



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: June 9, 2016

Project Description

AGENDA ITEM # 3

Vicinity Map

APN: 0314-221-08 & -09
Applicant: Verizon Wireless
Community: Baldwin Lake
Location: 165' west of Baldwin Lake Road, south of Boron Lane
Project No: P201500389
Staff: Tyler Mann
Applicant Rep: Chris Colten – Spectrum Services Inc.
Proposal: Conditional Use Permit (CUP) to construct a 35-foot tall unmanned wireless telecommunication facility disguised as a water tank, installation of two (2) above ground equipment cabinets and installation of a 15-kilowatt emergency backup generator within a 784-square-foot lease area enclosed by a 6-foot tall block wall.



76 Hearing Notices Sent On: May 24, 2016

Report Prepared By: Tyler Mann

SITE INFORMATION

Parcel Size: .48 ACRES
Terrain: FLAT
Vegetation: NONE

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
Site	Ranch	BV/RS (Bear Valley/Single Residential)
North	Vacant	BV/RS (Bear Valley/Single Residential)
South	Ranch	BV/RL-20 (Bear Valley/Rural Living 20-acre minimum)
East	Vacant	BV/RS (Bear Valley/Single Residential)
West	Ranch	BV/RS (Bear Valley/Single Residential)

AGENCY

COMMENT

City Sphere of Influence:	None	None
Water Service:	N/A	No water service required
Sewer Service:	N/A	No sewer service required

In accordance with Section 86.07.070 of the Development Code, the action taken by the Planning Commission may be appealed to the Board of Supervisors within ten (10) calendar days after the hearing.

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PHOTO SIMULATIONS

verizon✓

SELENIUM



EXISTING VIEW 1:
LOOKING SOUTHWEST

PHOTOGRAPHIC SIMULATION -
VIEW 1: LOOKING SOUTHWEST



PROPOSED INSTALLATION OF 35' STEALTH WATER TANK WITH ANTENNA ARRAY INSIDE,
ALONG WITH INSTALLATION OF EQUIPMENT COMPOUND SCREENED BY A 6' CMU
WALL.

SPECTRUM

SPECTRUM SERVICES, INC. - 4405 EAST AIRPORT DRIVE, STE.100 ONTARIO, CA 91761 - 909.456.8401

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Looking southwest from the north side of Baldwin Lake Road and Boron Lane



SELENIUM



EXISTING VIEW 2:
LOOKING SOUTHEAST

PHOTOGRAPHIC SIMULATION -
VIEW 2: LOOKING SOUTHEAST



PROPOSED INSTALLATION OF 35' STEALTH WATER TANK WITH ANTENNA ARRAY INSIDE,
ALONG WITH INSTALLATION OF EQUIPMENT COMPOUND SCREENED BY A 6' CMU
WALL.



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SELENIUM



EXISTING VIEW 3:
LOOKING NORTHWEST

PHOTOGRAPHIC SIMULATION -
VIEW 3: LOOKING NORTHWEST



PROPOSED INSTALLATION OF 35' STEALTH WATER TANK WITH ANTENNA ARRAY INSIDE,
ALONG WITH INSTALLATION OF EQUIPMENT COMPOUND SCREENED BY A 6' CMU
WALL.



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SELENIUM



EXISTING VIEW 4:
LOOKING SOUTH

PHOTOGRAPHIC SIMULATION -
VIEW 4: LOOKING SOUTH



PROPOSED INSTALLATION OF 35' STEALTH WATER TANK WITH ANTENNA ARRAY INSIDE,
ALONG WITH INSTALLATION OF EQUIPMENT COMPOUND SCREENED BY A 6' CMU
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BACKGROUND:

Project Description: The proposed Conditional Use Permit (CUP) would authorize construction of a wireless telecommunications facility, consisting of a 35-foot tall faux water tank, associated equipment, and emergency backup generator (Project). The Project site is a 784 square foot lease area on two (2) adjacent 0.24-acre parcels. The facility will include the installation of 12 remote radio units (RRUs), two (2) tower mounted junction boxes, two (2) macro cell cabinets mounted to a new concrete pad, installation of two (2) GPS antennas and a 15-kilowatt emergency backup generator enclosed by a six-foot tall block wall.

Selection of the site was based on an analysis that demonstrates a clear gap in cellular coverage in the area. The proposed facility will serve to fill gaps in coverage and increase communication capacity. Propagation maps have been provided as evidence and placed in the case file as public records (see **Exhibit A, Propagation Maps**).

Location and Access: The Project site is located approximately 165-feet west of the intersection of Baldwin Lake Road and Boron Lane in the community of Baldwin Lake. The proposed facility is approximately 784-square-feet in size located on portions of two (2) 0.24-acre parcels, under common ownership. APN: 0314-221-08 & -09

Environmental Setting: The Project is located in a rural residential setting, populated by single-family detached homes, Baldwin Lake is to the immediate west and residential neighborhoods are located to the north and east. The Project site is a working ranch with corrals, pens, storage buildings, and a large metal outbuilding typically found on a ranch property. The site has been cleared of any native vegetation because of the ranch and no habitat will be impacted as a result of the Project.

PUBLIC COMMENTS:

Notices to surrounding property owners within 1,000-feet of the property boundaries of the proposed Project were mailed in compliance with the noticing requirements for Wireless Telecommunication Facilities as listed in Chapter 84.27.070 of the Development Code. Notices were mailed upon acceptance of the Project. The original Project description was for a 57-foot tall faux water tank, which would require the approval of a Major Variance to exceed the 35-foot height limit listed in Table 84-15 "*Maximum Heights of Wireless Telecommunications Towers*". Staff received significant neighborhood opposition to the variance request, stating that the tower height would be out of character for the community and would impede views of the lake and mountains. Comments were also made about noise from the emergency generator. In addition, concerns were raised about potential impacts to cultural resources, given the Project's close proximity to Baldwin Lake.

Staff discussed alternative ways to address community concerns with the applicant. The applicant considered constructing the tower on an adjacent property under the same ownership, located in the Bear Valley/Rural Living (BV/RL) district, which allows a maximum height of 55 feet. Instead, the applicant re-evaluated the coverage provided at the 35-foot height limit in the Bear Valley/Single Residential (BV/RS) district where the site is located, and decided to reduce the height of the tower/structure to 35 feet.

In response to concerns about potential environmental impacts, staff prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND). A new project notice indicating the reduced structure height was mailed to surrounding property owners along with the Notice of Availability of the Draft IS/MND. No comments were received on the Initial Study, and two comments were received from surrounding property owners opposing the Project, citing the same concerns about the height of the tower blocking views of the lake and mountains and the noise from the emergency backup generator. Two email comments were received from members of the community expressing support of the Project, noting that poor service is currently a health and safety issue, impeding communication in the event of an emergency. The comments received in response to the latest Project notice are attached as **Exhibit E**.

ANALYSIS:

Pursuant to Chapter 82.04, Residential Land Use Zoning Districts, of the San Bernardino County Development Code (Development Code), the proposed Project is permitted in the BV/RS Land Use Zoning District subject to the specific regulations of Chapter 84.27, *Telecommunication Facilities*, which requires approval of a Minor Use Permit or CUP. The required Findings, pursuant to the County's General Plan and Development Code, for the CUP are attached hereto as **Exhibit C, Findings**.

Aesthetics/Visual: As discussed in the Aesthetics section of the IS/MND (see **Exhibit F, Initial Study/Mitigated Negative Declaration**), the Project site is located in an area that consists largely of rural residential development, vacant land, agriculture and animal keeping uses. The Project site is heavily disturbed and cleared of vegetation and does not offer unique or unusual features. The Project site may offer a distant vista of the mountains and Baldwin Lake; however, nearby features are neither urban nor unattractive and the structure will sit below the ridgeline when viewed from a distance.

The County's General Plan Open Space Element Policy OS 5.3 designates Baldwin Lake Road as a Scenic Corridor. Development within 200-feet on either side of the ultimate road right-of-way of a designated scenic corridor is required to demonstrate through visual analysis that the proposed improvements are compatible with the scenic qualities present. Visual simulations as shown from vantage points along Baldwin Lake Road demonstrate the proposed Project will be compatible with the visual backdrop by incorporating neutral and earth-tone colors and meeting the height requirement. The water tank structure is typically found at a working ranch or agricultural operation. A mitigation measure, incorporated as a condition of approval, will require detailed architectural elevations and a color pallet to be submitted to the Planning Division prior to the issuance of any Building Permit, to verify the colors and materials are compatible with the scenic qualities present and the rural nature of the community.

Structure Height: The 35-foot tall faux water tank proposed and conditioned meets the standards found in Development Code Section 84.27.030. Table 84-15, "*Maximum Height of Wireless Telecommunications Towers*", allows a maximum height of 35-feet in the Single-Residential (RS) zone in the Mountain Region.

Stealth Design: Chapter 84.27.050 of the Development Code stipulates that new telecommunication facilities may be permitted under the circumstance that they have been “designed to minimize or eliminate the visual obtrusiveness of the facility”. The Project proposes a stealth design as a faux water tank with the cellular equipment located inside the tank structure. Photo simulations have been provided to illustrate the views of the facility from surrounding properties and the public right-of-way. A 6-foot tall block wall has been proposed to enclose the lease area to adequately screen the above ground equipment and emergency backup generator from views from the public right-of-way.

Cultural Resources: Given the Project’s close proximity to a culturally sensitive area, staff determined a Cultural Resources Assessment would be required. As discussed in the Cultural Resource Assessment and summarized in the Initial Study/Mitigated Negative Declaration, no significant cultural or historic resources were identified within the Project boundary. However, the Project is located within the northern tip of a previously recorded Native American campsite, and the report has recommended archeological monitoring to occur during initial ground disturbance given the moderate likelihood of the discovery of buried resources.

In compliance with Assembly Bill 52, notification was provided to the California Native American Tribes who have requested to review projects for possible consultation. The San Manuel Band of Mission Indians requested consultation and a copy of the Cultural Resources Assessment. Daniel F. McCarthy, San Manuel’s representative, agreed with the conclusions and recommendations of the report and requested a monitor representing the tribe be present during initial ground disturbance. A mitigation measure has been incorporated as a condition of approval requiring an archeologist and Native American monitor to be present during initial ground disturbance. The applicant has agreed to this mitigation measure and condition of approval.

