOR BED & BREAKFAST / EVENT VENUE
APPLICANT: HINTEA ROYTON 38433 POTATO CANYON ROAD SAN LEO, CA 92339 PH: (909) 652-5124 EMAIL: HINTEA@SITETECH.COM	DATE: JANUARY 14, 2020 PREPARED BY: BERNARD F. JAVIER P.O. BOX 9086 H.S. 7319
	LOT PLAN DATE: JANUARY 14, 2020

Figure 4 Proposed Site Plan

IN THE COUNTY OF SAN BERNARDINO
AGRITOURISM EXHIBIT
A.P.N. 0324-101-35

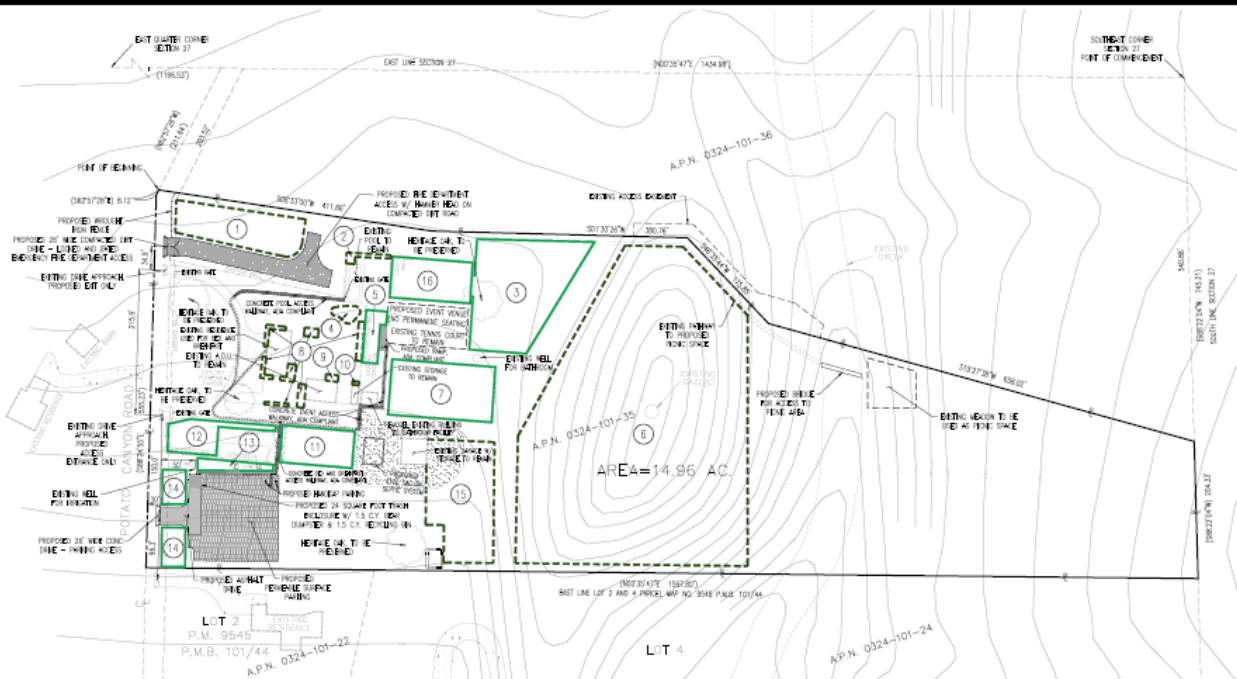
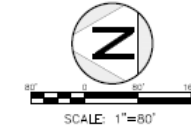
BEING A PORTION OF LOT 7 OF THE SOUTH MOUNTAIN SUBDIVISION, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

SITETECH, INC. JANUARY, 2021

OWNER:
 MARSHLET ROYSTON
 PETER ROYSTON
 1634 BARROW HILL
 CHINO HILLS, CA 91709
 PH: (909) 627-4592

APPLICANT:
 HUNTER ROYSTON
 38433 POTATO CANYON ROAD
 CAR ULEN, CA 92309
 PH: (909) 666-5124

ENGINEER/MAP PREPARER:
 SITETECH, INC.
 P.O. BOX 592
 HIGHLAND, CA 92345
 PH: (909) 864-3180



LOT COVERAGE

EXISTING	AREA
- RURAL: 648,628 SQUARE FEET	14.96 ACRES
- RURAL: 2,866 SQUARE FEET	0.07 ACRES
TOTAL	15.03 ACRES

POST-CLOSED

AREA	TYPE
- RURAL: 643,730 SQUARE FEET	14.96 ACRES
- RURAL: 7,362 SQUARE FEET	0.03 ACRES
TOTAL	15.03 ACRES

LEGEND:

- RURAL: EXISTING CONTOUR
- RURAL: PROPOSED AREA ARTIFICIAL POOL
- RURAL: EXISTING ASPHALT PAVEMENT
- RURAL: PROPOSED ASPHALT PAVEMENT
- RURAL: EXISTING CONCRETE PAVEMENT
- RURAL: PROPOSED CONCRETE PAVEMENT
- RURAL: EXISTING GRAVEL SURFACE
- RURAL: PROPOSED GRAVEL SURFACE



- AGRITOURISM ITEMS:**
- PROPOSED BUILT-UP AREA (APPROXIMATELY 0.33 ACRES) - THIS AREA AND AN EXISTING APPLE ORCHARD THAT THE HUNTER ROYSTON FAMILY BELIEVE WAS IN THE 1930S AND EARLY 1930S, WHEN HE MOVED IN MANY OF THE TREE WERE RELOCATED AND LEAD WE PLAN TO RESTORE THE SOIL BY GRADING PLANNING FOR 2-3 YEARS IN ORDER TO REGENERATE AND RESTORE THE SOIL. WE WILL THEN RELOCATE THE APPLE ORCHARD TO BE AVAILABLE FOR OUR BED AND BREAKFAST GUESTS TO ENJOY UNDER APPLES ON THE**
 - EXISTING PROPOSED BUILT-UP AREA (APPROXIMATELY 0.01 ACRES) - WE PLAN TO GROW CHERRY TREES AND OTHERS IN THIS AREA.**
 - PROPOSED PROPOSED BUILT-UP AREA (APPROXIMATELY 0.3 ACRES) - WE PLAN TO WORK WITH A NON-PROFIT ORGANIZATION CALLED THE GREEN VALLEY FOUNDATION TO TURN THE SPACE INTO A MEADOW. WHILE THE MEADOW INITIALLY IS BEING WE WILL USE THE SPACE AS A**
 - EXISTING BUILT-UP AREA (APPROXIMATELY 10' BY 20') - A STONE POND EXIST WITHIN THE PROPOSED AREA. WE PLAN TO RESTORE AND CULTIVATE A NATURAL POND TO INCLUDE FISHING REGULATION AND FISH SUCH AS MOSQUITO FISH & GOLDFISH.**
 - PROPOSED BUILT-UP AREA (APPROXIMATELY 1,500 SQFT, 0.04 ACRES) - HERE WE PLAN TO GROW TEAS SUCH AS UNUSUALS, VERY SWEET TEAS AND JASMINE TEAS. WE WILL USE THE BED AND BREAKFAST THESE WILL ALSO BE A PAUL GARDEN. EXISTING AREA FOR OUR BEST TO ENJOY.**
 - EXISTING BUILT-UP AREA (APPROXIMATELY 13,000 SQFT, 0.3 ACRES) - THIS IS A BEAUTIFUL FEATURE OF OUR PROPERTY THAT OUR GUESTS WILL BE ABLE TO ENJOY AND ENJOY A COTTAGE WITHIN THE LAND THROUGH A RESTAURANT AREA THAT INCLUDES RESTAURANT, A BANQUET HALL, AND MANY NATIVE PLANTS THE TRAIL LEADS TO A HISTORIC GARDEN THAT POINT BACK FROM THE SAME TIME AS THE BED & BREAKFAST ITSELF.**
 - EXISTING BUILT-UP AREA (APPROXIMATELY 13,800 SQFT, 0.3 ACRES) - ADJACENT TO THE EXISTING IS A BEAUTIFUL GROVE OF TALL TREES, MANY OF WHICH WE PLAN TO RESTORE THEMSELVES. THESE TREES ARE TO BE MAINTAINED AS PART OF THE LANDSCAPE FOR GUESTS TO ENJOY.**
 - EXISTING BUILT-UP AREA (APPROXIMATELY 1,675 SQFT, 0.04 ACRES) - EXISTING HORTICULTURE FOR GUESTS TO ENJOY INCLUDING PLANTS SUCH AS GARDENS, HERBS, SPICE GARDENS, CACTA, ULES, AND BUSH WOODS.**
 - EXISTING BUILT-UP AREA (APPROXIMATELY 103' BY 49') - USED TO FACILITATE OFF SEASON GROWTH.**
 - EXISTING BUILT-UP AREA (APPROXIMATELY 10' BY 30') - USED FOR CONVERTING BROWN SOILS INTO FERTILE SOIL INCLUDES A THREE BAY MIX OF OLD AND NEW COMPOST THAT IS THEN USED TO SUPPORT AGRICULTURE.**
 - PROPOSED BUILT-UP AREA (APPROXIMATELY 6,270 SQFT, 0.14 ACRES) - SPACE FOR BOTH GROWTH OF AGRI-CULTURE AND SUPPORT OF BIODIVERSITY SUCH AS LAVENDER, FRAGRANT HERBS, AND INTERPLANTS WILL INCLUDE LAVENDER AND LAVENDER.**
 - PROPOSED BUILT-UP AREA (APPROXIMATELY 1,685 SQFT, 0.1 ACRES) - PROPOSED COMPACTED DIRT WALKING PATHS WITH HERBS AND MULCHER GARDENS FOR OUR GUESTS TO ENJOY.**
 - PROPOSED BUILT-UP AREA (APPROXIMATELY 1,040 SQFT, 0.02 ACRES) - THESE GROW ALONG THE PARKING LOT.**
 - PROPOSED BUILT-UP AREA (APPROXIMATELY 1,330 SQFT, 0.03 ACRES) - SIMILAR TO THE HISTORIC APPLE ORCHARD, WE PLAN TO REGENERATE THE SOIL AND RELOCATE THE BUILT-UP TREES ALONG THE ROAD WITH A NEW ROW OF APPLE TREES TO INVITE GUESTS AS THEY TURN INTO OUR PROPERTY FROM THE ROAD.**
 - PROPOSED BUILT-UP AREA (APPROXIMATELY 17,116 SQFT, 0.39 ACRES) - THIS AREA WILL BE A COMBINATION OF BUILT-UP PLANTS, COMPOST BAYS, AND OTHER FEATURES THAT WILL HELP SUPPORT A TRULY SUSTAINABLE BED & BREAKFAST BUSINESS PLAN.**
 - EXISTING BUILT-UP AREA (APPROXIMATELY 7,200 SQFT, 0.16 ACRES) - WALKING PATHS AND A SEATING AREA WITH OTHER OTHER TABLE FOR OUR GUESTS TO ENJOY. OTHER OTHER INCLUDES MULCHER GARDENS AND NATIVE HERBS USED FOR MAKING LUSH LUSH TEA.**

- SITE NOTES:**
- EXISTING LAND USE DISTRICT IS: RL-2.5 - RURAL LIVING.
 - PROPOSED LAND USE DISTRICT IS: RL-2.5 - RURAL LIVING.
 - ADJACENT ZONING AND LAND USE: RL-2.5 - RURAL LIVING.
 - ALL PROPOSED BUILDINGS SHALL MEET SAN BERNARDINO COUNTY DEVELOPMENT CODE REQUIREMENTS.
 - MAXIMUM USE.
 - SENIOR PER ARCHITECTURAL PLANS.
 - SENIOR DASH WILL BE PROVIDED ON SITE (DASH SHOWN ON PLANS).
 - HOURS OF OPERATION:
 - GRADING IS PROPOSED AS A PART OF THIS PROJECT.
 - NO KNOWN EASEMENTS EXIST ON SITE.
 - OUTDOOR LIGHTING PER ARCHITECTURAL PLANS.
 - LOT COVERAGE TOTAL LOT COVERAGE FOR THIS PROJECT IS LESS THAN 10%.
 - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
 - BED AND BREAKFAST, 5 BEDROOMS / 4 BATHROOM.
 - APPLYING CONCURRENTLY TO BE A HISTORIC POINT OF INTEREST.
 - EXISTING TREES COURT TO BE USED AS EVENT VENUE.
 - PROJECT PRE-APPROVAL #2001800025.

AGRITOURISM USE:

TOTAL EXISTING	147,300 (3.3 ACRES)	
TOTAL PROPOSED	67,517 (1.54 ACRES)	
TOTAL PROJECT AREA TO BE USED FOR AGRITOURISM	214,817 SQFT (4.9 ACRES)	

 801 SOUTH ST. HIGHLAND, CA 92345 P.O. BOX 592 HIGHLAND, CALIFORNIA 92345 PH: (909) 864-3180 FAX: (909) 864-3180 JANUARY 21, 2021 SHE: HUNTER ROYSTON DATE: 1/21/21	APN: 0324-101-35
	BED & BREAKFAST/EVENT VENUE AGRITOURISM EXHIBIT
APPLICANT: HUNTER ROYSTON 38433 POTATO CANYON ROAD CAR ULEN, CA 92309 EMAIL: HUNTER@SITETECH.COM	PLAT PLAN DATE: JANUARY 21, 2021

Figure 5 Agritourism Exhibit

PROJECT DESCRIPTION AND BACKGROUND:

The applicant is requesting approval of a Conditional Use Permit (CUP) for the establishment of a 5-bedroom/4.5-bathroom bed and breakfast within an existing 4,751 square feet historically designated home, to include a limited number of small events on 14.9 acres (Project). The Bed and Breakfast will be established in the main home with five bedrooms and 4.5 bathrooms. According to the square footage of each bedroom and county occupancy standards, the Bed and Breakfast will have a maximum occupancy of hosting up to 20 overnight guests in the home. The Project site includes an existing accessory dwelling unit that will be used by the owners of the property.

The Project proposal also includes the hosting of a limited number of events. The allowable number and type of events and maximum guests per event can be broken down as follows:

- 13 event days per year with a maximum of 200 guests hosted on weekend days with limited amplified music and a curfew of 9 p.m. (I.E Community events and private events)
- 15 seasonal agritourism based event days per year to take place on weekends during apple picking season with limited amplified music and a curfew of 7 p.m. (I.E. U-Pick apple, pumpkin patch, fall festival, farmers markets, etc.)
- 22 smaller daytime and afternoon event days per year with limited to no amplified music, 100 people maximum, and a curfew of 10 p.m. (I.E. family reunion, corporate retreat, team building events, movie nights, rehearsal dinners etc.)