Radio Frequency Emissions: The Federal Communications Commission (FCC) is responsible for maintaining the safety of all telecommunication facilities and radio frequency (RF) emissions, including cell towers and the proposed facility falls under its jurisdiction. Broadcast stations are required to demonstrate compliance with FCC safety guidelines. The proposed facility has been deemed “categorically excluded” by the FCC under 47 CFR Section 1.1307(b)(1).

In addition, the Federal Telecommunications Act sets out express limitations and standards governing local government’s authority, including the requirement that County regulations may not have the effect of prohibiting wireless services within the community and may not address potential effects of non-ionizing electromagnetic radiation. In addition, pursuant to Section 84.27.060(a) of the Development Code, projects shall not be considered controversial solely on the basis of radio frequency emissions.

SUMMARY:

The proposed Project, as redesigned, is consistent with the applicable County goals, policies, and regulations regarding wireless telecommunication facilities. The proposed Project would fill a gap in coverage for Verizon Wireless and would increase communications in the event of an emergency. Potential impacts have been studied and

analyzed, and the impacts are less than significant, supporting the determination of a mitigated negative declaration. Therefore, Staff recommends approval of the Project.

RECOMENDATION: That the Planning Commission:

- A. **ADOPT** the Mitigated Negative Declaration.
- B. **APPROVE** the Conditional Use Permit (CUP) to establish a 35-foot tall unmanned wireless telecommunication facility disguised as a water tank within a 784-square-foot lease area on a portion of 0.48-acres, based on the attached Findings and subject to the attached Conditions of Approval;
- C. **ADOPT** the Findings as contained in the Staff Report; and
- D. **FILE** the Notice of Determination

ATTACHMENTS:

- Exhibit A: Propagation Maps
- Exhibit B: Conditions of Approval
- Exhibit C: Findings
- Exhibit D: Public Comments Original Notice
- Exhibit E: Public Comments Revised Notice
- Exhibit F: Initial Study/Mitigated Negative Declaration

EXHIBIT A

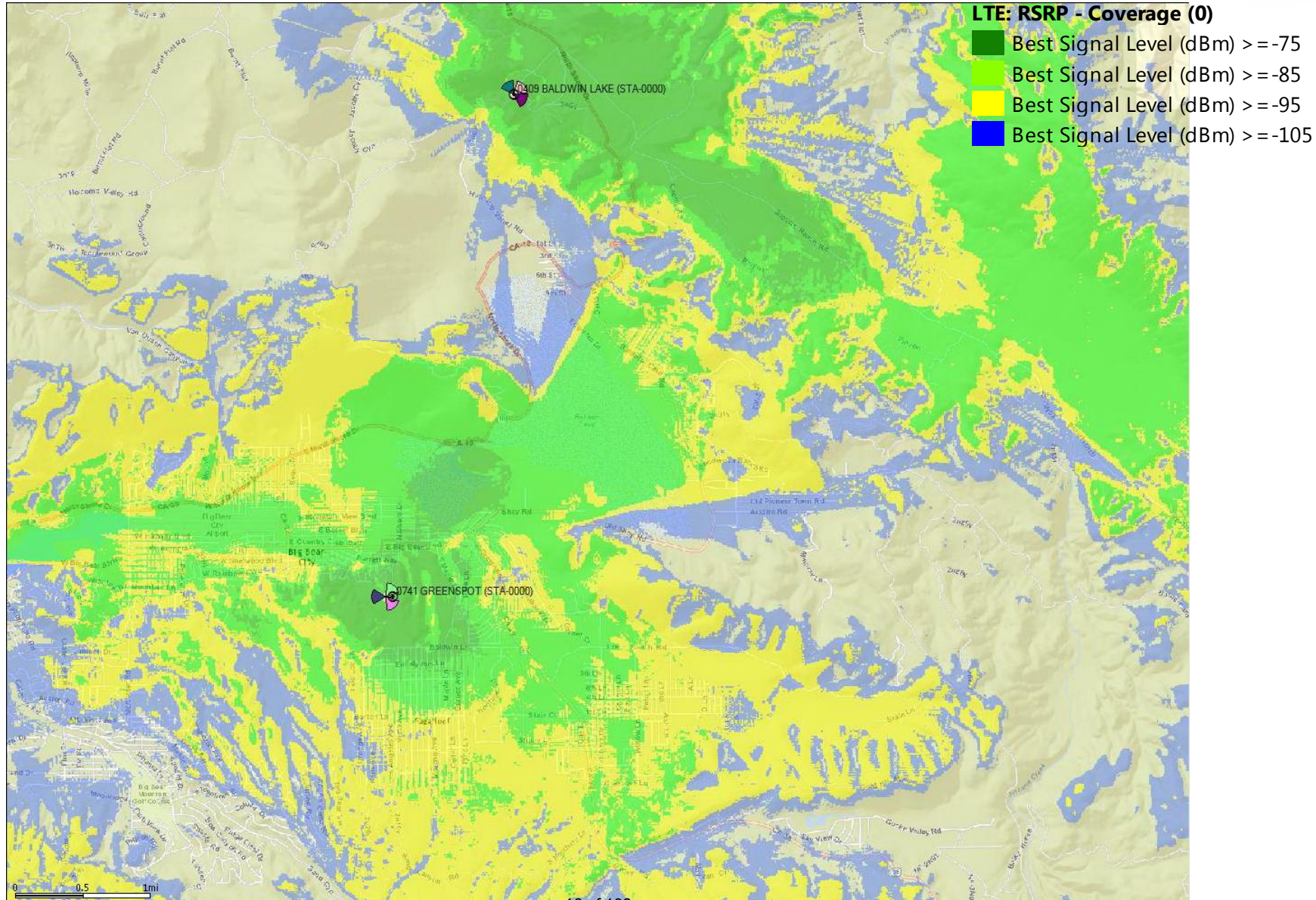
Propagation Maps

Selenium

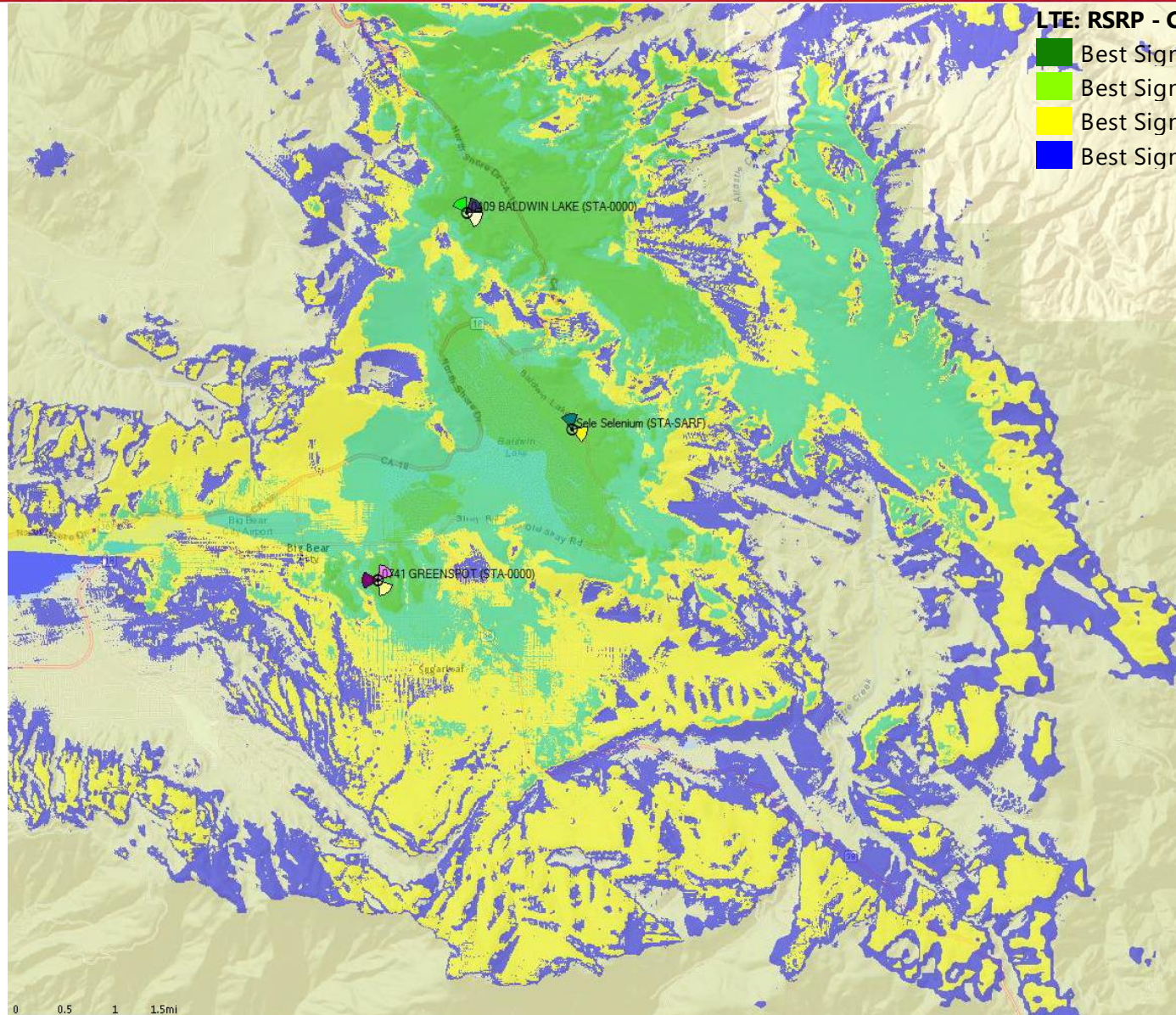
Wednesday, June 01, 2016



Without Selenium



With Selenium at 28 Rad Ctr



Selenium at 28 Rad Ctr

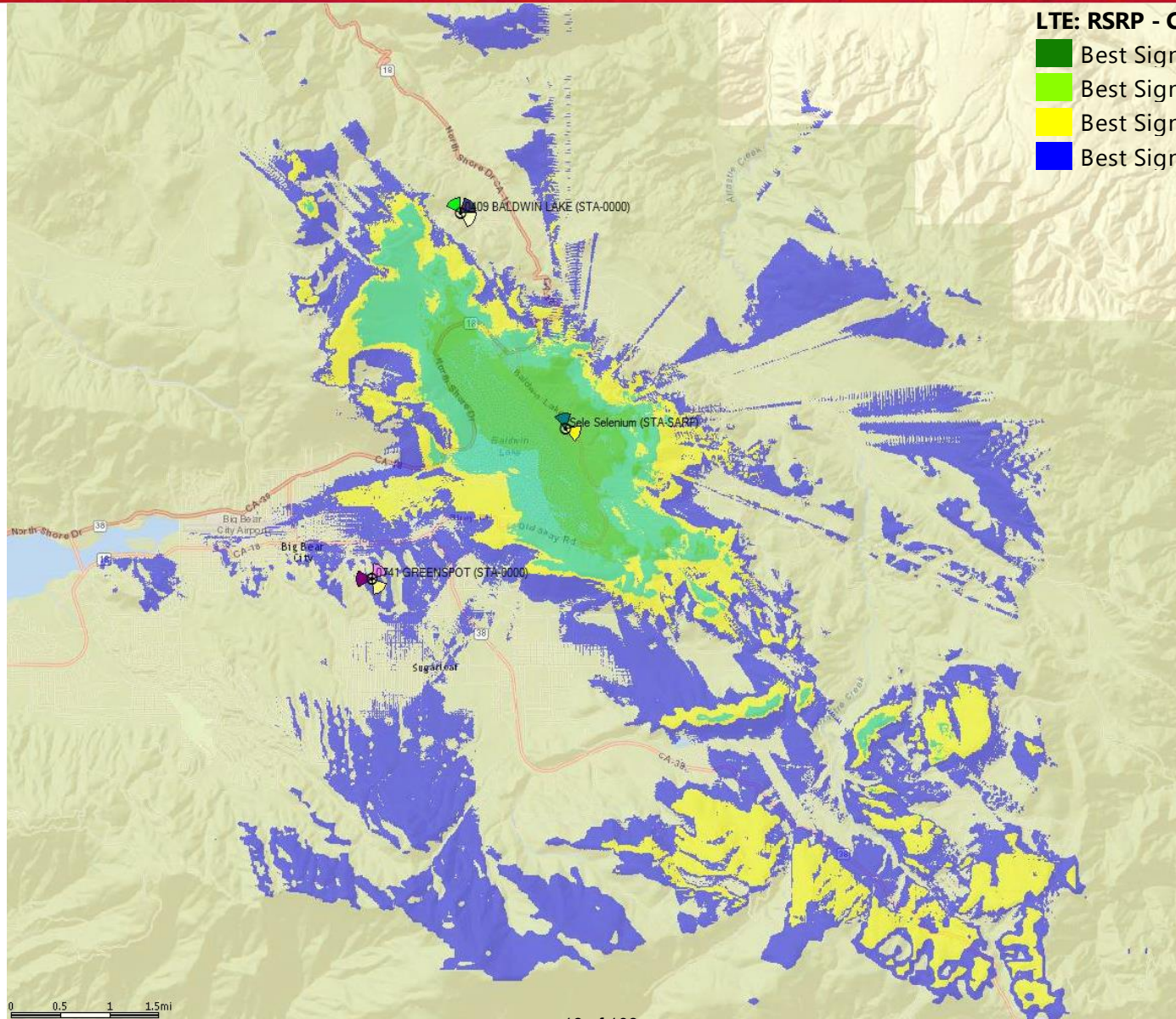


EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL
Spectrum Services (Selenium): P201500389
Conditional Use Permit

GENERAL REQUIREMENTS
Of Operation and Procedure

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

1. Project Approval Description. This Conditional Use Permit (CUP) is conditionally approved for the construction and operation of an unmanned wireless telecommunications facility (a 35-foot tall faux water tank) and the installation of related accessory equipment on a 784 square-foot portion of 0.46-acre in Baldwin Lake (Selenium). APN: 0314-221-08 & -09. Project No. P201500389
2. Code Compliance. The project shall be constructed and operated in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC) San Bernardino County Fire Code, and the following conditions of approval, along with a completed, signed, and approved Telecom Facility Agreement (TFA), the approved site plan and all other required and approved reports and/or displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the 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.
3. Project Location. The project is located approximately 165-feet west of Baldwin Lake Road and south of Boron Lane.
4. 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)
5. 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.

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

PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

7. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
8. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner or developer shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees.
9. 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.
10. Project Account. The Project account number is P201500389. 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.

11. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and tenant occupancy for each approved building, the developer shall process Condition Compliance Release Form(s) (CCRF) for this wireless facility through County Planning in accordance with the directions stated in the Approval letter. County Planning shall release its holds on each phase of development by providing to County Building and Safety the following:
 - a. Grading Permits: A copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
 - b. Building Permits: A copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
 - c. Final Inspection: A copy of the signed CCRF for final inspection, after an on-site compliance inspection by County Planning.
12. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
13. 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: Federal Communications Commission, Fish and Wildlife Service, Army Corps of Engineers;
 - b. STATE: Department of Fish and Wildlife, Santa Ana RWQCB, South Coast AQMD
 - 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, Information Services Department – Network Services
 - d. LOCAL: N/A
14. Continuous Maintenance. The project developer shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on- and off-site users (e.g. wireless company employees and visiting public to this tourism destination) and surrounding properties and residences. The developer shall ensure that all facets of the development are regularly inspected, maintained and repaired in a timely fashion. Elements to be maintained are but are not limited to:
 - a. Annual maintenance and repair inspections shall be conducted for all structures, fencing/walls, walks, parking area, driveways, and signs to assure proper structural, electrical and mechanical safety and a properly operating irrigation system.
 - b. Graffiti and debris shall be removed within 5 days of notification.
 - c. Fuel modification zones shall be maintained annually to ensure on-going protection from wildland fire.
 - d. Erosion control measures shall be maintained to reduce water runoff, siltation, and promote slope stability.
 - e. Architectural controls shall be enforced by the developer to maintain compatibility of with the project approval.
 - f. External Storage, loading, recycling and trash storage are NOT allowed.
 - g. Metal Storage Containers are NOT allowed as part of this approval.
 - h. Screening shall be visually attractive to ensure that the wireless facility, the lease area and supporting equipment are screened from public view from street level.
 - i. Signage including posted area signs (e.g. “No Trespassing”) and all other on-site signs shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed within 5 days of notification
 - j. Parking on site shall be for wireless company employees ONLY while servicing the site limited to the designated area per approved site plan.

15. 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.
16. Lighting. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic or into adjacent native vegetated areas that may disturb nocturnal wildlife. 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 alternating no more than once every five seconds.
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. Renewable Occupancy. The occupancy and use of the Telecommunications facility is limited to a renewable **10 year period**. The facility is subject to evaluation, renewal and extension in 10 year increments. Planning staff shall evaluate the applicability of current technology to determine if the facility should be required to be upgraded, continue as approved or be terminated. Planning staff will also evaluate whether the facility remains compatible with adjacent land uses and if any additional buffering and screening measures are appropriate. If planning staff determines that the use should be terminated then a public hearing before the Planning Commission shall be scheduled to validate the staff determination and to determine a reasonable amortization period. Should the Planning Commission act to terminate the Telecommunications facility use, then it shall no longer be considered a valid legal use of the land after the established termination date. The wireless service provider will be granted a minimum of one year from the date of the Planning Commission action to terminate operations. Any unapproved use of the Telecommunications facility beyond the termination date shall be an enforceable violation.
19. Telecommunication Facility Abandoned Site Restoration. A wireless telecommunication facility that is not operated for a continuous period of 12 months shall be considered abandoned. The owners of an abandoned facility shall remove all structures within 90 days of receipt of notice from the County notifying the owner of abandonment. The owner shall return the site to its approximate natural condition. If an abandoned facility is not removed within the 90-day time period, the County may remove all such structures at the owner's expense. The applicant shall restore the site to its prior natural condition or as otherwise authorized by the Planning Division. Once the telecommunication company vacates the site, future establishment of the same or similar facility shall require new land use approval through the Planning Division.
20. FCC Regulations. The facility shall be operated in strict conformance with Federal Communications Commission (FCC) regulations at all times.
21. FCC Signage. All site signage required by the Federal Communications Commission, if any, shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular basis.
22. Non-Reflective Colors. Structures, poles, towers, antenna supports, antennas and other components of each telecommunication site shall be treated with non-reflective colors.
23. Access Gate. The access gate into the cell tower site shall remain accessible for fire and emergency entrance. An approved Fire Department key box may be required.

24. No outdoor storage. No outdoor storage of equipment, materials or supplies shall be allowed.
25. 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.

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

26. 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.
27. 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

28. 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.
29. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
30. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

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

31. Noise Level. Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, call DEHS at (800) 442-2283.

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

32. Constriction 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 within 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.

33. **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 developer 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.
34. **PSTS Interference.** Cell site installation and operation of the proposed system shall not cause harmful interference to the County's Public Safety Telecommunications System (PSTS). If it is determined that the system causes harmful interference with PSTS operations the cell tower operations shall cease immediately upon order of the Fire Chief or other County official.