The number of event days is primarily based on review by the Department of Environmental Health Services and the Water Resources Board. It was determined that the total number event days shall not exceed 50 based on the output of the existing well onsite. The project is consistent with the Development Code Agritourism Section 84.03.030 (b)(4)(C) which states that 13 or more private special events in a 12-month time period shall require a Conditional Use Permit.

Access to the Project site is made via Oak Glen Road to Potato Canyon Road. The site will have one emergency vehicle access gated entrance to be used in the event of an emergency, a separate entrance to make access to the planned parking area for the events space, and an existing horseshoe (one way) driveway in the front of the residence to remain.

The County Planning Division sent out the Notice of Hearing on January 19, 2021, advertising the Planning Commission Hearing to be held on February 4, 2021.

PROJECT ANALYSIS:

Site Planning: The subject property is located in the Rural Living (RL) Land Use Category and RL Zoning District. The RL Zoning District provides sites for open space and recreational activities, single-family homes on very large parcels and similar and compatible uses.

Development Code Compliance Summary: The project satisfies all applicable standards of the San Bernardino County Development Code (Development Code) for development in the Rural Living (RL) Land Use Category, as illustrated in the following table.

Table 1 Project Code Compliance Rural Living (RL)			
Project Component	Development Code Standard		Project Plans
Bed and Breakfast/Events Space	CUP		CUP
Building Setbacks	Front: Street Side Side Interior: Rear	25' 25' 20' 20'	4,751 sf. existing residence to be converted to a Bed and Breakfast with a number of planned events as described above

Parking	One space per bedroom and one per 4 visitors during planned events	50 spaces including 2 handicap accessible spaces
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Fencing: Existing security fencing and electronic emergency access only gate will be provided at the east end of the Project site. An existing stone wall surrounding the site will remain.

Hazardous Waste: No hazardous materials would be stored or used on the site during operations.

Hours of Operation: The Bed and Breakfast is intended to operate year round, 24/7 in order to provide lodging to no more than 20 guests at any given time as described above. Hours of operation for planned events will be limited to:

- 13 event days per year with a maximum of 200 guests hosted on weekend days with limited amplified music and a curfew of 9 p.m. (I.E. Community events and private events)
- 15 seasonal agritourism based event days per year to take place on weekends during apple picking season with limited amplified music and a curfew of 7 p.m. (I.E. U-Pick apple, pumpkin patch, fall festival, farmers markets, etc.)
- 22 smaller daytime & afternoon event days per year with limited to no amplified music, 100 people maximum, and a curfew of 10 p.m. (I.E. family reunion, corporate retreat, team building events, movie nights, rehearsal dinners etc.)

Agritourism: Pursuant to the Development Code Subsections 84.03.030(b)(1)(A) and 84.03.030(b)(1)(B) (*Operational Standards*), the Project shall make available 50 percent of the gross acreage of the 14.9 acres (approximately 7.45 acres) Project site for agricultural, horticultural, animal husbandry or open space use. Of that 50 percent (approximately 3.7 acres or 25%), the Project shall be in active use for agricultural, horticultural, or animal husbandry use in order to support the proposed events such as U-Pick apples, pumpkin patch, fall festival, farmers markets, as mentioned above, as well as farm to table fresh foods for use within the Bed and Breakfast and for sale during farmers markets and other events. The following elements will be implemented as part of the agritourism use for the CUP:

- Apple Orchard
- Vineyard
- Vegetable and Flower/Butterfly Gardens
- Manzanita Grove with Gazebo and walking trails
- Picnic Areas
- Bee Keeping
- Ducks/Chickens

Noise: During any planned event the Project shall be in compliance with Development Code Subsection 84.03.030(b)(5) (Noise/Amplified sound), and Subsection 83.01.080 (Noise) which states that any amplified outdoor music must be at least 330 feet from the nearest residence on a neighboring property. The Project does comply with these standards.

Water Service: The property is currently on a gravity fed horizontal well that has been inspected and certified for use by Environmental Health Services (EHS).

Sewer System: The existing septic system will be enlarged to 4,100 gallons per EHS request and requirements.

ENVIRONMENTAL REVIEW:

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the Project by the County of San Bernardino in accordance with the California Environmental Quality Act (CEQA) and made available for public comment during a 20-day review period, which began on January 8, 2021 and closed on January 28, 2021 (Exhibit A). The IS/MND concludes that all significant adverse impacts to the physical environment are less or can be mitigated to a level of less than significant after adoption of the proposed mitigation measures.

PUBLIC COMMENT:

Project notices were sent to surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. One phone call was received in support of the proposed Project, and one phone call was received expressing concerns about traffic and noise. Issues related to Project traffic and noise have been addressed through mitigation measures and incorporated into the Project's Conditions of Approval (Exhibit B). A Notice of Availability (NOA) of the Draft IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process. No comments were received regarding the Draft IS/MND during the public review period.

RECOMENDATION: That the Planning Commission:

1. **ADOPT** the Mitigated Negative Declaration (Ehibit A);
2. **ADOPT** the recommended Findings as contained in the staff report (Exhibit C);
3. **APPROVE** the Conditional Use Permit (CUP) for the establishment of a 5-bedroom/4.5-bathroom bed and breakfast within an existing 4,751 square feet historically designated home, to include a limited number of small events on 14.9 acres subject to the Conditions of Approval (Exhibit B); and
4. **DIRECT** staff to file the Notice of Determination.

ATTACHMENTS:

- EXHIBIT A:** Initial Study/Mitigated Negative Declaration
- EXHIBIT B:** Conditions of Approval
- EXHIBIT C:** Findings
- EXHIBIT D:** Site Plans

EXHIBIT A

Initial Study/Mitigated Negative Declaration

**SAN BERNARDINO COUNTY
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
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:	0324-101-35	USGS Quad:	Forest Falls
Applicant:	Kirsten Royston/Stone Oak Manor 38433 Potato Canyon Road Oak Glen, CA 92399	Lat/Long:	35°15'50.92"N, -116°52'57.83"W
Project No:	PROJ-2019-00063	T, R, Section:	T 02N R 01E SEC 16
Staff:	Anthony DeLuca, Senior Planner	Community Plan:	N/A
Rep	N/A	LUZD:	Rural Living (RL)
Proposal:	A CONDITIONAL USE PERMIT (CUP) FOR THE ESTABLISHMENT OF A 5-BEDROOM/4.5-BATHROOM BED AND BREAKFAST WITHIN AN EXISTING 4,751 SF HOME, TO INCLUDE A LIMITED NUMBER OF SMALL EVENTS ON 14.9 ACRES IN THE COMMUNITY OF OAK GLEN.	Overlays:	Biotic – Burrowing Owl

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

Contact person: Anthony DeLuca, Senior Planner
Phone No: (909) 387-3067 **Fax No:** (909) 387-3223
E-mail: Anthony.DeLuca@lus.sbcounty.gov

PROJECT DESCRIPTION:

Summary

The Project proposal includes the establishment of a 5-bedroom/4.5-bathroom bed and breakfast within an existing 4,751 square feet historically designated home, to include a limited number of small events on 14.9 acres. The Bed and Breakfast will be held in the main home with five bedrooms and 4.5 bathrooms, there is an existing accessory dwelling unit to be occupied by the owners of the property.

According to the square footage of each bedroom, per county requirements, the proposal includes hosting up to 20 people in the home. As an additional use to the Bed and Breakfast the proposal includes the hosting of a limited number of events. The maximum guest count on any given day

during one of the 50 possible event days, shall never exceed 200 people. The events may be broken down as follows:

- 13 events per year with a maximum of 200 guests hosted on weekend days with limited amplified music and a curfew of 10pm (I.E Community events and private events)
- 15 seasonal agritourism based events per year to take place on weekends during apple picking season with limited amplified music and a curfew of 7pm (I.E. U-Pick apple, pumpkin patch, fall festival, farmers markets, etc.)
- 22 smaller daytime & afternoon events per year with limited to no amplified music, 100 people maximum, and a curfew of 9pm (I.E. family reunion, corporate retreat, team building events, movie nights, rehearsal dinners etc.)

Surrounding Land Uses and Setting

Land uses on the project site and surrounding parcels are governed by the San Bernardino County General Plan/Development Code. The following table lists the existing land uses and zoning districts. The property is zoned Rural Living (RL), and Rural Living 20 acre minimum lot size (RL-20). The properties to the north include a single family residence, and a commercial strip, zoned RL and CG respectively. The property to the east is a water well site zoned Rural Living (RL), and Rural Living 20 acre minimum lot size (RL-20). The properties to the west include two single family residences zoned Rural Living (RL), and Rural Living 20 acre minimum lot size (RL-20).

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Single Family Historic Residence	Rural Living (RL), Rural Living-20 (RL-20)
North	Single Family Residence/Commercial	Rural Living (RL), General Commercial (CG)
South	Vacant Government Land	Rural Living-20 (RL-20)
East	Water Well Site	Rural Living (RL), Rural Living-20 (RL-20)
West	(2) Single Family Residences	Rural Living (RL), Rural Living-10 (RL-10)

Project Site Location, Existing Site Land Uses and Conditions

The site is located at 38433 Potato Canyon Road Oak Glen, California 92399 in the Community of Oak Glen. The project is located approximately 500 feet west of the intersection of Potato Canyon and Oak Glen Road. The 14.9 acre site contains an existing Tudor style manor, a 4,751 square foot 6 bedroom home built in the 1924. The home has recently been approved as an historic point of interest by the California State Office of Historic Preservation. The topography of the parcel slopes upward at approximately 38% to the south of the Home, then continues on a downward slope of approximately 46% to a drainage course, and continuing on a steep upward 50% slope. There is no proposed development in these areas of the steepest slopes of the property.

Site Photographs



Figure 1 Front View of Home

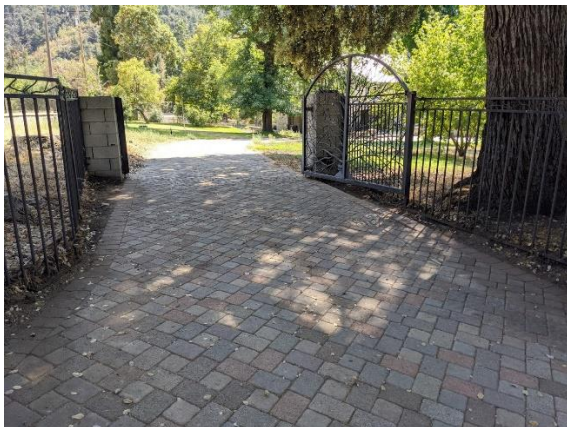


Figure 2 East Entrance



Figure 3 West Entrance



Figure 4 Tennis Court, Future Tent/Event Space



Figure 5 Aerial View of Parcel



Figure 6 Regional Vicinity Map

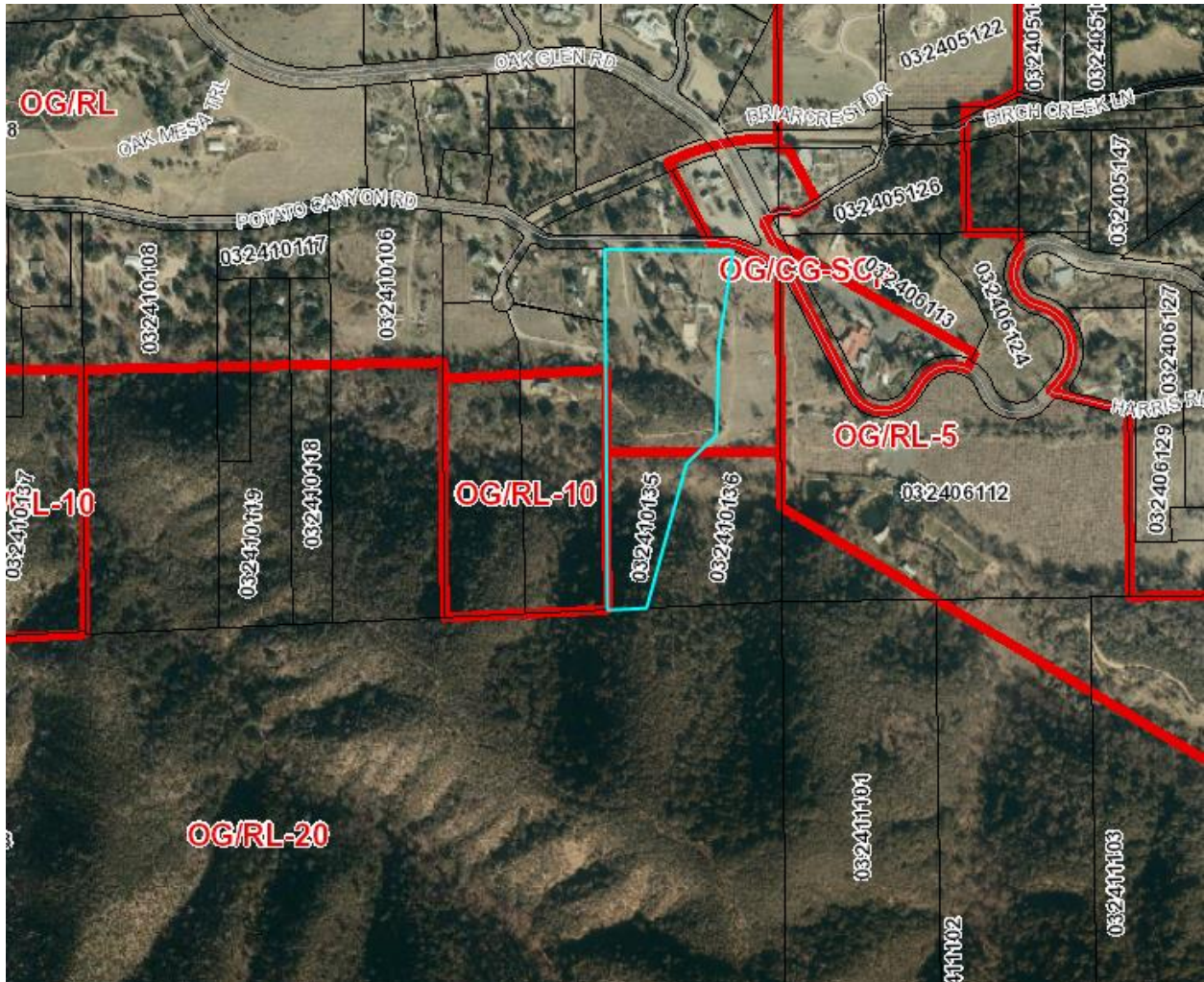


Figure 7 Land Use Designations

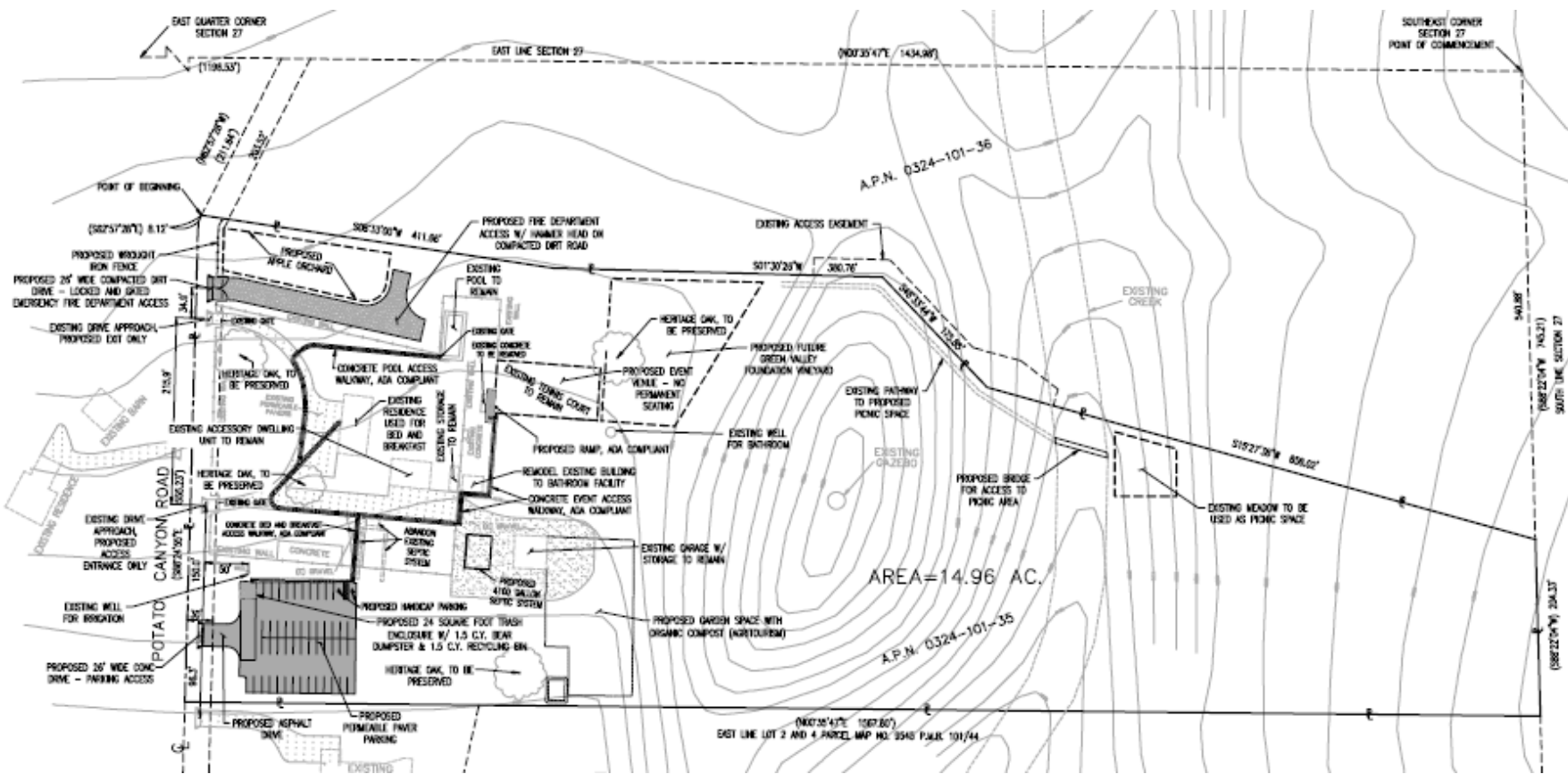


Figure 8
Site Plan

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

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

Federal: N/A

State of California: N/A

County of San Bernardino: Land Use Services – Building and Safety, Land Development Engineering – Roads/Drainage; Public Health – Environmental Health Services; and County Fire

Local: N/A

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? The required notification of affected tribes has occurred. The San Manuel tribe provided standard language regarding mitigation of inadvertent discovery of tribal cultural resources including human remains.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

EVALUATION FORMAT

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

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
--------------------------------	--	-----------------------	-----------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall 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 shall be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	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.

ADeLuca Jr
 Signature: (prepared by Anthony DeLuca, Senior Planner)

1/7/2021
 Date

Chris Warrick
 Signature: (Chris Warrick, Supervising Planner)

1/7/2021
 Date

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: (Check if project is located within the view-shed of any Scenic Route listed in the General Plan): **Countywide Plan 2020; Figure: NR-3 Scenic Routes & Highways; Submitted Project Materials**

- a) **No Impact.** The proposed project is located within a mountainous forested area. Oak Glen Road which is approximately 350 feet from the closest entrance to the home and will be the main access point for the property, is designated as a County Scenic Route: Locally known as Oak Glen Apple Loop. The existing Historic Home is integrated into the natural setting, and does not obstruct a scenic view or vista. The project expansion to include a limited number of events as proposed, will adhere to the design standards per the San Bernardino County Development Code, with integration into the natural setting. No new construction is proposed that may obstruct a scenic vista. Surrounding views would remain unchanged.
- b) **Less than Significant Impact.** Oak Glen Road is designated a County Scenic Route: Oak Glen Apple Loop. The proposed expansion will take place at the back of the property and will not alter the conditions of the existing home. Also, there are no protected trees, rock outcroppings, or historic buildings on the project site; therefore, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings.
- c) **No Impact.** The proposed project would not substantially degrade the existing visual character of the site and its surroundings. The project would have no impact on the existing visual character and quality of the site and its surroundings.

- d) **Less than Significant Impact.** Any future proposed on site lighting must comply with the Glare and Outdoor Lighting requirements for the Mountain Region, which includes shielding, and time frames for use. The project would result in a less than significant impact relative to light and glare.

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

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if project is located in the Important Farmlands Overlay): **Countywide Plan 2020; California Department of Conservation Farmland Mapping and Monitoring Program (FMMP); Natural**

Resources Conservation Service (NRCS); Submitted Project Materials

- a) **No Impact.** The California Department of Conservation, Farmland Mapping and Monitoring Program, is responsible with mapping Prime Farmland, Unique Farmland, Farmland of Statewide Importance, and Farmland of Local Importance (Farmland) across the state. As determined by the program this site falls outside the NRCS soil survey and is not mapped by the FMMP. The project would not convert Farmland to non-agricultural use. There will be no impact.
- b) **No Impact.** The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The proposed project area is not under a Williamson Act contract. There is no impact and no further analysis is warranted.
- c) **No Impact.** The proposed project does not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.
- d) **Less than Significant Impact.** The project site contains a large number of trees commonly found in high alpine habitats. In conversations with the landowner's representative, tree removal would not occur. If there is an unanticipated need for the removal of trees, an arborist report should be prepared to fully document the extent of the trees on-site and determine the potential need for applicable permits based on local and regional regulations.
- e) **No Impact.** The proposed project would 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.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: (Discuss conformity with the South Coast Air Quality Management Plan, if applicable): **Countywide Plan 2020; Submitted Project Materials**

- a) **Less than Significant Impact.** A project is consistent with a regional Air Quality Management Plan (AQMP) if it does not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or if the project is already included in the AQMP projection. As proposed, the project will be performing limited ground disturbing activities or construction. There will be a less than significant impact.
- b) **Less than Significant Impact.** The proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Air quality impacts include temporary construction exhaust emissions generated from diesel and gasoline-powered construction equipment, vegetation clearing, grading, fugitive dust, construction worker commuting, construction material deliveries, and operational activities upon project completion. As proposed, construction activities onsite would occur only for the proposed parking area and will be temporary. There will be a less than significant impact.
- c) **Less than Significant Impact.** The proposed project would not expose sensitive receptors to any pollutant concentrations. Construction of the parking area would be temporary thus would not result in any permanent air pollutant emissions.
- d) **No Impact.** The project does not contain land uses typically associated with emitting objectionable odors. As proposed potential odor sources associated with the project do not exist. Future development will be required to comply with all County Development Code and ordinances that aim to mitigate objectionable odors that may result from a specific land use. There will be no impact.

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

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

SUBSTANTIATION: *(Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database): **Countywide Plan 2020; Submitted Project Materials; Burrowing Owl Survey Letter, Timothy Krantz Environmental Consulting, November 11, 2020; California Natural Diversity Data Base (CNDDDB), 2019***

- a) **Less than Significant Impact.** The project site is within a County biological overlay for burrowing owl. A burrowing owl survey was prepared by Timothy Krantz Environmental Consulting with a letter addressing their findings dated November 11, 2020. The report made the following conclusions regarding the burrowing owl:

Burrowing Owl: The existing Stone Oak Manor property includes the primary and secondary residences, garages and other outbuildings near the front of the lot. The vacant areas either side of the structures contained a high density of ground squirrel burrows, but no evidence of burrowing owls was found there, and no burrowing owls are expected to occur on site. The remainder of the unimproved portion of the property is comprised of dense scrub oak and chaparral on the lower portion of the property, ranging up to black oak and big cone spruce woodlands on the north-facing slopes of Pisgah Peak at the rear of the property.

No burrowing owl nest sites were identified on the property; nor does the property represent suitable habitat for the species. A less than significant impact is expected.

Vegetative Communities: A search of the USFWS Critical Habitat Portal revealed that the project does not contain identified critical habitat for any federally listed species (USFWS 2011). The project will have no impacts on any USFWS designated Critical Habitat, and there are no designated refuges within the project boundaries.

- b) **Less than Significant Impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US

Fish and Wildlife Service There are no special-status plant communities within the project boundaries, and no riparian habitat has been identified or is known to exist on the project site.

- c) **No Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland. Therefore, there would be no impacts related to jurisdictional waters and/or wetlands. Because no jurisdictional waters or wetlands would be impacted by project development, these potential impacts are not addressed in the impact analysis and recommendations section of this document.
- d) **No Impact.** The approximately 15 acre site is developed with an existing Bed and Breakfast, caretakers unit, and ancillary structures. The project will not further 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. No further development is being proposed, adding to what already exists. The majority of the south portion of the site will remain undeveloped as well. There will be no impact.
- e) **No Impact.** The project as proposed will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- f) **No Impact.** The project site does not fall within the coverage area of a habitat conservation plan or natural community conservation plan. Therefore, there would be no impact related to consistency with a habitat conservation plan or natural community conservation plan. There will be no impact.

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

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

SUBSTANTIATION: (Check if the project is located in the Cultural or Paleontological Resources overlays or cite results of cultural resource review): **Countywide Plan 2020; Cultural Historical Resources Information System (CHRIS), South Central Coast Information**

Center, California State University, Fullerton; Submitted Project Materials

- a) **No Impact.** This project will not impact nor cause a substantial adverse change in the significance of an historical resource as defined in §15064.5. The results of the records searches and field survey were negative for cultural resources. Based on these results, the project site should be considered to have low sensitivity for cultural and paleontological resources.
- b) **Less than Significant Impact with Mitigation.** The results of the records searches and field survey were negative for cultural resources. However, in the event that archaeological resources are encountered during development of this project, work near the resource should be diverted and a qualified archaeologist should be notified. The archaeologist will assess the significance of the find and provide mitigation recommendations. Impacts would be reduced to less than significant with the implementation of mitigation measure **CUL-1(b)** outlined below.
- c) **Less than Significant Impact with Mitigation.** This project is not expected to disturb any human remains, including those interred outside of formal cemeteries because no such burial grounds are known to exist or have been identified in the project area. However, inadvertent discoveries are always possible. Any discoveries would be reduced to less than significant with the implementation of mitigation measures **CUL-2 (c)**, and **CUL-3(c)** outlined below.

Mitigation Measures:

- CUL-1 (b):** In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within **TCR-1**, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
- CUL-2 (c):** If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within **TCR-1**. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
- CUL-3 (c):** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

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

SUBSTANTIATION: (Check if the project is located in the Cultural or Paleontological Resources overlays or cite results of cultural resource review):
Countywide Plan 2020; Renewable Energy and Conservation Element, Aspen Environmental Group, August 2017

- a) **No Impact.** This project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. As proposed project development consists of grading for a 50 space parking lot as accessory to the existing home to be used as a Bed and Breakfast.
- b) **No Impact.** This project will not cause a substantial adverse conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The project will not conflict with goals and policies of the San Bernardino County Renewable Energy and Conservation Element, adopted August 8, 2017, amended February 2019.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII. GEOLOGY AND SOILS - Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: (Check if project is located in the Geologic Hazards Overlay District): **Countywide Plan 2020; Figure: HZ-1 Earthquake Fault Zones; Submitted Project Materials**

- a) i) **Less than Significant Impact.** The project site is located within an official Alquist-Priolo earthquake fault zone according to the Countywide Plan Earthquake Fault Zones Map HZ-1 however, all of Southern California is subject to major earthquake activity. Adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* help to assure a less than significant impact.
- ii) **Less than Significant Impact.** The subject property is within an area that is subject to severe ground shaking as is most of Southern California. Adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* help to assure a less than significant impact.
- iii) **Less than Significant Impact.** The project site is not located in an area of high liquefaction susceptibility however, adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* would assure a less than significant impact due to liquefaction.
- iv) **Less than Significant Impact.** The project site is in a mountainous area with the southern portion of the parcel within a Low to Moderate zone for landslide susceptibility. Landslide hazards are not identified to be a particular hazard to the proposed area of the existing home and proposed activities associated with the Bed and Breakfast. There would be a less than significant impact.
- b) **Less than Significant Impact.** The near surface sandy soils may be subject to water erosion. Positive drainage should be provided around the perimeter of all structures and proposed event spaces toward streets or approved drainage devices to minimize water

infiltrating into the underlying natural and any engineered fill soils. Erosion control plans and grading plans may be required to be submitted, approved, and implemented for the proposed development dependent on the amount of proposed disturbance. There will be minimal addition of impervious surface in the form of a driveway into the permeable surfaced parking area to the west of the existing home. There will be a less than significant impact.

- c) **Less than Significant Impact.** The project site is located not in an area of high liquefaction susceptibility. However, adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* would assure a less than significant impact due to liquefaction.
- d) **Less than Significant Impact.** The project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils. The project is not located within a Geologic Hazards Overlay.
- e) **Less than Significant Impact.** The project site is subject to soils testing to support an onsite wastewater treatment system. The existing onsite wastewater treatment system can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function. The existing septic system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper. Adherence to EHS requirements would result in a less than significant impact.