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

35. **Monuments.** 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).
36. **Record of Survey.** A Record of Survey/Corner Record shall be filed in the following instances:
- a. Legal descriptions or construction staking based upon a field survey of the boundary or building setbacks.
 - b. Monuments set to mark the property lines.
 - c. Pursuant to applicable sections of the Business and Professions Code.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed:

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

37. **Archeologist Retainer.** Prior to initial ground disturbance or the issuance of a Building Permit, the applicant shall provide written verification that the services of a certified archeologist, meeting Secretary of the Interior Standards have been retained. The verification shall be presented in a letter from the project archeologist to the County of San Bernardino – Land Use Services Department, Planning Division, stating their services have been retained and they will be present during initial ground disturbance.
38. **Archeological and Native American Monitoring.** The Project archeologist must contact the Cultural Resources Monitoring (CRM) Department of the San Manuel Band of Mission Indians to coordinate when initial ground disturbance and monitoring may begin. The Archeological and Native American monitors must be present during initial ground-disturbing activities, including grading, filing, drilling and trenching. If actual subsurface archeological deposits or cultural resources are discovered, archeological and Native American monitoring will continue until both parties determine daily monitoring can be shifted to periodic spot checks or concluded.

If potential significant archeological deposits are encountered, all ground disturbance near the find shall halt and the archeologist and Native American monitor shall develop and implement a plan that would reduce potential impacts through avoidance or, if avoidance is not practicable, data recovery. Discovery of potentially significant archeological deposits and subsequent investigations may result in the preparation of additional archeological technical reports. After ground-disturbing

construction activities have been completed, an archeological construction monitoring report shall be completed if significant cultural resources are discovered. Technical reports the monitoring report, collected artifacts and other necessary archeological documentation shall be submitted to the San Manuel Band of Mission Indians for permanent curation.

39. Exterior Lighting Features. External structures or lighting shall be allowed only where the lighting is activated and controlled by motion sensors.
40. Power Lines. As required in County Development Code Section 84.27.050(k), the applicant shall not extend any new aboveground power or communication lines to the site, unless clear and convincing evidence demonstrates that undergrounding these lines would result in substantial environmental impacts. Prior to installation of power line whether underground or overhead, submittal of verification to the County Planning Division is required prior to issuance of building permits.
41. Telecom Facility Agreement (TFA). The developer shall sign and adhere to terms of a required Telecommunications Facility Agreement, to be completed to the satisfaction of County Counsel and in coordination with County Planning, before this approval is deemed vested for continuous effect and operation.
- a. TFA – Co-location. The applicant shall sign an agreement with the County that allows for future joint use or co-location of other telecommunications facilities at this same cell site if co-location is reasonably possible subject to technical and structural feasibility. The document will be reviewed and approved by County Planning Staff, enforced through the required SUP, and retained for future reference to allow coordination with future telecommunications providers/networks in this region.
- b. TFA – Termination. The developer of the Telecommunications facility and the property owner shall sign an agreement with the County which states that they:
- Agree to terminate the described land use within ten (10) years from its approval, OR as extended, OR before any termination date established through a public hearing before the Planning Commission.
 - Agree that no vested right to such land use shall exist after such termination date is established.
 - Agree not to transfer ownership of the described property or operation rights of this Telecommunications facility without first notifying the prospective purchaser(s) of the provisions, limitations and these “Conditions of Approval” and the “Telecom Facility Agreement” signed to the satisfaction of County Counsel and Planning; and
 - Agree that this agreement shall be enforced through a required Special Use Permit.
42. Telecom Tower Removal Surety. Surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director shall be required for the complete removal of the telecommunication tower and other elements of the facility, and submitted to Code Enforcement along with the Special Use Permit (SUP) application. The applicant shall either:
- a. Post a performance or other equivalent surety bond issued by an admitted surety insurer guaranteeing the complete removal of the telecommunication tower and other elements of the facility in a manner determined acceptable to County Counsel and the Land Use Services Director in an amount equal to 120% of the cost estimate therefore provided by a licensed civil engineer and approved by the Land Use Services Director; OR
- b. Cause the issuance of a certificate of deposit or an irrevocable letter of credit payable to the County of San Bernardino issued by a bank or savings association authorized to do business in this state and insured by the Federal Deposit Insurance Corporation for the purpose of guaranteeing the complete removal of the telecommunication tower and other elements of the facility in a manner

determined acceptable to County Counsel and the Land Use Services Director in an amount equal to 120% of the cost estimate provided by a licensed civil engineer and approved by the Land Use Services Director.

43. **Facility Design Plan.** Provide a minimum of two copies of a painting and design plan that demonstrates compliance with the painting, color, screening, and stealthing requirements for this telecommunication facility for Planning Division review and approval. The design plans shall include the following:
- a. **Stealthing.** The plan shall show architectural elevations on all sides of the proposed water tank consistent with the stamped approved plans on file with the Planning Division. The plans shall show all architectural details present and the materials to be used.
 - b. **Screening.** The plan shall show voltage boxes, maintenance structures, automatic controls, air conditioning/heating units, etc., which shall be screened with decorative block wall. Parking areas shall be screened where practical.
 - c. **Fencing/Walls.** A six-foot solid masonry wall with shall be installed around the entire perimeter of the facility lease area as shown on the approved Site Plan.
 - d. **Paint or coating.** The facility paint and coating shall be non-reflective. The water tank shall be located within the lease area and shall be a color that is muted, neutral or earth-toned. County Planning shall approve all structure and equipment color. The applicant shall submit a suitable color "paint chip" to County Planning staff for reference and approval.

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

44. **SUP Annual Inspection.** The applicant shall submit for review and gain approval of a Special Use Permit (SUP). The Telecommunication Tower Removal Surety shall also be submitted with the SUP application. Thereafter, the applicant shall renew the SUP annually and shall authorize an annual inspection. The SUP shall authorize inspections to review and confirm continuing compliance with the listed conditions of approval, including all mitigation measures. This compliance review shall include evaluation of the maintenance of all storage areas, landscaping, screening, and buffering. Failure to comply shall cause enforcement actions to be brought against the property. Such actions may cause a hearing or action that could result in the revocation of this approval and the imposition of additional sanctions and/or penalties in accordance with established land use enforcement procedures. Any additional inspections that the Code Enforcement Supervisor deems necessary shall constitute a special inspection and shall be charged at a rate in accordance with the County Fee Schedule, including travel time with a time not to exceed three hours per inspection. Specifically the SUP shall evaluate and administer the following in accordance with the related provisions of these conditions:
- a. Telecommunication Facility maintenance. This includes all landscaping, screening, buffering, painting, and required stealthing and camouflaging elements of the installation.
 - b. Telecommunication Facility time limit. Every ten years a determination shall be made through the SUP based upon technology and land use compatibility as to whether or not the authorization for the use will be renewed for an additional ten years.
 - c. Telecommunication Facility FCC-RF regulation reevaluation.
 - d. Telecommunication Facility Abandoned Site Restoration.
 - e. Telecommunication Facility Agreement.
 - f. Telecommunication Tower Removal Surety.

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

45. Road Dedication. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications. These shall be submitted to the Land Use Services Department, located at 385 N. Arrowhead Ave., San Bernardino, CA 92415-0178. Phone (909) 387-8311.
- a. Boron Lane (Mountain Local – 40')
- Road Dedication. A 10 foot grant of easement is required to provide a half-width right-of-way of 20 feet.

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

46. 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.
47. Erosion Control Installation. Erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.

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

48. Fire Fee. The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division (760) 995-8190.
49. FS-1. The County General Plan designates this property as being within the Fire Safety Review Area 1 (one) and all future construction shall adhere to all applicable standards and requirements of this overlay district.
50. Access. The development shall have a minimum of 1 point 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.

Multi-Story Road Access Width:

Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

51. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
52. Cell Towers. Cell towers that are proposed in the FS1, FS2 or FS3 Overlay Districts with a camouflaged covering [e.g. tree] shall submit four (4) sets of plans to the Fire Department for approval. These plans shall indicate that all such exterior camouflaged coverings shall be of an approved fire resistive material.
53. Cell Site buildings. The applicant shall submit three (3) sets of building plans to the Fire Department for review and approval. When the proposed cell site equipment storage buildings include a fire suppression

system, four (4) sets of plans shall be submitted for approval. (Add to plan when applicable) This site is within the FS1, 2 or 3 Overlay District and all such buildings shall have a fire suppression system.

54. Haz-Mat Approval. The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8400 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.
55. AST Permit. If Generator is to be used it must be permitted prior to approval of Cell site. Separate Permit required.

INFORMATION SERVICES – Network Services (909) 388-5971

56. ISD Clearance. Obtain clearance from ISD, to ensure non-interference with emergency and public service communications. For information, contact Network Services at (909) 388-5971.

PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed

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

57. 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 P201500389.
58. CCRF/Occupancy. Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate authorizing signatures from each reviewing agency.

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

59. LDD Requirerments. All LDD requirerments shall be completed by the applicant prior to occupancy.

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

60. Condition Compliance Release Form Sign-off. Prior to occupancy, requirements and signoffs from all Department/Division shall be completed.

COUNTY FIRE DEPARTMENT – Community Safety Division (760) 995-8100

61. Material Identification Placards. The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.
62. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
63. Override Switch. Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required. Standard 902.4

64. Inspection by the Fire Department. Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for the "fire final".
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 the property line, whichever is less".
 - "Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less".
- County Ordinance #3586

COUNTY FIRE DEPARTMENT – Hazardous Materials Division (909) 386-8401

66. Hazardous Materials Regulations. Prior to operation at this location the applicant shall be required to apply for one or more of the following permits or apply for exemption from hazardous materials laws and regulations: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit, or an Aboveground Storage Tank Permit. Application for one or more of these permits shall occur by submitting a hazardous materials business plan using the California Environmental Reporting System (CERS) <http://cers.calepa.ca.gov/>
For information, Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401

END OF CONDITIONS

EXHIBIT C

Findings

CONDITIONAL USE PERMIT FINDINGS:

In regard to a Conditional Use Permit (CUP) to construct a 35-foot tall unmanned wireless telecommunication facility disguised as a water tank, installation of two (2) above ground equipment cabinets and installation of a 15-kilowatt emergency backup generator within a 784-square-foot lease area enclosed by a 6-foot tall block wall (Project), the findings, in accordance with Chapter 85.06.040 of the San Bernardino County Development Code, to approve P201500389/CF, are as follows:

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 for Wireless Telecommunication Facilities. The facility meets all development code requirements for the Bear Valley/Single-Residential zone and meets all the design considerations for Wireless Telecommunication Facilities. The height of the facility meets the 35-foot height limit, is a stealth design (faux water tank) and serves a clear need for to fill a gap in cellular coverage.
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 is accessed from Boron Lane, and the site will have a private access easement to allow routine maintenance on the facility. An additional 4-feet of Right-of-Way is required as a Condition of Approval along the property frontage of Boron Lane
3. The proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means the use will not generate excessive noise, traffic, vibration, or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems. The facility is disguised as a water tank and a 6-foot tall solid masonry wall will enclose the support equipment. The facility and associated equipment will not emit noise or vibration that is not in compliance with county standards for residential zones. The facility's small lease area and 35-foot height will not cast a shadow that would interfere with future solar energy systems on abutting property.
4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan and any applicable community or specific plan. The project implements General Plan Goal CI-15 which states, "the County will improve its telecommunications infrastructure and expand access to communications technology and network resources to improve personal convenience, reduce dependency on non-renewable resources, take advantage of the ecological and financial efficiencies of new technologies, maintain the County's economic competitiveness, and develop a better-informed citizenry".