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

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

SUBSTANTIATION: Countywide Plan 2020; Greenhouse Gas Emissions Reduction Plan (GHG Plan) December 6, 2011; Submitted Project Materials

- a) **No Impact.** 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.

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new development is required to quantify the project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of carbon dioxide equivalent (MTCO2e) per year is used to identify and mitigate project emissions.

- b) **No 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 Reduction Plan as described in Section a) above. There will be no impact.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- substances, or waste within one-quarter mile of an existing or proposed school?
- 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?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project result in a safety hazard or excessive noise for people residing or working in the project area?
- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

SUBSTANTIATION: Countywide Plan 2020; Figure HZ-5: Fire Hazard Severity Zone, and Figure HZ-6: Fire Responsibility Areas; Submitted Project Materials

- 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, because no use approved on the site is anticipated to be involved in such activities. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review.
- b) **No Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- c) **No Impact.** There are no schools within 0.25 miles of the project site. The project use will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances. There will be no impact.
- d) **No Impact.** The project site is not included on the San Bernardino County list of hazardous materials sites compiled pursuant to Government Code 65962.5 and therefore, will not create a significant hazard to the public or environment.
- e) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a public airport. The nearest public airport is Redlands Municipal Airport which is located approximately 10 miles west of the project site. The proposed use will not result in a safety hazard or excessive noise for people residing or working in the project area.

- f) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the proposed project will have adequate access from two or more directions.
- g) **Less than Significant Impact with Mitigation.** The proposed project is within a County Fire Safety Overlay (FS1), and a “Very High” Fire Hazard Severity Zone, Federal Responsibility Area (FRA). However, the wildfire threat will not be further exacerbated by the expansion of the existing use. No new buildings are being proposed. The resulting Bed and Breakfast with a limited amount of small events, would however expose a negligible number of additional users of the property. Adherence to California Building Code Chapter 47 *Requirements for Wildland-Urban Interface Fire Areas*, will reduce impacts from wildfires to a less than significant level.

Mitigation Measures

HAZ-1(g). Section 4705 of the California Building Code *Wildland-Urban Interface Fire Area*

HAZ-2(g). Section 4708 of the California Building Code *Materials and Construction Methods for Exterior Wildfire Exposure*

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
X. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| iv. impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: *Drainage Study and Hydraulic Calculations, SITETECH, Inc., March 13, 2020; Non-Category Water Quality Management Plan (WQMP), Kirsten Royston August 2020; Countywide Plan 2020; Submitted Project Materials*

- a) **Less than Significant Impact.** Compliance with County development standards, requirements by the Santa Ana Region Water Quality Control Board, and recommendations as outlined in the hydrology study, insure that the project will not violate any water quality standards or waste discharge requirements.
- b) **Less than Significant Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project is served by private well to be certified by County Environmental Services Department (EHS). There will be a less than significant impact.
- c) **Less than Significant Impact.** The existing drainage flows into approved dedicated drainage BMPs,
- i. Based on the Hydrology Report both prepared by Sitetech, Inc, implementation of the proposed drainage improvements for the site would not result in substantial erosion or siltation on- or off-site.
 - ii. Although impervious surfaces will be added to the site, implementation of the proposed drainage improvements as outlined in Hydrology Report would reduce impacts due to increased surface runoff and would not result in flooding on or offsite
 - iii. The proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; based on the findings of the Hydrology Report prepared by Sitetech, Inc.
 - iv. The proposed design would redirect flows allowing drainage to flow away from the neighboring lots and filtration through approved BMPs as outlined in the preliminary WQMP that will be incorporated into the site design. No streams or rivers have been identified onsite. BMPs will provide direction of surface runoff in a manner which would prevent flooding on or off-site.
- d) **No Impact.** The project will not substantially alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site. The project site is not within a flood hazard area, or tsunami, or seiche zones, risking the release of pollutants due to project inundation. There would be no impact.

- e) **Less than Significant Impact.** There is no additional construction proposed with the project. The proposed parking area will be constructed of permeable pavers and would not contribute substantially to runoff water that would exceed the capacity of existing or planned storm water drainage systems. County Public Works has reviewed the proposed project drainage and has determined that the existing systems are adequate to handle anticipated flows. There will be adequate capacity in the local and regional drainage systems, so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of storm water flows originating from or altered by the project.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XI. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: Countywide Plan 2020; Submitted Project Materials

- a) **No Impact.** The proposed project is for the establishment of a Bed and Breakfast in an existing residence and property. With the inclusion of a specified number of events to take place throughout the year any additional use would be temporary in nature. The project will not physically divide an established community, because the project is a logical and orderly extension of the existing land use and is compatible with developments that are established within the surrounding area.
- b) **No Impact.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect because the project is consistent with all applicable land use policies and regulations of the County Development Code, and General Plan.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that will 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): **Countywide Plan 2020; Figure NR-4: Mineral Resource Zones; Submitted Project Materials**

- a) **No Impact.** The project site does not lie within a Mineral Resources Zone (MRZ-4) Overlay according to the Countywide Plan Mineral Resource Zones Map NR-4, which indicates that there are no identified protected mineral resources in the project area.
- 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. The project site lies outside of a Mineral Resource Zone according to the Countywide Plan Mineral Resource Zones Map NR-4, which indicates that there are no known mineral occurrences of significant mineral resources in the project area.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIII. NOISE - Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise 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

a) **Less than Significant Impact with Mitigation.** Substantial increases in ambient noise levels are usually associated with project construction noise (temporary) and project operational noise (permanent).

Project Construction Noise: Construction noise sources are regulated within Section 83.01.080(g)(3) of the County of San Bernardino's Development Code which prohibits construction activities other than between the hours of 7:00 AM and 7:00 PM, except Sundays and Federal holidays. Although construction activity may be exempt from the noise standards in the County's Development Code, CEQA requires that potential noise impacts still be evaluated for significance.

The County of San Bernardino has not adopted a numerical threshold that identifies what a substantial increase would be. For purposes of this analysis, the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (2006) criteria will be used to establish significance thresholds. The FTA provides reasonable criteria for assessing construction noise impacts based on the potential for adverse community reaction. For residential uses, the daytime noise threshold is 80 dBA_{Leq} averaged over an 8-hour period (Leq (8-hr)); and the nighttime noise threshold is 70 dBA_{Leq} (8-hr). For commercial uses, the daytime and nighttime noise threshold is 85 dBA_{Leq} (8-hr). In compliance with the County's Code, it is assumed that construction would not occur during the noise-sensitive nighttime hours.

Project Operational Noise: The proposed project has the potential to generate on-site and off-site noise. For on-site generated noise, the County's stationary noise source standards apply.

For off-site project generated noise, increases in ambient noise along affected roadways due to project generated vehicle traffic is considered substantial if they result in an increase of at least 5 dBA CNEL and: (1) the existing noise levels already exceed the applicable mobile noise source standard for the affected sensitive receptors set forth in the County's Development Code (Table 3); or (2) the project increases noise levels by at least 5 dBA CNEL and raises the ambient noise level from below the applicable standard to above the applicable standard.

Analysis of on-site operational noise is typically not conducted for residential projects as they usually do not include stationary noise sources that could result in substantial increases in ambient noise levels resulting in violation of established standards. However, the project proposes the conversion of the existing residential use to a Bed and Breakfast that will also host a limited number of events which could generated noise that may disturb adjacent sensitive receptors. As stated previously, the site will never host more than 25 guests per year for more than 50 days out of the year. The maximum guest count on any given day during one of those 50 event days, shall never exceed 200 people. The events will be broken down per year as follows:

-
- 13 events with 200 guests hosted on weekend days with limited amplified music and a curfew of 10pm (I.E. Community events and private events)
 - 15 seasonal agritourism based events to take place on weekends during apple picking season with limited amplified music and a curfew of 7pm (I.E. U-Pick apple, pumpkin patch, fall festival, farmers markets, etc.)
 - 22 smaller daytime & afternoon events with limited to no amplified music, 100 people, and a curfew of 9pm (I.E. family reunion, corporate retreat, team building events, movie nights, rehearsal dinners etc.)

The owner stated that when the home is rented out for Bed and Breakfast, guests will have 24-hour access to the house and parking. During events, all gates will be left open to allow for proper traffic flow into and out of the property. On those limited event days the guests will abide by all noise curfew requirements, and ensure that events end in a timely manner, with time for guests to leave the premise in order to create as little noise disturbance to our neighbors as possible.

As shown on the site plan (Figure 3), the proposed event venue will be located on the existing tennis court, in the middle of the site, south of the swimming pool area. The event venue is located approximately 350 feet to the southeast of the boundary of the residential use located at 38387 Potato Canyon Road (close to the noise measurement location NM1), approximately 325 feet east of the residential use located at the end of the cul-de-sac on Bauman Oaks Road (close to the noise measurement location NM2) and approximately 370 feet south of the boundary of the closest residential use located at 38454 Potato Canyon Road (closest to the noise measurement location NM3 as represented in Appendix D).

In order to calculate the potential noise impacts from the on-site events, amplified music was anticipated to be between 80 to 90 dB at a distance of 5 feet from the source. Therefore, at a distance of 325 feet, using 90 dB and a noise drop-off rate of 6 dBA per each doubling of the distance (dBA/DD), the noise level at the façade of the closest residential receptor (on Bauman Oaks Road) directly west of the event venue area would be approximately 53.74 dB, which would not exceed the County's residential daytime noise standard for stationary noise sources of 55 dBA_{leq}. As the other receptor locations to the northwest and north are further away from the source, the noise levels at those receptor locations would be even lower and would also not exceed 55 dBA. Although music would be audible at the closest receptor locations, the noise levels would not be considered significant. Furthermore, as stated above, the amplified music would be discontinued at 10 PM; therefore, the noise levels associated with amplified music would not exceed the County's residential nighttime noise standard for stationary noise sources of 45 dBA_{leq} either.

Another source of on-site noise would be from parking activities in the improved paved parking area, located approximately 25 feet from the boundary (55 feet from the façade) of the residential use located at 38387 Potato Canyon Road. The proposed parking areas have the potential to generate noise due to cars entering and exiting, engines accelerating, braking, car alarms, and other general activities associated with people using the parking areas (i.e., talking, opening/closing doors, etc.). Noise levels within the parking areas would fluctuate with the amount of automobile and human activity. Activity levels would be highest during events, when the largest number of people would enter and exit. However, these events would occur at low exiting and entering speeds, which

would not generate high noise levels. During these times, the noise levels can range from 44 to 63 dB_{Leq}. At a distance of 25 feet, the noise levels would be reduced down to approximately 30.02 to 49.02 dB. This type of noise would not be constant, rather occur at instantaneous peaks. The average ambient noise levels is 46.9 dB_{Leq} and the maximum ambient noise level is 59.2 dB at this location (NM1 as represented in the Noise Impact Analysis – Appendix D). Therefore, parking lot activity is anticipated to be similar to existing noise levels in the area and would not exceed the County's residential daytime noise standard for stationary noise sources of 55 dBA_{leq} at closest receptor locations.

Noise associated with the use of the outdoor spaces would consist primarily of people talking. This would result in noise levels of approximately 60-70 dBA at three feet. At an average distance of approximately 55 feet from the parking area and open space area adjacent to the receptors at 38387 Potato Canyon Road and Bauman Oaks Road, the noise levels from conversation would be reduced to 34.74 to 44.74 dB, which would not exceed either the daytime standard of 55 dBA or the nighttime standard of 45 dBA. Although conversations maybe audible, the noise levels generated would not be considered significant.

The project as proposed 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. The project is not within a County designated Noise Hazard Overlay however, will be required to comply with the noise standards of the County Development Code section 83.01.080 *Noise*, and no noise exceeding these standards is anticipated to be generated by the proposed uses. An acoustical review sheet demonstrating that the County's exterior and interior residential noise standards will not be exceeded and if exceeded, the manner in which those levels will be mitigated to an acceptable level shall be submitted to County Environmental Health Services prior to issuance of occupancy permits.

- b) **Less than Significant Impact.** A peak particle velocity (PPV) of 0.20 is the threshold at which there is a risk to "architectural" damage to normal dwellings. It is also the level at which groundborne vibration can become annoying. Impacts would be significant if construction activities result in groundborne vibration of 0.20 PPV or higher at a sensitive receptor.

The project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. The project is required to comply with the vibration standards of the County Development Code. No vibration exceeding these standards is anticipated to be generated by the proposed uses.

- c) **No Impact.** The project is not located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels. There will be no impact.

Mitigation Measures

NOI-1(a): In addition to the required noise standards pursuant to the County Development Code section 83.01.080 *Noise*, the events associated with the project will be required to adhere to the following curfews:

- 13 events with 200 guests hosted on weekend days with limited amplified music and a curfew of 10pm (I.E Community events and private events)
- 15 seasonal agritourism based events to take place on weekends during apple picking season with limited amplified music and a curfew of 7pm (I.E. U-Pick apple, pumpkin patch, fall festival, farmers markets, etc.)
- 22 smaller daytime & afternoon events with limited to no amplified music, 100 people, and a curfew of 9pm (I.E. family reunion, corporate retreat, team building events, movie nights, rehearsal dinners etc.)

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XIV. POPULATION AND HOUSING - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: Countywide Plan 2020; Submitted Project Materials.

- a) **Less than Significant Impact.** The project will not induce substantial population growth in an area either directly or indirectly. The proposed Bed and Breakfast will not add permanent residents to the area.
- b) **No Impact.** The proposed use will not displace any housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished as a result of this proposal.

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

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

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: Countywide Plan 2020; Submitted Project Materials

- a) **Less than Significant Impact.** The proposed project will not result substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks, or other public facilities. The project as proposed will 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.

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

SUBSTANTIATION: Countywide Plan 2020; Submitted Project Materials

- a) **No Impact.** This Project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The Project as proposed includes a Bed and Breakfast in an existing historic home with a specified number of events throughout the year. The proposed use will involve a temporary negligible increase of the tourist population. There would be no physical deterioration of an existing neighborhood, regional park or other recreational facilities as a result of the proposed use.
- b) **Less than Significant Impact.** This Project does include a proposal for a specified number of events throughout the year to include but not limited to: Farmers Markets, Fall Festivals, Apple Picking, and small events for guests during their stay at the Bed and Breakfast. None of the existing facilities require construction or expansion except

for the addition of a small paved parking lot on the west side of the property as required by the San Bernardino County Development Code. No additional facilities are proposed, and any alteration of existing facilities to accommodate an event would be temporary in nature and would not have an adverse physical effect on the environment. Impacts from the proposed Project will be less than significant.

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

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

SUBSTANTIATION: Trip Generation Report, Kunzman Associates, September 1, 2020, Appendix E; Countywide Plan 2020; SBCTA VMT Screening Tool; Submitted Project Materials,

- a) **Less than Significant Impact.** The Trip Generation Report prepared by Kunzman Associates, dated September 1, 2020, describes the potential events associated with the Bed and Breakfast as follows:

The proposed project is a 5 room bed and breakfast with special event space. The facility may have up to 50 special events per year. It is important to note that all calculations are based on the maximum possible number of patrons and that actual attendance will be less than the maximum.

There may be up to 13 major special events (community and private) with up to 200 guests. They will occur on the weekends. They may start as early as 10:00 AM and have to end by 10:00 PM. They will last 4-6 hours and guests will remain on-site during the entire event. 20 guests could be staying at the bed and breakfast. Food vendors will be coming from off-site. It is assumed that 1.5 guests will be in each vehicle. It is assumed that there will be up to 10% vendors. It is assumed that there will be up to 10% ride sharing services.

There may be up to 15 seasonal agritourism based events (u-pick apple, pumpkin patch, fall festival, and farmer markets). They will occur on the weekends during apple picking season. They may start as early as 11:00 AM and have to end by 7:00 PM. It is estimated that up to 60 patrons could be on-site. Patrons will be on-site for 1-2 hours.

It is assumed that 2.5 patrons will be in each vehicle. It is assumed that there will be up to 10% vendors.

There may be up to 22 minor special events in the daytime and afternoon (i.e. family reunion, corporate retreat, team building events, movie nights, and rehearsal dinners) with up to 100 guests. They may start as early as 10:00 AM and have to end by 9:00 PM. They will last 2-4 hours and guests will remain on-site during the entire event. 20 guests could be staying at the bed and breakfast. Food vendors will be coming from off-site. It is assumed that 1.5 guests will be in each vehicle. It is assumed that there will be up to 10% vendors. It is assumed that there will be up to 10% ride sharing services.

Traffic generation rates were determined for weekday daily traffic, weekday morning peak hour inbound and outbound traffic, and weekday evening peak hour inbound and outbound traffic for the proposed land use. Table 1 as represented in the Trip Generation Report (Appendix E) exhibits the traffic generation rates, project peak hour volumes, and project daily traffic volumes. The traffic generation rates are from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. Table 2 of the report exhibits the calculated trip generation based on operational data from the applicant. It is important to note that all calculations are based on the maximum possible number of patrons and that actual attendance will be less than the maximum.

During a typical day, the proposed development is projected to generate approximately 42 weekday daily vehicle trips, 2 of which will occur during the weekday morning peak hour and 3 of which will occur during the weekday evening peak hour and approximately 41 weekend day daily vehicle trips, 4 of which will occur during the weekend day mid-day peak hour.

During a major special event (up to 13 times per year), the proposed development is projected to generate approximately 71 weekday daily vehicle trips, 4 of which will occur during the weekday morning peak hour and 6 of which will occur during the weekday evening peak hour and approximately 381 weekend day daily vehicle trips, 147 of which will occur during the weekend day mid-day peak hour.

During an agritourism event (up to 15 days per year), the proposed development is projected to generate approximately 50 weekday daily vehicle trips, 4 of which will occur during the weekday morning peak hour and 5 of which will occur during the weekday evening peak hour and approximately 393 weekend day daily vehicle trips, 52 of which will occur during the weekend day mid-day peak hour.

During a minor special event (up to 22 times a year), the proposed development is projected to generate approximately 231 weekday daily vehicle trips, 4 of which will occur during the weekday morning peak hour and 77 of which will occur during the weekday evening peak hour and approximately 221 weekend day daily vehicle trips, 79 of which will occur during the weekend day mid-day peak hour.

- b) **Less than Significant Impact.** As described in CEQA Guidelines section 15064.3 subdivision (b) Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2)

regarding “roadway capacity”, a project’s effect on automobile delay shall not constitute a significant environmental impact.

According to the SBCTA VMT Screening Tool, the project will not exceed the applicable threshold of significance (23.9 miles) that may indicate a significant impact to vehicle miles traveled. The project is not within a Transit Priority Area (TPA), or within a Traffic analysis Zone.

Also, the project will not exceed, either individually or cumulatively, a level of service [LOS] standard established by the county congestion management agency for designated roads or highways. County Public Works – Traffic Division has reviewed the traffic generation of the proposed project and anticipates that traffic service will remain at an LOS of “C” or better, as required by the County General Plan. County Traffic has approved the Trip Generation Report with no mitigation required.

- c) **No Impact.** The project design as proposed would not cause a substantial increase to hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) **No Impact.** The proposed project will provide vehicular access as follows: One existing full access one way horseshoe driveway with one ingress and one egress point. One proposed emergency access only driveway for use by Emergency Vehicles only. One separate entrance to the proposed parking area on the west side of the parcel. These access ingress and egress points will provide adequate access for emergency purposes.

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

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

- a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 - ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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consider the significance of the resource to a California Native American tribe?

SUBSTANTIATION: Countywide Plan 2020; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials

Assembly Bill (AB) 52 took effect on July 1, 2015. AB 52 requires a lead agency to make best efforts to avoid, preserve, and protect tribal cultural resources.

Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Public Resources Code section 21082.3(c) also contains provisions specific to confidentiality.

Prior to the release of the CEQA document for a project, AB 52 requires the lead agency to initiate consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if: (1) the California Native American tribe requested the lead agency, in writing, to be informed by the lead agency through formal notification of proposed project in the geographic area that is traditionally and through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.

Tribal consultation request letters were sent to the San Manuel Band of Mission Indians, Morongo Band of Mission Indians, Colorado River Indian Tribes, and Twenty-Nine Palms Band of Mission Indians, Fort Mojave Indian Tribe, and the Soboba Band of Luiseno Indians. The San Manuel tribe indicated that this project is within their ancestral tribal land and requested consultation. No comments were received from the Morongo tribe, Twenty-nine Palms tribe, Fort Mojave, Soboba, or Colorado Indian tribes. Upon further review, the San Manuel withdrew their request for consultation and provided standard mitigation that would address their concerns for the inadvertent discovery of human remains and other archaeological/cultural resources on-site. This language will be included in the final conditions of approval for the project.

a) **i). No Impact.** According to the South Central Coast Information Center, California Historical Resources Information System records search, there were no listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) within the project area.

ii). Less than Significant Impact with Mitigation. The project proponent shall consider the significance of any possible resource to a California Native American tribe. With required mitigation and monitoring requested by tribes with ancestral interest in the project area, the impact will be reduced to a less than significant level.

Tribal comments received include protocol, and procedures in the event human remains or other cultural resources are discovered once the properties are sold and subsequently developed. These comments are incorporated into the projects final conditions of approval.

Mitigation Measures

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

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

Monitoring Measures:

No Monitoring measures are required at this time

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIX.	UTILITIES AND SERVICE SYSTEMS - Would the project:				
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: Countywide Plan 2020; Submitted Project Materials

- a) **Less than Significant Impact.** The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Regional Board 8: Santa Ana, as determined by County Public Health – Environmental Health Services (EHS). Existing private well, and septic systems will remain in place and will be evaluated by County Public Health – Environmental Health Services.
- b) **Less than Significant Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The proposed project will utilize existing private wells approved by EHS.
- c) **Less than Significant Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects.
- d) **Less than Significant Impact.** The proposed project will not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The project will be required to be in compliance with Solid Waste Management Division (SWMD) conditions of approval prior to issuance of permits.
- e) **Less than Significant Impact.** The project will be required to comply with federal, state, and local management and reduction statutes and regulations related to solid waste. There would be a less than significant impact.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: Countywide Plan 2020; HZ-5 Fire Hazard Severity Zones Map; HZ-6 Fire Responsibility Areas Map; Submitted Project Materials

- a) **Less than Significant Impact.** With the required Emergency Vehicle Access only point of ingress/egress to be used during emergencies, the proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan, there will be no impact.
- b) **Less than Significant Impact.** Implementation of the proposed project will cause a significant impact due to slope, prevailing winds, and other factors, exacerbate wildfire risks, thereby exposing project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire.
- c) **Less than Significant Impact.** The proposed project will require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) but is not expected to exacerbate fire risk that may result in temporary or ongoing impacts to the environment.
- d) **Less than Significant Impact.** The proposed project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

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| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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)?
- c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?

- a) **Less than Significant Impact with Mitigation.** As discussed in this Initial Study, Section V Cultural Resources, all direct, indirect, and cumulative can be reduced to a less than significant level with implementation of Mitigation Measures CUL-1 through CUL-3. Adherence to mitigation measures as presented in this Initial Study would ensure that important examples of the major periods of California history or prehistory are not eliminated as a result of the proposed project. As discussed in Section IX Hazards and Hazardous Materials, the proposed project is within a County Fire Safety Overlay (FS1), and a “Very High” Fire Hazard Severity Zone, Federal Responsibility Area (FRA). However, the wildfire threat will not be further exacerbated by the expansion of the existing use. No new buildings are being proposed. The Bed and Breakfast with a limited amount of small events, would however expose a negligible number of additional users of the property. Mitigation Measures HAZ-1, and HAZ-2, will reduce impacts from wildfires to a less than significant level. With the addition of a number of events being proposed as part of the establishment of the Bed and Breakfast it is important for the project proponents to adhere to the County Development Code section 83.01.080 *Noise* standards. Noise levels would be reduced to less than significant levels with strict adherence to NOI-1, as described in Section XIII Noise, of this study.

Pursuant to Assembly Bill 52 (AB 52) Tribal communities were notified and given the opportunity to comment on the project. As a result mitigation and monitoring measures TCR-1 and TCR-2 are described in section XVIII Tribal Cultural Resources. Adherence to these mitigation measures and the use of a tribal and/or archaeological monitor will reduce impacts to a less than significant level.

- b) **Less than Significant Impact.** Cumulative impacts are defined as two or more individual effects that when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impacts from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant developments taking place over a period. The CEQA Guidelines, Section 15130(a) and (b), states:
- a) Cumulative impacts shall be discussed when the project’s incremental effect is cumulatively considerable.
 - b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail

as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

The proposed project would not have impacts that are considered individually limited, but cumulatively considerable. The location of planned and/or foreseeable future projects in the area to which this proposed project could add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses without generating any cumulatively significant impacts. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) **Less than Significant Impact.** The project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study. In instances where impacts have been identified, the Mitigation Measure listed is required to reduce impacts to less than significant levels. The incorporation of design measures, development requirements, standards, policies, and guidelines included in the County of San Bernardino General Plan and Development Code, would ensure that the proposed project would not have substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. Therefore, no significant adverse impact is identified or anticipated.

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. (Compliance monitoring will be verified by existing procedures for condition compliance)

Cultural Resources (CUL)

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

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

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

Hazards and Hazardous Materials (HAZ)

HAZ-1(g): Section 4705 of the California Building Code *Wildland-Urban Interface Fire Area*

HAZ-2(g): Section 4708 of the California Building Code *Materials and Construction Methods for Exterior Wildfire Exposure*

Noise (NOI)

NOI-1 (a): In addition to the required noise standards pursuant to the County Development Code section 83.01.080 *Noise*, the events associated with the project will be required to adhere to the following curfews:

- 13 events with 200 guests hosted on weekend days with limited amplified music and a curfew of 10pm (I.E Community events and private events)
- 15 seasonal agritourism based events to take place on weekends during apple picking season with limited amplified music and a curfew of 7pm (I.E. U-Pick apple, pumpkin patch, fall festival, farmers markets, etc.)
- 22 smaller daytime & afternoon events with limited to no amplified music, 100 people, and a curfew of 9pm (I.E. family reunion, corporate retreat, team building events, movie nights, rehearsal dinners etc.)

Tribal Cultural Resources (TCR)

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

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

GENERAL REFERENCES

California Department of Conservation, California Geological Survey, Mineral Resources and Mineral Hazards

County of San Bernardino 2007 Development Code

County of San Bernardino Geologic Hazards Overlays Map

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, Greenhouse Gas Emissions Reduction Plan, January 6, 2012.

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

County of San Bernardino Road Planning and Design Standards.

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

San Bernardino County Countywide Plan, Policy Plan 2020

San Bernardino County General Plan, 2007; Environmental Impact Report

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993.

U.S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. Available at <http://websoilsurvey.nrcs.usda.gov/>

PROJECT-SPECIFIC REFERENCES

Biological Resources Assessment, First Carbon Solutions, March 26, 2019

Burrowing Owl Survey, Timothy Krantz Environmental Consulting, November 11, 2020

Noise Impact Analysis, KW Air Quality and Noise LLC, December 11, 2020

Preliminary Drainage Study and Hydraulic Calculations, SITETECH, Inc. August 3, 2020

South Central Coast Information Center, California State University Fullerton

Trip Generation Report, Kunzman Associates, September 1, 2020

EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL

Stone Oak Manor Bed and Breakfast
Conditional Use Permit

GENERAL REQUIREMENTS

Ongoing and Operational Conditions

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

1. Project Approval Description. This Conditional Use Permit (CUP) is conditionally approved for the establishment of a 5-bedroom/4.5-bathroom bed and breakfast within an existing 4,751 square feet historically designated home, to include a limited number of small events on 14.9 acres. The Bed and Breakfast will be held in the main home with five bedrooms and 4.5 bathrooms, there is an existing accessory dwelling unit to be used by the owners of the property.

According to the square footage of each bedroom, per the county requirements, the proposal includes hosting up to 20 people in the home. As an additional use to the Bed and Breakfast the proposal includes the hosting of a limited number of events. The maximum guest count on any given day during one of the 50 event days, shall never exceed 200 people. The events can be broken down as follows:

- 13 event days per year with a maximum of 200 guests hosted on weekend days with limited amplified music and a curfew of 9 p.m. (I.E Community events and private events)
- 15 seasonal agritourism based event days per year to take place on weekends during apple picking season with limited amplified music and a curfew of 7 p.m. (I.E. U-Pick apple, pumpkin patch, fall festival, farmers markets, etc.)
- 22 smaller daytime & afternoon event days per year with limited to no amplified music, 100 people maximum, and a curfew of 10 p.m. (I.E. family reunion, corporate retreat, team building events, movie nights, rehearsal dinners etc.)

The Project is within the community of Oak Glen in the Countywide Plan/Policy Plan Land Use Category (LUC) Rural Living (RL), and Zoning Designation RL in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays.

The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project Site with APN: 0324-101-35; Project No. PROJ-2019-00063.