The proposed use is consistent with policy BV/LU 1.5 of the Bear Valley Community Plan in that the structure is in keeping with the mountain character of the community. The facility structure's water tank will appear to be of natural wood and will utilize a solid masonry wall to enclose the lease area.

5. There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development without significantly lowering service levels. The surrounding community is largely rural density residential uses. The proposed facility will be unmanned and no water or sewer service will be required for the Project. The facility will only need sporadic trips by operators for maintenance and security and will not adversely impact existing roads.
6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the public health, safety and general welfare. All conditions listed in the conditions of approval are necessary and reasonable to ensure compliance with the Wireless Telecommunication Ordinance and to carry out the goals, policies and objectives of the County's General Plan and the Bear Valley Community Plan. The camouflaging of the facility is necessary and reasonable to mitigate for visual impacts caused by wireless facilities.
7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities. The location of the proposed facility was sited in a manner to not interfere with the future ability for the property owner to install a solar energy system.

ENVIRONMENTAL FINDINGS:

The environmental findings, in accordance with Chapter 85.03.040 of the San Bernardino County Development Code and the California Environmental Quality Act (CEQA), are as follows:

1. Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review Guidelines, an Initial Study was prepared for the above referenced Project. It has been determined that the Project will not have a significant impact on the environment and an Environmental Impact Report (EIR) is not required. This study represents the independent judgment of San Bernardino County. A Mitigated Negative Declaration (MND) will be adopted and a Notice of Determination (NOD) filed with the San Bernardino County Clerk's Office.

EXHIBIT D

Public Comments Original Notice

November 10, 2015

To: San Bernardino County Land Use Services

Planning Project Notice

15900 Smoke Tree Street

Hesperia, Calif. 92345

From: Kim Treadway

Robert D. Anderson

1347 Spruce Lane

Baldwin Lake, Calif

Attn: Tyler Mann

Re: Accessor Parcel No. 0314-221-08

Project: P201500389/ CF

Applicant: LA SMSA- Verizon Wireless

Mr. Mann;

As a property and residence owner in Baldwin Lake, Calif., We do not agree with the above referenced project and wish to be on record as in opposition. Attached is a 2 page list of our objections and concerns, accompanied by a number of pages graphically locating and illustrating those concerns and objections. A totality of 13 pages stating our objections to above named LA SMSA-Verizon Wireless Project.

I can be reached via address listed below, if you have any questions.

Respectfully,

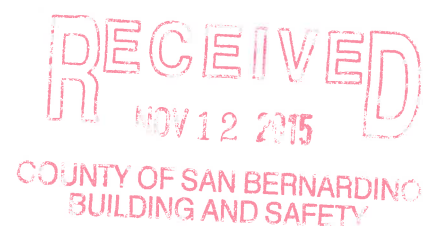


Kim Treadway

c/o:

11726 New England Dr.

Rancho Cucamonga, Calif. 91730



Use requested is a Verizon Cell tower

Location is along Boron road, adjacent to the Baldwin Lake edge. Situated just north of stables along Shay Rd.

Objections: location and appearance (water tower)

Objections:

1. Placed within 1 mile of edge of the Baldwin Lake ecological preserve
 - a. Can disturb the preserve
 - b. Can disturb migratory bird patterns
 - c. Can disturb eagle nesting patterns
 - d. Impact to wildlife unknown without study
2. Placed on edge of seasonal lake and flood plane
 - a. With high water table underneath, fear that 57ft height will be unstable in periods of wet weather and high winds, subject to footing instability
 - b. Attempts to drill deep enough footing will disrupt the ground water table
 - c. Parcel is within 200ft of adjacent declared flood plane (Bear Valley/Floodway)
 - d. Impact to water table and water quality unknown without study
3. Incompatible appearance & land use with residential homes and equestrian uses in the area
 - a. Height of project exceeds allowable height substantially blocking views of many homes
 - b. Appearance is inconsistent with area use, a 57ft high faux water tower will be an eye sore to a region without any structures above 25ft – a pine tree appearance would be more appropriate, which are used by Verizon and others in various other locals to obscure tower presences.
 - c. Parcel is within the “Bear Valley/ Single Residence” use zone (RS) - Area currently zoned for single family residences, and not commercial industrial uses, object to rezoning for variance in use
 - d. Parcel abuts the declared “Bear Valley/Rural Living-20acre minimum” boundary, use will have negative impact on property values upon all co-located uses.
 - e. The location should be moved northward to “Institutional Use” designated planning zones for better use compatibility, further north better alternate sites can be found along Nelsons ridge adjacent to existing landfill properties.
4. Geological concerns:
 - a. Placed on unstable region
 - i. Tower Site: USGS “Qs” – “Very young surficial deposits, undifferentiated (late Holocene)—Sand and pebble to small cobble gravel not assigned to any specific surficial materials unit. Unconsolidated to moderately consolidated. Includes wash, fan, colluvium, and alluvial-valley deposits”. This does not represent bedrock condition available to prevent instability.
 - ii. Adjacent lake bed: USGS “Q12” – “Very young lacustrine deposits, Unit 2—Silt and clayey silt, containing scattered sand grains. Pale tan to brownish gray. Relatively coherent when dry. Irregularly capped by fine-grained evaporite mineral(s). Large and small quartzite blocks from Gold Mountain may be present in lake sediments at depth”. Possibly implies incoherence instability when wet. – structure studies not done – risk unknown.
 - iii. Tower site is within 1 mile of known fault line running along Lone Valley, parallel to this eastern border of the Baldwin lake bed, and within approximately 1 mile

of fault which is east of Sugar Loaf region – seismic studies not performed – risk uncertain

5. Archeological Concerns:

- a. The region is a known location for seasonal habitation of indigenous persons, as evidenced by the county building permit process which requires substantial site reviews prior to permitting any projects.
- b. A significant find had been made previously within one mile of the proposed tower site. It is approximately the current location of the Bear Valley water treatment plant. A 1988-89 study "BY A GREAT MEADOW AND A MOUNTAIN LAKE, ARCHAEOLOGICAL INVESTIGATIONS AT THE SBR-935 SITE NEAR BALDWIN LAKE, IN THE BIG BEAR CITY AREA, SAN BERNARDINO COUNTY " Paul G. Grace, The Keith Companies; cites this as a location the "Yuhavetum" peoples used.
Given this is within easy walking distance of the cell tower site, it is reasonable that native persons could have sustained living activities where the cell tower is proposed to be built. This hypothesis is supported by the reports comments "...The distributional extent of subsurface archaeological remains was not fully determined, but the site seemingly extended well beyond the limits of the project...."
- c. The report " BY A GREAT MEADOW AND A MOUNTAIN LAKE " cites existence of metates being found within 200cm of top soil, but found evidence through all layers excavated. There was enough material and evidences found that they were collected, cataloged and given to the Manuel Band of Indians (considered the modern descendants of the Yuhavetum), which inters these finding at it Highland Calif. Facilities.
- d. No construction should occur until the layers of sub soil equal to the depth of needed footings are excavated and studied for evidences of human subsistence within the construction site.