2. Project Location. The Project site is located at 38433 Potato Canyon Road in the Community of Oak Glen.
3. Revisions. Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and

its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

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

The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

5. Expiration. This project permit approval shall expire and become void if it is not "exercised" within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either:
 - a. The permittee has commenced actual construction or alteration under a validly issued building permit, or
 - b. The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)

PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.
6. Occupancy of Approved Land Use. Occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
 - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
 - The land use is determined by the County to be abandoned or non-conforming.
 - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.
7. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
8. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
9. Project Account. The Project account number is PROJ-2019-00063. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the developer shall deposit additional funds to maintain or return the account to a positive balance. The developer is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

10. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall comply with all of the conditions for each of the respective stages of development. The developer shall obtain written clearance (email is ok) that all of the conditions have been satisfied prior to issuance of any permits.
11. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
12. Additional Permits. The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but not limited to:
 - a) FEDERAL: N/A;
 - b) STATE: N/A
 - c) COUNTY: Land Use Services – Building and Safety/Code Enforcement/Land Development, County Fire/HazMat; Public Health – Environmental Health Services, Public Works –Traffic/ County Surveyor, and
 - d) LOCAL: N/A
13. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
 - a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
 - b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
 - c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
 - d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
 - e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
 - g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
 - h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
 - i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. “No Trespassing”) in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
 - j) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and “No Parking”, “Carpool”, and “Fire Lane” designations.
 - k) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including “No Parking” designations and “Fire Lane” designations.

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

22. *Operational Noise Standards (Agritourism).* Pursuant to the Development Code for parcels within the Rural Living land use category, for projects within the Oak Glen Community Plan Area, all events associated with agritourism uses shall comply with the agritourism hours of operation standard [Subsection 84.03.030(b)(3)] and the agritourism noise/amplified sound regulations [Subsection 84.03.030(b)(5)].
23. *Operational Noise Standards (Private Events).* Private events for guests within the Bed and Breakfast with any amplified outdoor music must be at least 330 feet from the nearest residence on a neighboring property. Pursuant to the County Development Code section 83.01.080, all stationary noise standards shall comply with Table 83-2. Residential noise not to exceed 55 dB(A) between the hours of 7 am and 10 pm.
24. Agritourism Events. Agritourism areas shall be active before events associated with agritourism can take place.

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

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

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

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

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

33. Noise Levels. Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, please call DEHS at 1-800-442-2283.

34. Septic System Maintenance. The Onsite Wastewater Treatment System (OWTS) shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper or qualified service provider. For information, please call DEHS/Wastewater Section at: 1-800-442-2283.
35. Refuse Storage and Disposal. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least one (1) time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least two (2) times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call DEHS/LEA at: 1-800-442-2283.

COUNTY FIRE DEPARTMENT—Community Safety Division (760)995-8190

36. Construction Permits. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.
37. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. [F01]
38. Additional Requirements. In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
- In Lieu of the Sprinkler requirements for the New R-1 Occupancy, based on the Historical Building Code Section 8-410, a Fire Alarm System will be allowed for the Bed and Breakfast being proposed. Additionally, a Fire Hydrant will be required for the new Occupancy being proposed.
39. Fire Fee. The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 386-8400.

COUNTY FIRE DEPARTMENT – Hazardous Materials Division (760) 995-8190/(909) 386-8401

40. Prior to sign off by this agency, the operator must update disclosure information using the California Environmental Reporting System (CERS) <http://cers.calepa.ca.gov>. For additional information please contact the Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.

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

41. Franchise Hauler Service Area. This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec-Empire Disposal).
42. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.

- 43. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
- 44. Mandatory Commercial Organics Recycling. As of January 1, 2017, AB 1826 (Enacted October 2014) requires businesses that generate four (4) cubic yards of organic waste per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction’s franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction’s franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

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

- 45. Project vehicles shall not back up into the project site nor shall they back out into the public roadway.
- 46. Access. The easterly fire access driveway shall be used for emergency access only. This driveway shall remain gated and locked at all times except during an emergency.

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

The Following Shall Be Completed

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

- 47. GHG – Construction Standards. The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:
 - a) Implement the approved Coating Restriction Plans.
 - b) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
 - c) Grading plans shall include the following statements:
 - “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
 - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
 - d) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
 - e) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
 - f) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.

48. **Air Quality.** The Project proponent is required to comply with all applicable rules and regulations as the South Coast Air Basin is in non-attainment status for ozone and suspended particulates [PM₁₀ and PM_{2.5} (State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures:
- a. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
 2. The Project proponent shall ensure that all disturbed areas are treated, if necessary, to prevent erosion.
 3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour.
 - b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NO_x and PM₁₀ levels in the area. The Project proponent will be required to implement the following requirements of the South Coast Air Quality Management District thresholds during operations:
 1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
 2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.
49. **Diesel Regulations.** The operator shall comply with all existing and future California Air Resources Board and South Coast Air Quality Management District regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. South Coast Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.
50. **Cultural Resources.** *In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.*
- If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.*
- If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.*

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

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

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

52. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$750 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

53. FEMA Flood Zone. The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C8765H dated 8/28/2008. There are no elevation requirements. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.

54. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.

55. Grading Plans. Grading and Erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage and WQMP improvements shall be shown on the Grading plans according to the approved Drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.

56. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov

57. Regional Board Permit. Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

58. On-Site Flows. On-site flows need to be directed to drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

59. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana/Mojave Watershed Region. Copies of the WQMP guidance and template can be found at: <http://cms.sbcounty.gov/dpw/Land/WQMPTemplatesandForms.aspx>

60. Streambed Alteration Agreement. Any alteration or encroachment to the blue-line stream(s) requires California Department of Fish and Wildlife (CDFW) to be notified per Fish and Game Code (FGC) §1602. A streambed

alteration agreement shall be provided prior to Grading permit issuance. Link to CDFW website at <https://www.wildlife.ca.gov/Conservation/LSA>.

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

61. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. The Fire Flow for this project shall be: 1500 GPM for a 2 hour duration at 20 psi residual operating pressure.
62. Fire Flow. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety. [F05B]
63. Rural Water System Commercial. In areas without water serving utilities, the fire protection water system shall be designed to NFPA 1142 and shall be operational prior to framing. All NFPA 1142 systems shall provide an approved permanent water supply. [F06A]
64. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site. [F57]
65. Combustible Vegetation. Combustible vegetation shall be removed as follows:

Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less.

Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum of one hundred (100) feet from all structures or the property line, whichever is less. County Ordinance #3586 [F52]
66. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. [F93]

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

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

Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:

- a) Monuments set to mark property lines or corners;
- b) Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
- c) Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey

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

68. The project area has a high probability of containing vectors. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at 1-800-442-2283.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed:

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

69. Architecture. Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.

70. Lighting Plans. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.

71. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.

72. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.

a. Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended:

- Incorporate dual paned or other energy efficient windows,
- Incorporate energy efficient space heating and cooling equipment,
- Incorporate energy efficient light fixtures, photocells, and motion detectors,
- Incorporate energy efficient appliances,
- Incorporate energy efficient domestic hot water systems,
- Incorporate solar panels into the electrical system,
- Incorporate cool roofs/light colored roofing,
- Incorporate other measures that will increase energy efficiency.
- Increase insulation to reduce heat transfer and thermal bridging.
- Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.

b. Plumbing. All plumbing shall incorporate the following:

- All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
 - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
 - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
- c. Lighting. Lighting design for building interiors shall support the use of:
- Compact fluorescent light bulbs or equivalently efficient lighting.
 - Natural day lighting through site orientation and the use of reflected light.
 - Skylight/roof window systems.
 - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
 - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
 - Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
- d. Building Design. Building design and construction shall incorporate the following elements:
- Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - Roofing materials shall have a solar reflectance index of 78 or greater.
 - All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
 - Energy Star or equivalent appliances shall be installed.
 - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units.
- e. Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- f. Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
- g. Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
- h. Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM

Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.

73. **Signs.** All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards:
- All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
 - All sign lighting shall not exceed 0.5 foot-candle.
 - No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
 - Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

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

74. **Construction Plans.** Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.

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

75. **Building Plans.** Building Plans shall be submitted to the Fire Department for review and approval. [F42]
76. **Turnaround.** An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1 IF43]
77. **Access.** The development shall have a minimum of two (2) points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1

Single Story Road Access Width:

All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.

Access to Proposed Tent

Applicant shall provide vehicular access to within 150 feet of the proposed tent location. Vehicular access shall be 26' wide, per FD Standard A-1.

78. **Access. 30% Slope.** Where the natural Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department. [F46]
79. **Roof Certification.** A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design. [F59AJ]
80. **Fire Alarm.** A waterflow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a licensed fire alarm contractor. The fire alarm contractor

shall submit detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. [F62A)

81. Hood and Duct Suppression. An automatic hood and duct fire extinguishing system may be required. A licensed contractor shall submit detailed plans (minimum 1/8" scale) with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. [F65]

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

82. Construction and Demolition Waste Management Plan (CWMP) Part 1 – The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a permit can be issued.

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

83. Water Purveyor. Water purveyor shall be EHS approved.
84. Preliminary Acoustical Information. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at 1-800-442-2283.
85. Existing Wells. If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS for approval.
86. Sewage Disposal. Method of sewage disposal shall be EHS approved onsite wastewater treatment system (OWTS).
87. Existing OWTS. Existing onsite wastewater treatment system can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function.

PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed

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

88. Fees Paid. Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2019-00063
89. Shield Lights. Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
90. Screen Rooftop. Any roof top mechanical equipment is to be screened from ground vistas.

91. Landscaping/Irrigation. All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
92. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
93. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met.

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

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

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

96. Commercial Addressing. Commercial - Large facility Addressing. Commercial and industrial developments in excess of 100,000 sq. ft. shall have the street address installed on the building with numbers that are a minimum twelve (12) inches in height and with a one and one half (1 %) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F83]
97. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. Standard 901.4. [F93]
98. Override Switch. Where an automatic electric security gate is used, an approved Fire Department override switch (Knox®) is required. [F86]
99. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, Industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Standard 902.4 [F85].
100. Spark Arrestor. An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with the Uniform Fire Code. [F87]
101. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]

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

102. Construction and Demolition Waste Management Plan (CDWMP) Part 2 – The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste.

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

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

END OF CONDITIONS

EXHIBIT C

Findings

FINDINGS: CONDITIONAL USE PERMIT:

This Conditional Use Permit (CUP) for the establishment of a 5-bedroom/4.5-bathroom bed and breakfast within an existing 4,751 square feet historically designated home, to include a limited number of small events on 14.9 acres (Project). The Bed and Breakfast will be established in the main home with five bedrooms and 4.5 bathrooms. According to the square footage of each bedroom and county occupancy standards, the Bed and Breakfast will have a maximum occupancy of hosting up to 20 overnight guests in the home. The Project site includes an existing accessory dwelling unit that will be used by the owners of the property.

The Project proposal also includes the hosting of a limited number of events. The allowable number and type of events and maximum guests per event can be broken down as follows:

- 13 event days per year with a maximum of 200 guests hosted on weekend days with limited amplified music and a curfew of 9 p.m. (I.E. Community events and private events)
- 15 seasonal agritourism based event days per year to take place on weekends during apple picking season with limited amplified music and a curfew of 7 p.m. (I.E. U-Pick apple, pumpkin patch, fall festival, farmers markets, etc.)
- 22 smaller daytime and afternoon event days per year with limited to no amplified music, 100 people maximum, and a curfew of 10 p.m. (I.E. family reunion, corporate retreat, team building events, movie nights, rehearsal dinners etc.)

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040, and supporting facts for approval of the CUP:

- 1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features pertaining to the application.**

The 14.9-acre site is adequate in terms of shape and size to accommodate the proposed use considering all setbacks, road dedications, and circulation. Existing walls and/or fences will provide screening to adjacent properties. All setbacks meet or exceed the requirements of the Development Code for the proposed land use and the existing zoning. The Project is located on Potato Canyon Road with direct access to Oak Glen Road.

- 2. The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.**

The site for the proposed use has adequate access. The Project's site design and conditions of approval provide for the streets surrounding the site to be fully improved to provide legal and physical access to the site.

- 3. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.**

The proposed use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. The proposed use has been conditioned and is required to comply with all requirements of the Development Code with respect to noise, vibration, lighting and glare. In addition, the use will not interfere with the present or future ability to use solar energy systems.

- 4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the Countywide Plan/Policy Plan any applicable Specific Plan.**

The Project's site plan, together with the provisions for its design and improvement, are consistent with the Countywide Plan/Policy Plan. The Project specifically implements the following goals and policies:

Goal LU-1 Fiscally Sustainable Growth:

Growth and development that builds thriving communities, contributes to our Complete County, and is fiscally sustainable.

Policy LU-1.1 Growth

We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.

Implementation: The Project site is located in the Community of Oak Glen. Oak Glen is a community in the San Bernardino Mountains that offers residents and visitors a small town mountain experience with an abundance of open farmland, sprawling orchards, fields of row crops, and berry bushes, as well as opportunities to experience home town restaurants, bakeries, and antique shops. The proposed Bed and Breakfast will offer visitors the opportunity to take advantage of these benefits while staying in a Historic home on a serene parcel of land. The Project's focus is to keep in line with the community character while offering a tax base that will benefit the local community of Oak Glen as well as the county. The goal is also to also offer limited events such as farmers markets, fall festivals, and apple picking throughout the year that will allow the local community the opportunity to enjoy this property as well as give visitors a unique experience while staying in the historic home.

Goal LU-4 Community Design:

Preservation and enhancement of unique community identities and their relationship with the natural environment.

Policy LU-4.1: Context sensitive design in the Mountain/Desert regions

We require new development to employ site and building design techniques and use building materials that reflect the natural mountain or desert environment and preserve scenic resources.

Implementation: The proposed Bed and Breakfast is within an existing residence recently designated as Historic. The Project is focused on keeping the existing home relatively unchanged with minimal upgrades that will enhance the character of the Oak Glen community. The goal is to also offer events such as farmers markets, fall festivals, and apple picking throughout the year that will allow the local community the opportunity to enjoy this property as well as give visitors a unique experience while staying in the historic home.

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

No public agency serves this property for water service. The property is currently and will continue to be served by onsite private wells. The Project will utilize existing septic onsite to be approved by the County Environmental Health Department. The Project applicant will be required to expand the tank to accommodate the increase in use. The septic shall be certified by a qualified professional (P.E., C.E.G., REHS, C-42 contractor) that the system functions properly, meets code, and has the capacity required for the proposed Project. There are public services available to serve the site including electric, gas, telephone, and cable.

6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare.

The Project conditions of approval include measures that require the developer to comply with countywide development standard and performance measures outlined in the Development Code. The Project has been evaluated by County departments and as part of the environmental review process to respond to specific development needs and have been determined to be reasonable and necessary to reduce potential environmental impacts.

7. **The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, through the orientation and design of the building to take advantage of passive solar heating capabilities.**

The design of the proposed development does not prohibit future solar energy systems and passive or natural heating and cooling opportunities.