Proposed Verizon Cell Tower in Baldwin Lake area

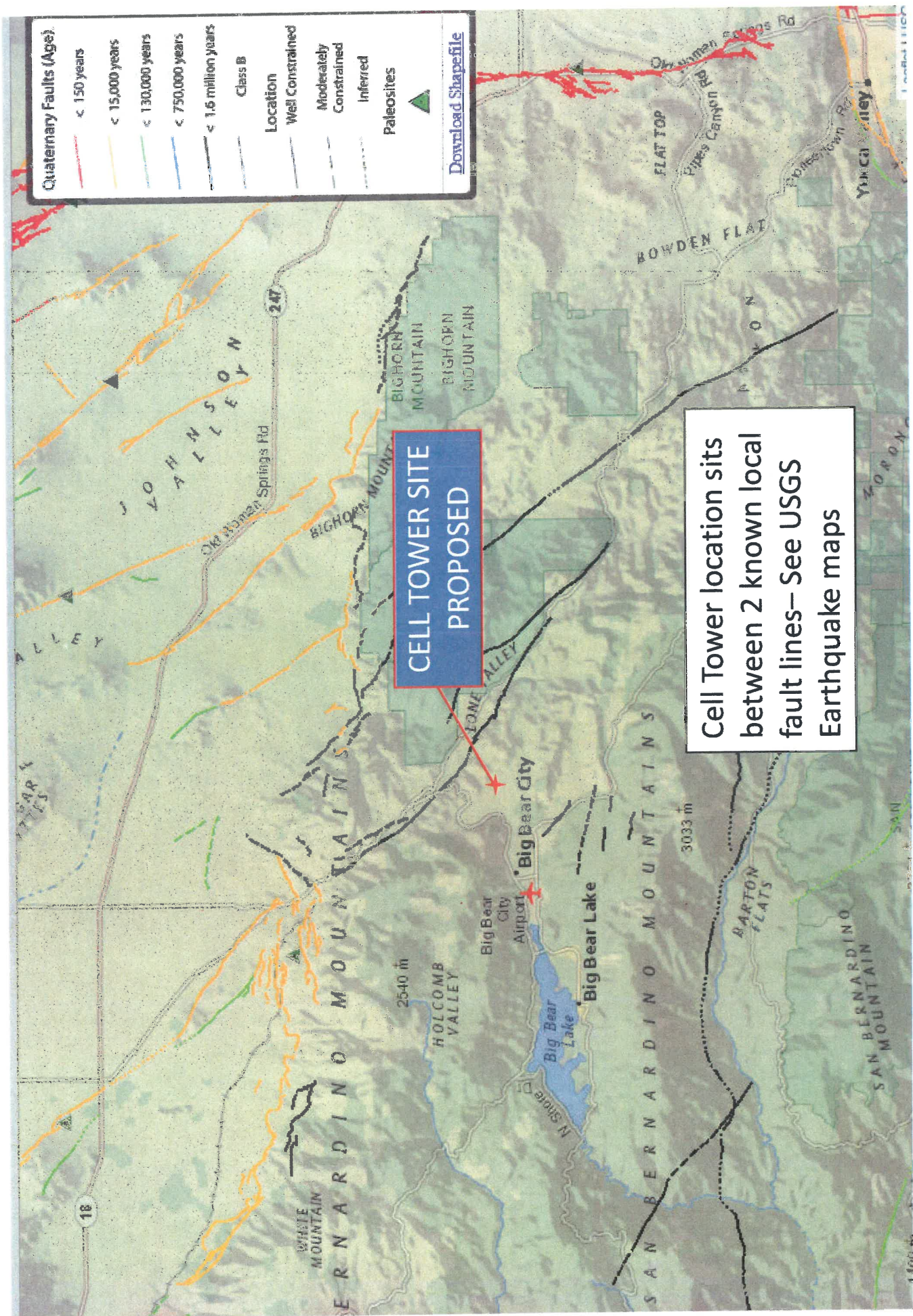
Planning Project # P201500389/CF

- Concerns and issue with location – by Pat & Kim Treadway, property and residence owners of record in Baldwin Lake area



CELL TOWER SITE
PROPOSED

Cell Tower location sits
in open and exposed
location, too easily
visible & blocks many
residents view back
across BB Valley – See
USGS Topo maps



Cell Tower location sits between 2 known local fault lines— See USGS Earthquake maps

CELL TOWER SITE PROPOSED

RS Zoned

FW Zoned

RL Zoned

RL-20ac. Zoned

Cell Tower location sits within residential use area & adjacent to Rural living zones - See SBC Zoning maps

Cell Tower location sits within residential use area & adjacent to Rural living zones – See SBC Zoning maps



CELL TOWER SITE PROPOSED

RS Zoned

RL Zoned

RL-20ac. Zoned

FW Zoned

Cell Tower location sits on 2 residential lots - See SBC Zoning maps

**Cell Tower location sits
on 2 residential lots –
See SBC Zoning maps**



Table 82-1
Land Use Zoning Districts

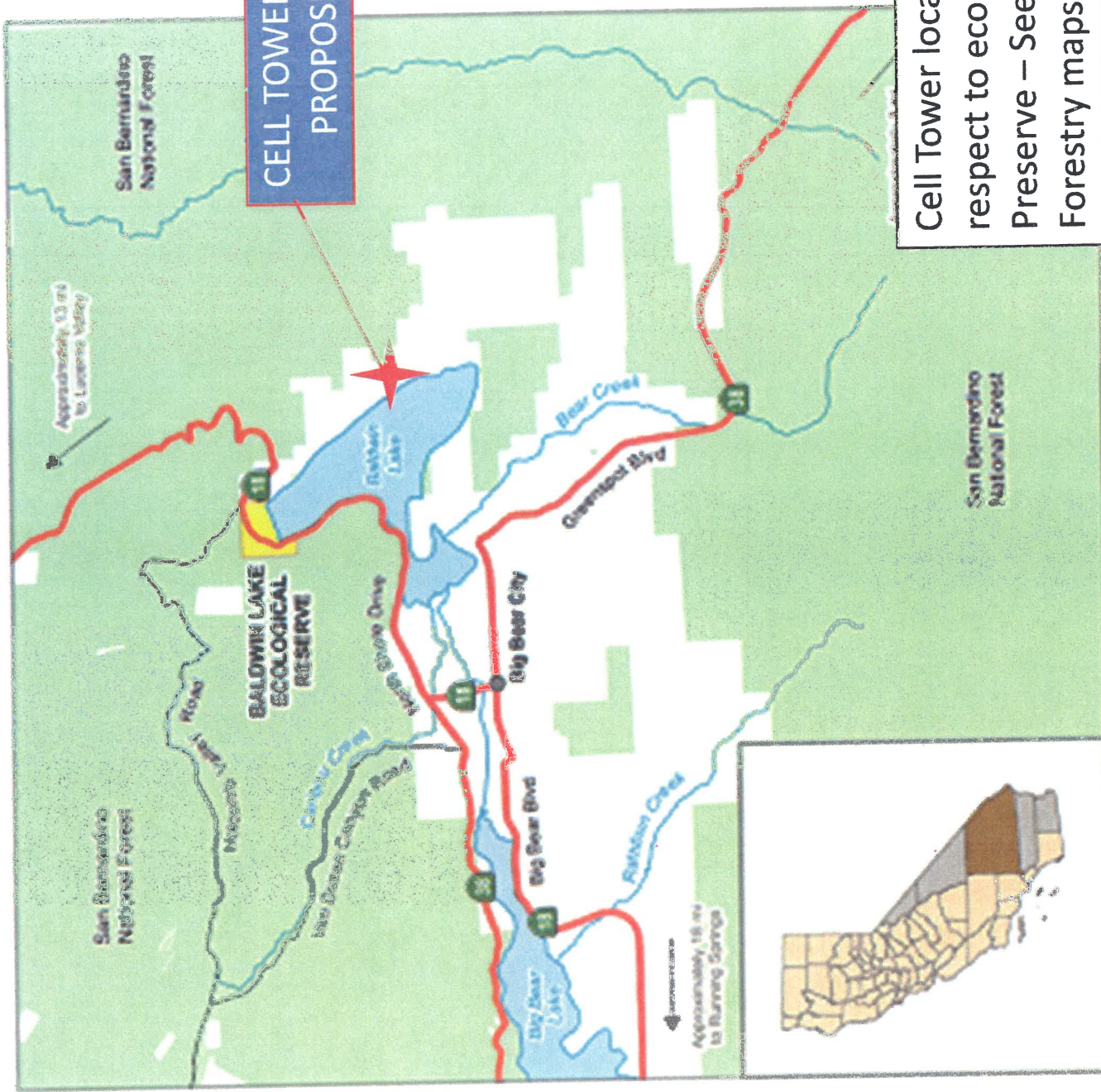
Land Use Zoning District Symbol	Land Use Zoning District Name	Applicable Development Code Chapter/Section
Agricultural and Resource Management Land Use Zoning Districts		
AG	Agriculture	82.03
RC	Resource Conservation	82.03
FW	Floodway	82.03
OS	Open Space	82.03
Residential Land Use Zoning Districts		
RL	Rural Living	82.04
RS	Single Residential	82.04
RM	Multiple Residential	82.04
Commercial Land Use Zoning Districts		
CR	Rural Commercial	82.05
CN	Neighborhood Commercial	82.05
CO	Office Commercial	82.05
CG	General Commercial	82.05
CS	Service Commercial	82.05
CH	Highway Commercial	82.05
Industrial Land Use Zoning Districts		
IC	Community Industrial	82.06
IR	Regional Industrial	82.06
Special Purpose Land Use Zoning Districts		
IN	Institutional	82.06
SD	Special Development	82.06
SP	Specific Plan	82.06

Adopted Ordinance 4011 (2007); Amended Ordinance 4083 (2009);

IN use areas exist within 1 mil of proposed Cell Tower location – See SBC zoning maps



Topographical features
and elevations of Cell
Tower location – See
USGS maps



CELL TOWER SITE
PROPOSED

Cell Tower location with
respect to ecological
Preserve – See US
Forestry maps



SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE
15900 Smoke Tree Street, Hesperia, CA 92345

Referral Date:
November 02, 2015

ATTENTION PROPERTY OWNERS

Page 1 of 2

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning no later than November 17, 2015 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Planner, TYLER MANN at (760) 995-8172, by email at tyler.mann@lus.sbcounty.gov, or mail your comments to the address above. If you wish, you may also FAX your comments to (760) 995-8167.

ASSESSOR PARCEL NUMBER: 0314-221-08

(See map below for more information)