ENVIRONMENTAL FINDINGS:

The environmental findings, in accordance with Section 85.03.040 of the Development Code, are as follows:

Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, the above referenced Project has been determined to not have a significant adverse impact on the environment with the implementation of mitigation measures. An Initial Study/Mitigated Negative Declaration (MND) was prepared by the County of San Bernardino and made available for public comment during a 20-day review period, which began on January 8, 2021 and closed on January 28, 2021. The MND concludes that all significant effects on the environment are less or can be mitigated to a level of less than significant. The MND reflects the County of San Bernardino's independent judgment and analysis.

EXHIBIT D

Site Plans

IN THE COUNTY OF SAN BERNARDINO
SITE PLAN
 CONDITIONAL USE PERMIT NO
A.P.N. 0324-101-35

BEING A PORTION OF LOT 7 OF THE SOUTH MOUNTAIN SUBDIVISION, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

SITETECH, INC.

DECEMBER, 2020

OWNER: MARGARET ROYSTON
 PETER ROYSTON
 1604 RAINBOW KNOLL
 CHINO HILLS, CA 91709
 PH: (909) 627-4592

APPLICANT: KIRSTEN ROYSTON
 38433 POTATO CANYON ROAD
 OAK GLEN, CA 92399
 PH: (909) 662-5124

ENGINEER/MAP PREPARER: SITETECH, INC.
 8061 CHURCH STREET
 P.O. BOX 592
 HIGHLAND CA 92346
 PH: (909) 864-3180

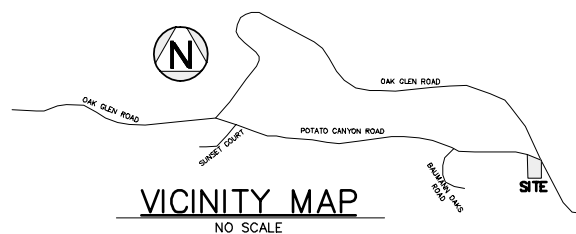
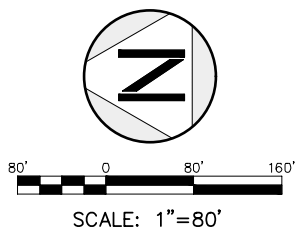
LOT COVERAGE:

EXISTING:
 -PERVIOUS: 648,622 SQUARE FEET
 -IMPERVIOUS: 2,666 SQUARE FEET

POST-DEVELOPED:
 -PERVIOUS: 643,730 SQUARE FEET
 -IMPERVIOUS: 7,562 SQUARE FEET

LEGEND:

- INDICATES EXISTING CONTOUR
- INDICATES ADA ACCESSIBLE ROUTE
- INDICATES ASPHALT PAVEMENT
- INDICATES CONCRETE PAVEMENT
- INDICATES PERMEABLE PAVERS



LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, T.1S, R.1W, S.B.M. AS SHOWN ON PARCEL MAP NO. 9545 RECORDED IN BOOK 101, PAGE 44 OF PARCEL MAPS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA; THEN NORTHERLY ALONG THE EASTERLY SECTION LINE OF SAID SECTION 27 NORTH 00°35'47" EAST A DISTANCE OF 1434.98 FEET TO A POINT ON THE CENTER LINE OF POTATO CANYON ROAD AS SHOWN ON SAID PARCEL MAP NO. 9545; THENCE LEAVING SAID SECTION LINE WESTERLY ALONG SAID CENTERLINE NORTH 62°57'28" WEST A DISTANCE OF 203.52 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE SOUTH 08°33'00" WEST A DISTANCE OF 411.66 FEET; THENCE SOUTH 01°30'26" WEST A DISTANCE OF 380.76 FEET; THENCE SOUTH 46°33'44" WEST 175.85 FEET; THENCE SOUTH 15°27'38" WEST 658.02 FEET TO THE SOUTH LINE OF SAID SECTION 27. THENCE SOUTH 88°22'04" WEST ALONG SAID SOUTH LINE OF SECTION 27, A DISTANCE OF 204.33 FEET TO THE EAST LINE OF LOT 4 AS SHOWN ON SAID PARCEL MAP NO. 9545; THENCE LEAVING SAID SOUTH SECTION LINE NORTH 00°35'47" EAST ALONG SAID EAST LINE OF SAID LOT 4 AND LOT 2 A DISTANCE OF 1567.80 FEET TO A POINT ON SAID CENTERLINE OF POTATO CANYON ROAD; THENCE EASTERLY ALONG SAID CENTERLINE SOUTH 88°24'55" EAST A DISTANCE OF 555.23 FEET TO AN ANGLE POINT; THENCE CONTINUING EASTERLY ALONG SAID CENTERLINE SOUTH 62°57'28" EAST 8.12 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 651,292 SQUARE FEET / 14.96 ACRES

APN: 0324-101-35

NOTES:

1. EXISTING LAND USE DISTRICT IS: RL-2.5 - RURAL LIVING.
2. PROPOSED LAND USE DISTRICT IS: RL-2.5 - RURAL LIVING.
3. ADJACENT ZONING AND LAND USE: RL-2.5 - RURAL LIVING.
4. ALL PROPOSED BUILDINGS SHALL MEET SAN BERNARDINO COUNTY DEVELOPMENT CODE REQUIREMENTS.
5. MAXIMUM USE:
6. SIGNAGE PER ARCHITECTURAL PLANS.
7. HERITAGE OAKS WILL BE PRESERVED ON SITE. OAKS SHOWN ON PLANS.
8. HOURS OF OPERATION:
9. GRADING IS PROPOSED AS A PART OF THIS PROJECT.
10. NO KNOWN EASEMENTS EXIST ON SITE.
11. OUTDOOR LIGHTING PER ARCHITECTURAL PLANS.
12. LOT COVERAGE: TOTAL LOT COVERAGE FOR THIS PROJECT IS LESS THAN 10%.
13. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
14. BED AND BREAKFAST: 5 BEDROOMS / 4 BATHROOM.
15. APPLYING CONCURRENTLY TO BE A HISTORIC POINT OF INTEREST.
16. EXISTING TENNIS COURT TO BE USED AS EVENT VENUE.
17. PROJECT PRE-APPROVAL: #P2001900025.

FOR OFFICIAL USE ONLY

UTILITY COMPANIES FOR THIS PROJECT:

TELEPHONE: VERIZON
 P.O. BOX 641
 SAN BERNARDINO, CA. 92401
 PH: (909) 482-6711

ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.
 287 TENNESSEE STREET
 REDLANDS, CA. 92373
 PH: (909) 335-7191

SEWER: PRIVATE SEPTIC

CABLE TELEVISION: SATELLITE SYSTEM

GAS: PROPANE

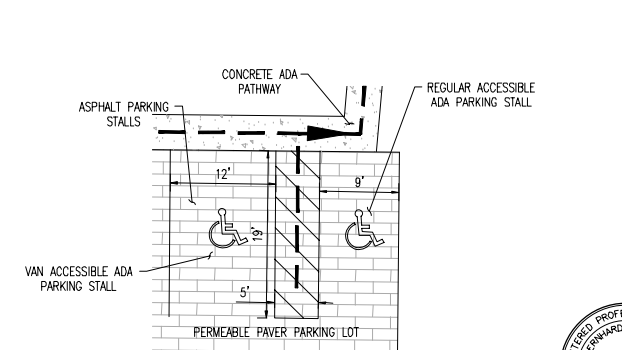
WATER: PRIVATE WELL

PARKING SPACE ANALYSIS:

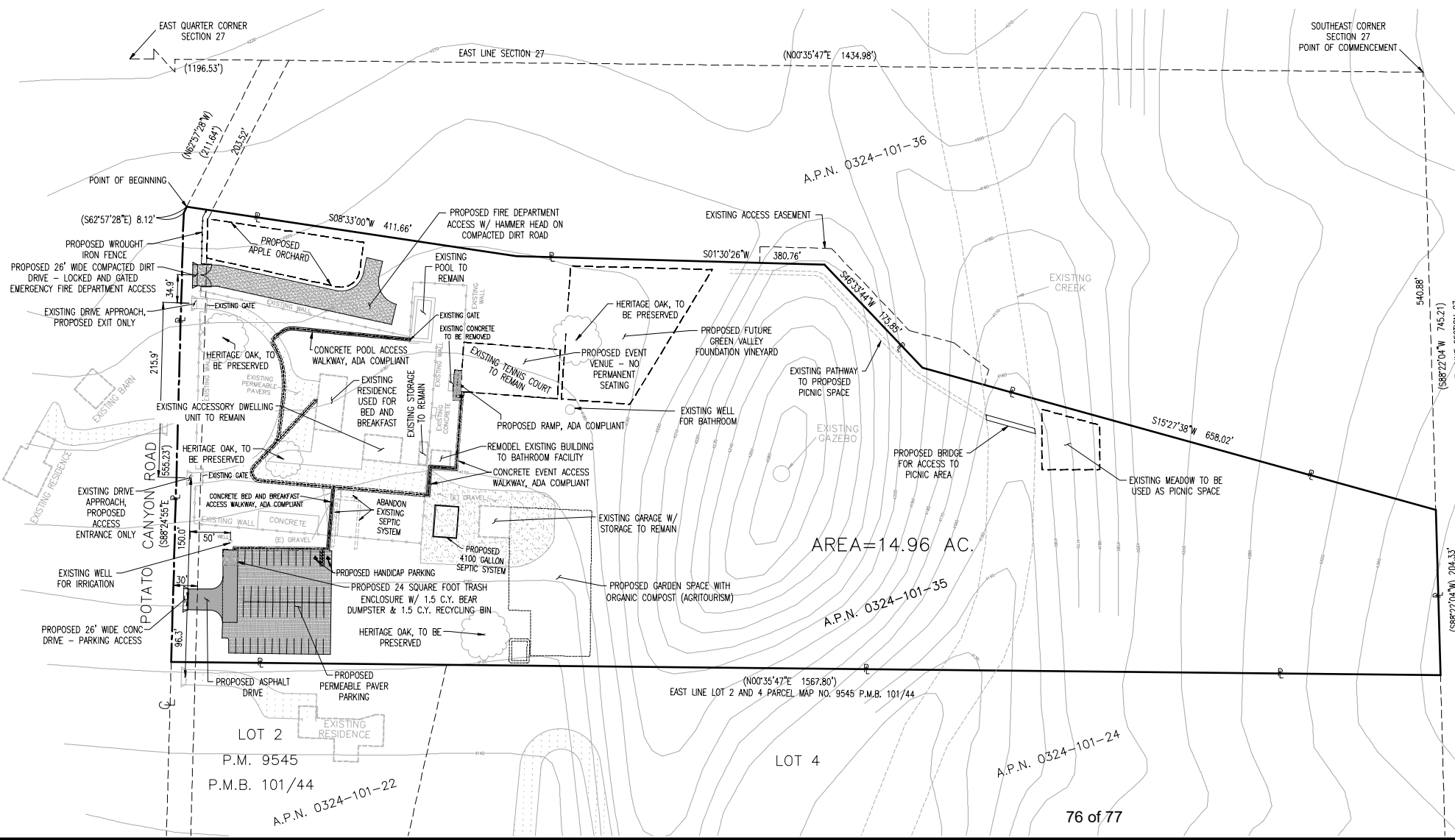
Land Use/Req'mt.	Parking Rate	Bldg. Size/Rate	No. of Stall Req'd.
BED AND BREAKFAST/ EVENT VENUE	1 PER GUEST ROOM / 1 PER 4 ATTENDEES (ESTIMATED)	5 GUEST ROOMS / 200 ATTENDEE MAX	5 / 45
TOTAL PARKING STALLS REQUIRED, BED & BREAKFAST:			4 Regular 1 Handicap 0 Loading 5 Total
TOTAL PARKING STALLS REQUIRED, EVENT VENUE:			44 Regular 1 Handicap 0 Loading 45 Total

PARKING STALLS PROVIDED: (48 = STD. 9'x19'
 (1 = Van Handicap)
 (1 = Reg. Handicap)
 (= Loading Zone)
 (= Electric Vehicle)
 (= Tesla)
 (= Bus)
 (= Seim-Truck)
 (= RV)
 (= Impound Yard)

TOTAL PARKING STALLS PROVIDED: 50



REGULAR/VAN ACCESSIBLE PARKING STALL DETAIL - 1 VAN & 3 REGULAR



NOTE:
 ACCESS TO PROPERTY FROM POTATO CANYON ROAD SHALL BE LIMITED TO TWO FUNCTIONAL DRIVEWAYS AND ONE GATED AND LOCKED EMERGENCY DRIVEWAY.

SITETECH INC.
 8061 CHURCH ST. HIGHLAND CA 92346 PO BOX 592
 PH: (909) 864-3180, FAX: (909) 864-0850

Bernhard K. Mayer
 R.C.E. 36866
 L.S. 7319

DECEMBER 14, 2020
 DATE

APN: 0324-101-35
 C.U.P. FOR BED & BREAKFAST / EVENT VENUE

APPLICANT: KIRSTEN ROYSTON
 38433 POTATO CANYON ROAD
 OAK GLEN, CA 92399
 EMAIL: kirsten@royston.com

PLOT PLAN DATE: DECEMBER 14, 2020

IN THE COUNTY OF SAN BERNARDINO
AGRITOURISM EXHIBIT
A.P.N. 0324-101-35

BEING A PORTION OF LOT 7 OF THE SOUTH MOUNTAIN SUBDIVISION, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

SITETECH, INC.