PROJECT NUMBER: P201500389/CF

* Multiple Parcel Associations *

APPLICANT: LA SMSA- VERIZON WIRELESS

LAND USE DISTRICT (ZONING): BV/RS

IN THE COMMUNITY OF: BALDWIN LAKE/3RD/ SUPERVISORIAL DISTRICT

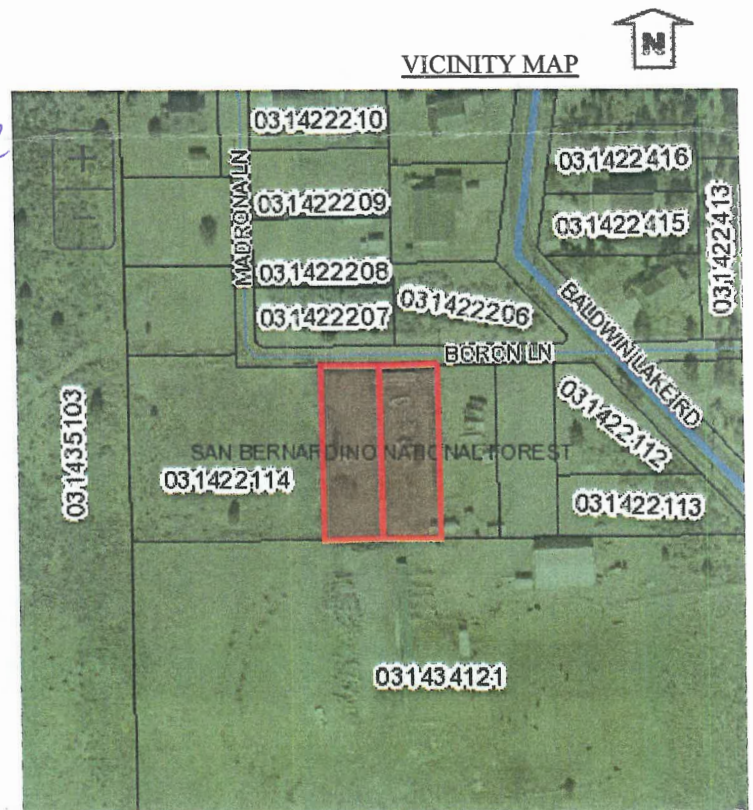
LOCATED AT: SOUTH OF BORON LANE, 165' WEST OF BALDWIN LAKE ROAD

PROPOSAL: MINOR USE PERMIT (MUP) FOR A PROPOSED 57-FOOT TALL UNMANNED WIRELESS TELECOMMUNICATION FACILITY DISGUISED AS A WATER TANK, EQUIPPED WITH 12 PANEL ANTENNAS, 12 REMOTE RADIO UNITS, 2 MACRO CELL EQUIPMENT CABINETS, AND A 15KW GENERATOR ENCLOSED WITHIN A 784 SQUARE-FOOT LEASE AREA BY AN 8-FOOT TALL BLOCK WALL. A VARIANCE REQUEST FOR THE 8-FOOT TALL BLOCK WALL TO ENCROACH 3.8-FEET INTO THE REQUIRED 11.8-FOOT SIDE YARD SETBACK AND A MAJOR VARIANCE TO EXCEED THE 35-FOOT HEIGHT LIMIT BY 22 FEET.

If you want to be notified of the project decision, please print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

Comments (If you need additional space, please attach additional pages):

Do not feel this tower should be in a residential area. A 57' water tank will be a big eye sore to our landscape. We built our home to look across Baldwin Lake and enjoy mountains & ski slopes.



Marion A Schaub 11/13/15

SIGNATURE

DATE

AGENCY

IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING. DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

MARION SCHAUB
P.O. Box 1914
Big Bear City, CA 92314

Mr. and Mrs. John M. Newport
304 Prospect Ave.
Long Beach, CA 90814

San Bernardino County Land Use Services
Planning Project Notice
15900 Smoke Tree Street, Hesperia, CA 92345

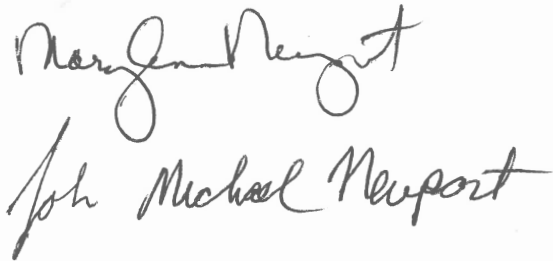
Applicant--LA SMSA-Verizon Wireless
Assessor Parcel Number--0314-221-08

The proposed 57 foot tall wireless telecommunication facility disguised as a water tank which would be surrounded by an eight foot tall block wall would ruin the view for many home owners. Our Baldwin house at 46241 Boron Ln., Baldwin Lake, is directly up the hill from the structure. The structure would be an eyesore, spoiling the view and would ultimately devalue our house. The upkeep of the generator and the rest of the facility would impact the quiet neighborhood as well. Workmen and trucks would be disruptive.

The effect of this facility would eliminate the ambience we so love—the quiet and scenic beauty of Baldwin Lake.

Thank you for your time.

Mary Ann Newport and John Michael Newport

The block contains two handwritten signatures in black ink. The first signature, 'Mary Ann Newport', is written in a cursive style with a large, looped 'M'. The second signature, 'John Michael Newport', is also in cursive, with 'John' and 'Michael' clearly legible and 'Newport' written in a more compact script.



SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE
15900 Smoke Tree Street, Hesperia, CA 92345

Referral Date:
November 02, 2015

ATTENTION PROPERTY OWNERS

Page 1 of 2

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning no later than November 17, 2015 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Planner, TYLER MANN at (760) 995-8172, by email at tyler.mann@lus.sbcounty.gov, or mail your comments to the address above. If you wish, you may also FAX your comments to (760) 995-8167.

ASSESSOR PARCEL NUMBER: 0314-221-08

(See map below for more information)

PROJECT NUMBER: P201500389/CF

* Multiple Parcel Associations *

APPLICANT: LA SMSA- VERIZON WIRELESS

LAND USE DISTRICT (ZONING): BV/RS

IN THE COMMUNITY OF: BALDWIN LAKE/3RD/ SUPERVISORIAL DISTRICT

LOCATED AT: SOUTH OF BORON LANE, 165' WEST OF BALDWIN LAKE ROAD

PROPOSAL: MINOR USE PERMIT (MUP) FOR A PROPOSED 57-FOOT TALL UNMANNED WIRELESS TELECOMMUNICATION FACILITY DISGUISED AS A WATER TANK, EQUIPPED WITH 12 PANEL ANTENNAS, 12 REMOTE RADIO UNITS, 2 MACRO CELL EQUIPMENT CABINETS, AND A 15KW GENERATOR ENCLOSED WITHIN A 784 SQUARE-FOOT LEASE AREA BY AN 8-FOOT TALL BLOCK WALL. A VARIANCE REQUEST FOR THE 8-FOOT TALL BLOCK WALL TO ENCROACH 3.8-FEET INTO THE REQUIRED 11.8-FOOT SIDE YARD SETBACK AND A MAJOR VARIANCE TO EXCEED THE 35-FOOT HEIGHT LIMIT BY 22 FEET.

If you want to be notified of the project decision, please print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

Comments (If you need additional space, please attach additional pages): I OBJECT TO THE MAJOR VARIANCE TO EXCEED THE 35-FOOT HEIGHT LIMIT; THE BLEAK BULK OF AN 8-FOOT BLOCK WALL WITH EXACT LOCATION AND DIMENSIONS UNSPECIFIED; AND THE PRESUMPTION THAT A "WATER TANK" OF UNSPECIFIED DIMENSIONS WOULD BE AN ACCEPTABLE PART OF THE SCENERY IN THAT OPEN AREA.

VICINITY MAP



BETTER SERVICE FOR BALDWIN LAKE, BIG BEAR CITY, AND SUGARLOAF AREAS SHOULD ALSO BE POSSIBLE WITH A LOWER, SMALLER INSTALLATION. BALDWIN LAKE RESIDENTS AND OWNERS SHOULD NOT BE BURDENED WITH A VISUAL BLIGHT AND RESULTANT DECREASE OF PROPERTY VALUES TO ACCOMMODATE REMOTE USERS (WHO SHOULD "ENJOY" SEPARATE, LOCAL, CELL TOWERS),

FOR THE OWNERS OF PARCEL #

031435103:

MARGUERITE E. GRIFFITH TRUST,
FEHSEL FAMILY TRUST, AND
J.S. & B.D. GRIFFITH SURVIVORS' TRUST.

Marguerite E. Griffith
SIGNATURE MARGUERITE E. GRIFFITH

11/12/2015

PRIVATE PROPERTY OWNERS

AGENCY

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LOCATED AT: SOUTH OF BORON LANE, 165' WEST OF BALDWIN LAKE ROAD

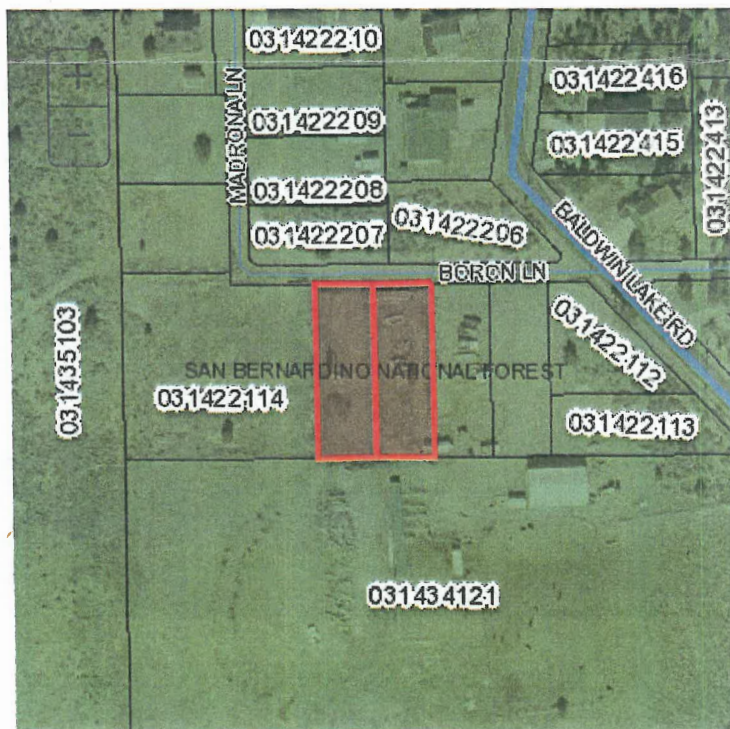
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Comments (If you need additional space, please attach additional pages):



VICINITY MAP



11/7/15
JOHN & CYNTHIA MCOWEN
134 RUBY AVENUE
NEWPORT BEACH, CA 92662



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(See map below for more information)

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* Multiple Parcel Associations *

APPLICANT: LA SMSA- VERIZON WIRELESS

LAND USE DISTRICT
(ZONING): BV/RS

IN THE COMMUNITY OF: BALDWIN LAKE/3RD/ SUPERVISORIAL DISTRICT

LOCATED AT: SOUTH OF BORON LANE, 165' WEST OF BALDWIN LAKE ROAD

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Comments (If you need additional space, please attach additional pages):

I AM OK WITH
the purpose charge
to allow Verizon
wireless to utilize
the property for
their cell site.