JANUARY, 2021

OWNER:

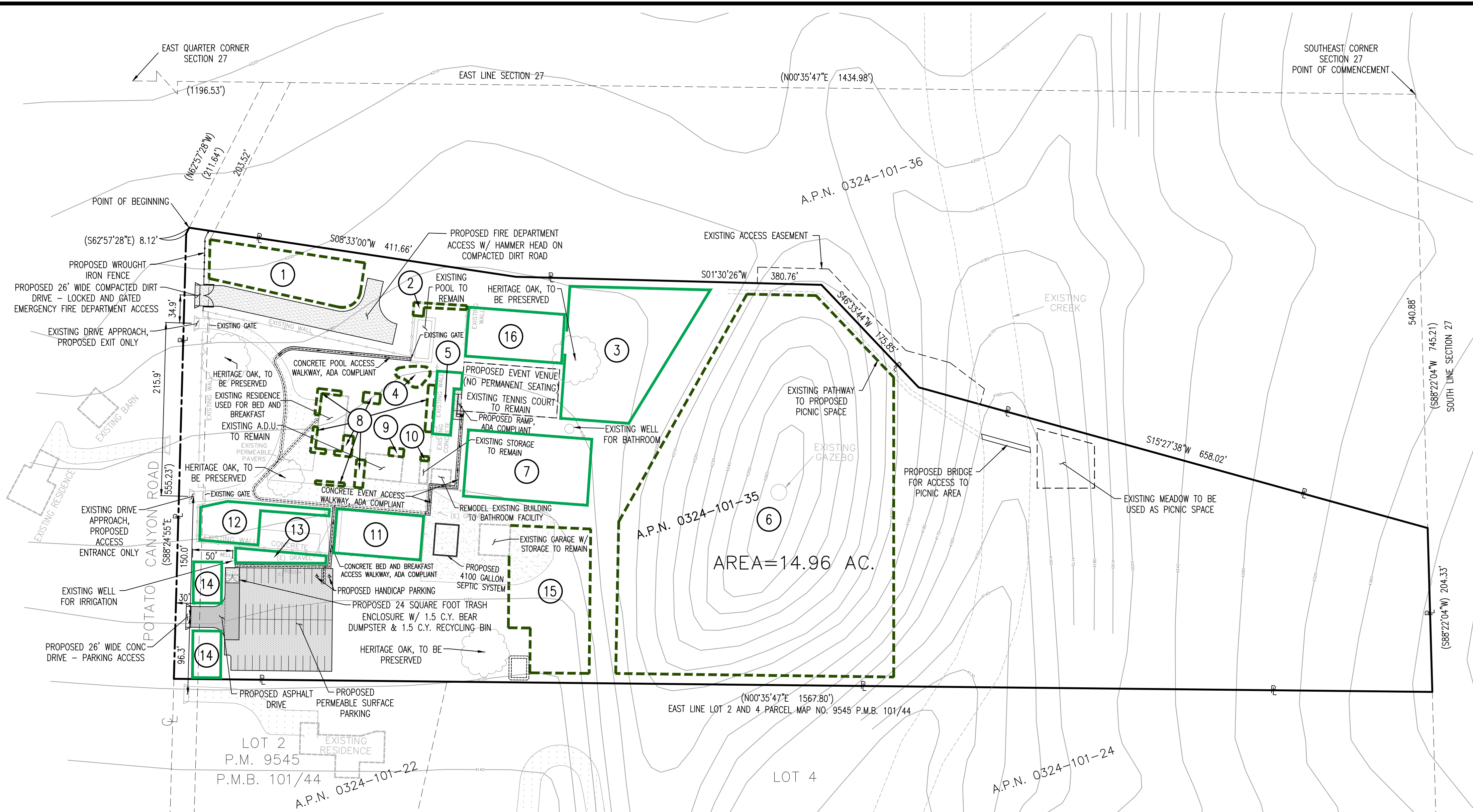
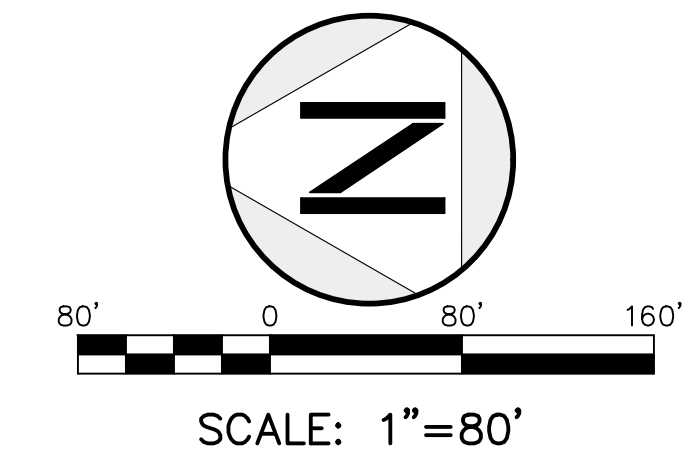
MARGARET ROYSTON
 PETER ROYSTON
 1604 RAINBOW KNOLL
 CHINO HILLS, CA 91709
 PH: (909) 627-4592

APPLICANT:

KIRSTEN ROYSTON
 38433 POTATO CANYON ROAD
 OAK GLEN, CA 92399
 PH: (909) 662-5124

ENGINEER/MAP PREPARER:

SITETECH, INC.
 8061 CHURCH STREET
 P.O. BOX 592
 HIGHLAND CA 92346
 PH: (909) 864-3180



LOT COVERAGE:

EXISTING:

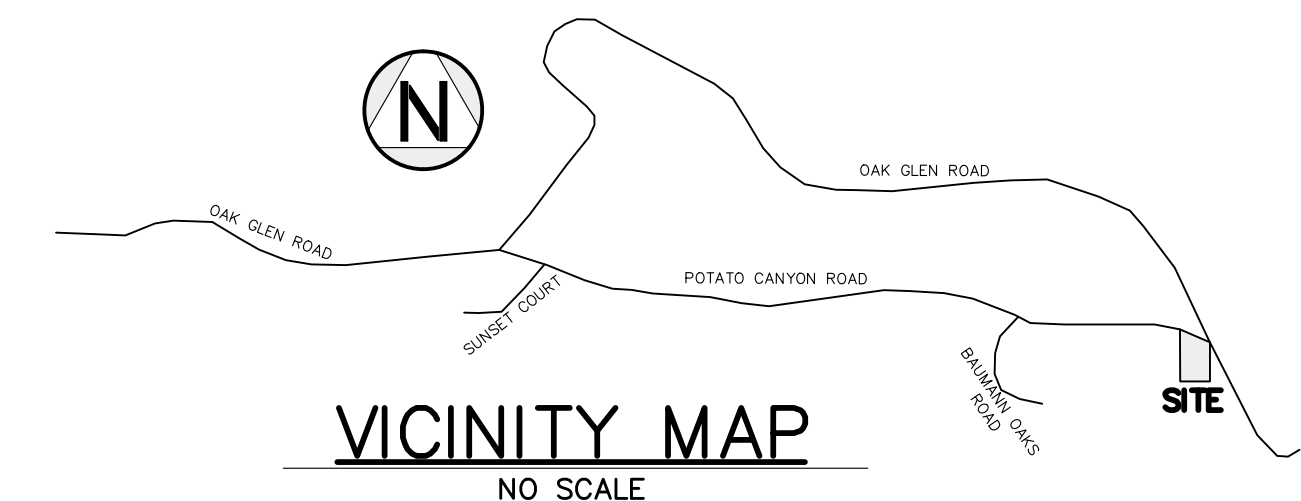
- PERVIOUS: 648,626 SQUARE FEET
- IMPERVIOUS: 2,666 SQUARE FEET

POST-DEVELOPED:

- PERVIOUS: 643,730 SQUARE FEET
- IMPERVIOUS: 7,562 SQUARE FEET

LEGEND:

- INDICATES EXISTING CONTOUR
- INDICATES ADA ACCESSIBLE ROUTE
- INDICATES ASPHALT PAVEMENT
- INDICATES CONCRETE PAVEMENT
- INDICATES PERMEABLE SURFACE



AGRITOURISM ITEMS:

1. PROPOSED RESTORED APPLE ORCHARD (10,000SQFT, 0.22 ACRE)- THIS AREA WAS AN EXISTING APPLE ORCHARD THAT THE BAUMANN FAMILY TENDED TO BACK IN THE 1920S AND EARLY 1930S. WHEN WE MOVED IN MANY OF THE TREES WERE SICK, DISEASED, AND DEAD. WE PLAN TO RESTORE THE SOIL BY GROWING PUMPKINS FOR 2-3 YEARS IN ORDER TO REINVIGORATE AND RESTORE THE SOIL. WE WILL THEN REPLANT THE APPLE ORCHARD TO BE AVAILABLE FOR OUR BED AND BREAKFAST GUESTS TO ENJOY U-PICK APPLES ON SITE.
2. EXISTING FENCED IN PLANTERS NEAR POOL (500SQFT, 0.01 ACRE)- WE PLAN TO GROW CHERRY TREES, AND BERRIES IN THIS AREA.
3. PROPOSED VINEYARD SPACE (22,600 SQFT, 0.5 ACRE)- WE PLAN TO WORK WITH A NON-PROFIT ORGANIZATION CALLED THE GREEN VALLEY FOUNDATION TO TURN THIS SPACE INTO A VINEYARD, WHILE THE VINEYARD INITIATIVE IS PENDING WE WILL USE THIS SPACE AS A LAVENDER FIELD.
4. EXISTING HISTORIC POND (APPROXIMATELY 10' BY 22')- A STONE POND EXISTS WITHIN THE POOL FENCE AREA. WE PLAN TO RESTORE AND CULTIVATE A NATURAL POND TO INCLUDE FILTERING VEGETATION AND FISH SUCH AS MOSQUITO FISH & GOLDFISH.
5. PROPOSED TEA GARDEN SPACE (1,941 SQFT, 0.04 ACRE)- HERE WE PLAN TO GROW TEAS SUCH AS CHAMOMILE, MINT, SAGE, THYME AND JASMINE WHICH WE WILL USE AT THE BED AND BREAKFAST. THERE WILL ALSO BE A SMALL GARDEN SEATING AREA FOR OUR GUESTS TO ENJOY.
6. EXISTING HIKING TRAIL & GAZEBO (133,500SQFT, 3 ACRES)- THIS IS A BEAUTIFUL FEATURE OF OUR PROPERTY THAT OUR GUESTS WILL BE ABLE TO EXPLORE AND ENJOY. AN EXISTING HIKING TRAIL LEADS THROUGH A HORTICULTURE AREA THAT INCLUDES HERITAGE OAKS, A MANZANITA GROVE, AND MANY NATIVE PLANTS. THE TRAIL LEADS TO A HISTORIC GAZEBO VISTA POINT BUILT FROM THE SAME STONE AS THE BED & BREAKFAST ITSELF.
7. EXISTING GROVE (13,800 SQFT, 0.3 ACRES)- ADJACENT TO THE EVENT SPACE IS A BEAUTIFUL GROVE OF TALL TREES MANY OF WHICH PRE-DATE THE HOME ITSELF. THESE TREES ARE TO REMAIN AND BE MAINTAINED AS PART OF THE LANDSCAPE FOR GUESTS TO ENJOY.
8. EXISTING PLANTERS (1,674 SQFT, 0.03 ACRE)-EXISTING HORTICULTURE FOR GUESTS TO ENJOY INCLUDING FLOWERS SUCH AS GARDENIAS, SPIREA, SNAP DRAGONS, CALLA LILIES AND MUCH MORE.
9. EXISTING SEEDLING GREENHOUSE (15'3"BY 6'6")- USED TO FACILITATE OFF SEASON GROWTH.
10. EXISTING COMPOST SHED (14' BY 5')- USED FOR CONVERTING KITCHEN SCRAPS INTO FERTILE SOIL. INCLUDES A THREE BAY MIX OF COLD AND HOT COMPOST WHICH IS THEN USED TO SUPPORT AGRICULTURE.
11. PROPOSED BUTTERFLY GARDEN (6,270 SQFT, 0.14 ACRE)- SPACE FOR BOTH GROWTH OF AGRICULTURE AND SUPPORT OF BENEFICIAL INSECTS SUCH AS LADYBUGS, PRAYING MANTISES, AND BUTTERFLIES. WILL INCLUDE BLUEBERRIES, AND LAVENDER.
12. PROPOSED GARDENS & WALKING PATH/SEATING AREA (4,685 SQFT, 0.1 ACRE)-PROPOSED COMPACTED DIRT WALKING PATHS WITH BENCHES AND WILDFLOWER GARDENS FOR OUR GUESTS TO ENJOY.
13. PROPOSED OLIVE TREES (1,040 SQFT, 0.02 ACRE)- TO BE GROWN ALONG THE PARKING LOT.
14. PROPOSED RESTORED APPLE TREES (3,550 SQFT, 0.08 ACRE)- SIMILAR TO THE HISTORIC APPLE ORCHARD, WE PLAN TO REINVIGORATE THE SOIL AND REPLACE THE DEAD APPLE TREES ALONG THE ROAD WITH A NEW ROW OF APPLE TREES TO INVITE GUESTS AS THEY TURN INTO OUR PROPERTY FROM THE ROAD.
15. PROPOSED AGRITOURISM GARDEN (17,118 SQFT, 0.39 ACRE)- THIS AREA WILL BE A COMBINATION OF RAISED PLANTER BEDS, COMPOST BAYS, AND OTHER FEATURES THAT WILL HELP SUPPORT A TRULY SUSTAINABLE BED & BREAKFAST BUSINESS PLAN.
16. EXISTING WALKING PATH AND GARDENS (7,200 SQFT, 0.16 ACRE)- WALKING PATHS AND A SEATING AREA WITH STONE CHESS TABLE FOR OUR GUESTS TO ENJOY. GARDEN SPACE INCLUDES WILDFLOWER GARDENS AND NATIVE NETTLES USED FOR MAKING LOOSE LEAF TEA.

SITE NOTES:

1. EXISTING LAND USE DISTRICT IS: RL-2.5 - RURAL LIVING.
2. PROPOSED LAND USE DISTRICT IS: RL-2.5 - RURAL LIVING.
3. ADJACENT ZONING AND LAND USE: RL-2.5 - RURAL LIVING.
4. ALL PROPOSED BUILDINGS SHALL MEET SAN BERNARDINO COUNTY DEVELOPMENT CODE REQUIREMENTS.
5. MAXIMUM USE:
6. SIGNAGE PER ARCHITECTURAL PLANS.
7. HERITAGE OAKS WILL BE PRESERVED ON SITE. OAKS SHOWN ON PLANS.
8. HOURS OF OPERATION:
9. GRADING IS PROPOSED AS A PART OF THIS PROJECT.
10. NO KNOWN EASEMENTS EXIST ON SITE.
11. OUTDOOR LIGHTING PER ARCHITECTURAL PLANS.
12. LOT COVERAGE: TOTAL LOT COVERAGE FOR THIS PROJECT IS LESS THAN 10%.
13. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
14. BED AND BREAKFAST: 5 BEDROOMS / 4 BATHROOM.
15. APPLYING CONCURRENTLY TO BE A HISTORIC POINT OF INTEREST.
16. EXISTING TENNIS COURT TO BE AS EVENT VENUE.
17. PROJECT PRE-APPROVAL: #P2001900025.

AGRITOURISM USE:

TOTAL EXISTING 147,300 (3.3 ACRES)

TOTAL PROPOSED 67,517 (1.54 ACRES)

TOTAL PROJECT AREA TO BE USED FOR AGRITOURISM 214,817 SQFT (4.9 ACRES)

SITETECH INC.

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BERNHARD K. MAYER R.C.E. 36866 DATE JANUARY 21, 2021
 L.S. 7319

APN: 0324-101-35

BED & BREAKFAST/EVENT VENUE AGRITOURISM EXHIBIT

APPLICANT: KIRSTEN ROYSTON
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