VICINITY MAP



[Signature]

SIGNATURE

11-21-15

DATE

AGENCY

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Tyler Mann

November 10, 2015

anner

San Bernardino County - Land Use Services

RE: Planning Project Notice - LA SMSA Verizon Wireless

Request for MUP and Variances - Project No. P201500389/CF

Dear Mr. Mann,

Please find my comments on this entire proposal:

I strongly object to the proposed plans and strongly urge you not to grant a variance that will surely degrade our neighborhood. The zoning laws were established to protect public health, safety and the general welfare of the community, and the strength of the government is in enforcing these regulations. Once again I say no to the project number P201500389/CF, LA SMSA- Verizon Wireless.

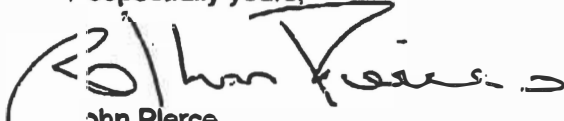
Eldwin Lake is a natural setting with the focus of interest on the lake and the surrounding beautiful terrain. The idea of building a for-profit commercial facility 57 feet tall exceeding the code by 22 feet is totally out of context with the visual character of the established community, and the natural beauty of this residential neighborhood. I strongly believe that the variance request is not within the best interest of our neighborhood and will degrade our property values.

Making the exception to the zoning laws by granting a variance to accommodate Verizon's request reflects profiting an entity without taking into account the "eye sore effect" this project will bring to the neighborhood, and the possible bad health effect these equipment may generate on the surrounding residents. This would be wrong, and if done would be a grave mistake by the granting authority.

My lot 031422207 is adjacent to the proposed project. This monstrosity of a 57 feet tall fake water tower, and extensive and ugly block wall would not only affect the aesthetics of my view but also totally degrade my property value.

Please send me a timely notification if there will be a public hearing.

Respectfully yours,


 John Pierce
 1053 La Roda ave
 Los Angeles, CA 90041
 Phone: 323/256-3055

AND DELIVERED TO LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

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Sonick, Chrystale

From: Jay Woolwine <jay.woolwine@gmail.com>
Sent: Monday, November 23, 2015 6:29 PM
To: Mann, Tyler
Subject: Cell Service

Mr. Mann,

My name is Jay Woolwine and I live in Baldwin Lake, CA. Specifically at 45395 7th Street, Big Bear City, CA 92314.

It is my understanding that it is a requirement that are cell services available to everyone for emergency service needs. At my residence, I have little to no service, and when I do, it comes and goes, drops calls or doesn't connect at all. It is the same for most everyone in my neighborhood.

I'm concerned about the safety of my family and my community as we don't have access to contact emergency services in a time of need.

Please let me know if this is not your departments concern, and to whom I need to address my concern so we can be protected.

If this is your department, should I gather signatures from my neighbors to emphasize the need for the required cell signal for emergency services?

Thank you,

Jay Woolwine
909-273-0546 (go ahead...try to call me... 99% of the time it goes to voicemail because there is no good signal).

Sonick, Chrystale

From: Kathie Cash <kathiecash@gmail.com>
Sent: Wednesday, January 20, 2016 11:10 AM
To: Mann, Tyler
Subject: Project Number P201500389CF

Hello Tyler,

I understand that a new cell tower may be in work in the Baldwin area of Big Bear and I wanted to write a note showing my full support of that project.

I have lived full-time in the Baldwin Lake area for over 10 years and we are desperate need of better cellular service for a multitude of reasons.

We experience the winds across the valley more so than all of the other areas we are constantly losing power and LAN line telephone service when the weather turns bad. We rely on our cellular connections for information about storms, power, road conditions and school closures. At best, our signal is within 1-2 bars. We need a stronger signal in the area to make sure we are able to keep up with local news especially when storms are causing safety concerns.

We are miles away from the hospital and other emergency responders. We are in a remote and very rural area. Our property extends beyond the signal of my LAN line and I have often had to use my cellular phone to handle emergency issues. When an off-roading accident occurred at the end of our road all communication with the hospital and emergency personnel happened over cellular lines. The injured gentleman, who experienced a punctured lung and multiple broken ribs, was only tended too after his son walked until he had a strong enough signal to make a call on his cellular phone. There are off-road trails, horse trails, and a shooting range in our area that have spotty service and may in-experienced visitors. We have multiple hiking trails and experience wild animals often. Cellular service is essential for all of these activities - especially if an accident occurs.

I have 3 children at home and my husband, a Los Angeles County Firefighter, is often at work. He works for multiple days at a time off the mountain and has had trouble reaching us when our home phone is not working. He is often recalled to work, especially during emergency events or bad weather, and has missed some of those phone calls because his cellular phone does not have a strong enough signal.

There are many more reasons why a cellular tower is needed and I would be happy to discuss the details with you or anyone else that is working on this project. I truly believe that better cellular service in the Baldwin area is a must have and am looking forward to experiencing it.

Thank you,

Kathie Cash
Physical Address:
46712 Old Pioneer Town Road
Big Bear City, CA 92314

Mailing Address:
PO Box 482
Big Bear City, CA 92314

Mobile: [951.323.1514](tel:951.323.1514)
Home: [909.585.1504](tel:909.585.1504)

Sonick, Chrystale

From: MRSNEW1@aol.com
Sent: Saturday, November 07, 2015 9:49 AM
To: Mann, Tyler
Subject: The Proposed Permit in Baldwin Lake

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Mann,

We have two questions regarding the proposed wireless telecommunication facility by LA SMSA-Verizon Wireless in Baldwin Lake. Assessor Parcel Number:0314-221-08.

Our house is at 46241 Boron Ln., Baldwin Lake, CA, and our view would be directly affected by the facility.

1. Why wouldn't Verizon put its tower on top of a hill in the area instead of blocking or tarnishing the view for home owners by putting it at the base of a hill?
2. Would the 15 KW generator make noise?

Thank you,
John and Mary Ann Newport

Sonick, Chrystale

From: fb fb <frank.sold1@gmail.com>
Sent: Tuesday, November 17, 2015 12:04 PM
To: Mann, Tyler
Cc: Deanna new personal
Subject: Variances for Parcel# 0314-221-08, Verizon Wireless

To Whom It May Concern,

We have no objection to the minor variance for a set back.

We have no objection to the major variance regarding height if Verizon builds a tower with the indicated projection patterns and effectively disguised as a water tower as presented to us on the simulations.

However, we do have concerns about the possible danger to the neighborhood from exposure to high levels of radiation from the tower. Little is known about potential health effects of long-term exposure to radio frequency radiation. Available scientific information is limited, dated and inconsistent. There have been two more thorough and more recent studies done by the World Health Organization (WHO) and the National Toxicology Program (NTP) but the results have not been made public. Some insurance companies have detected a higher risk and are now excluding coverage for cancer caused by cell phone radiation.

If the newer studies show a health danger this could effect not only our health if we build on the lot but also the future resale value of the property. This is our concern about having a cell tower next door. Our hope is that the results from the new studies indicate no danger from exposure to cell tower radiation.

We would like to be notified of any public hearing and the project decision.

Respectfully,

Frank Barnes
frank.sold1@gmail.com
[907-738-0701](tel:907-738-0701)

Deanna Barnes

EXHIBIT E

Public Comments Revised Notice



SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE
15900 Smoke Tree Street, Hesperia, CA 92345
REVISED

Referral Date:
April 01, 2016

ATTENTION PROPERTY OWNERS

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ASSESSOR PARCEL NUMBER: 0314-221-08 (See map below for more information)

PROJECT NUMBER: P201500389/CF * Multiple Parcel Associations *

APPLICANT: LA SMSA- VERIZON WIRELESS

LAND USE DISTRICT (ZONING): BV/RS

IN THE COMMUNITY OF: BALDWIN LAKE/3RD/ SUPERVISORIAL DISTRICT

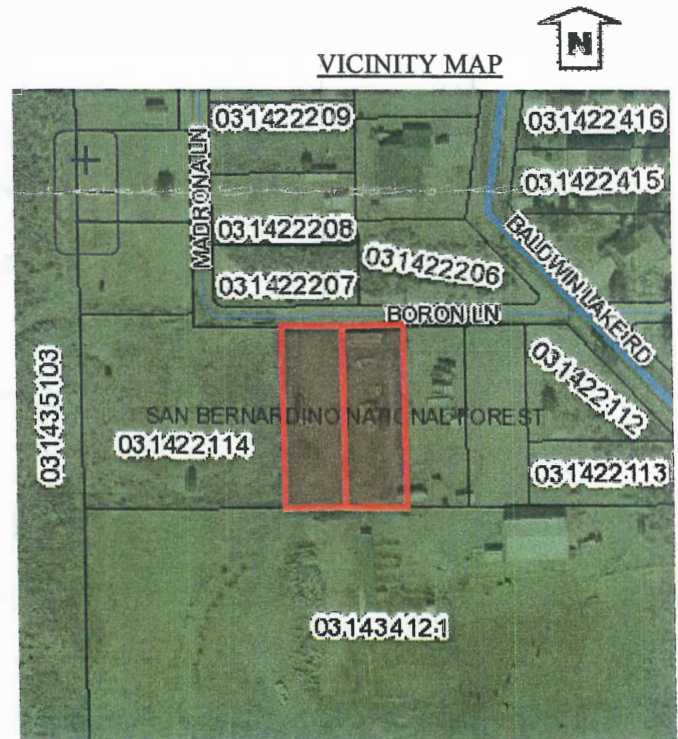
LOCATED AT: SOUTH OF BORON LANE, 165' WEST OF BALDWIN LAKE ROAD

PROPOSAL: *Revised Project Description* Minor Use Permit (MUP) to construct a 35-foot tall unmanned wireless telecommunication facility disguised as a water tank, installation of two (2) above ground equipment cabinets and installation of a 15kw emergency backup generator located within a 784 square-foot lease area enclosed by a 6-foot tall block wall.

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Comments (If you need additional space, please attach additional pages):

We do not feel a 35 foot tall water tank belongs in a residential area. It will come to view each time we look out to view the ski slopes! We already have good cell service in Baldwin Lake. I have also been advised the generators do interrupt our peaceful living in a rural area as they can be heard!! Please consider another location away from homes so close.



Marion A Schaub

4/10/16

Home owner on Boron Ln.

SIGNATURE

DATE

AGENCY

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APR 01, 2016

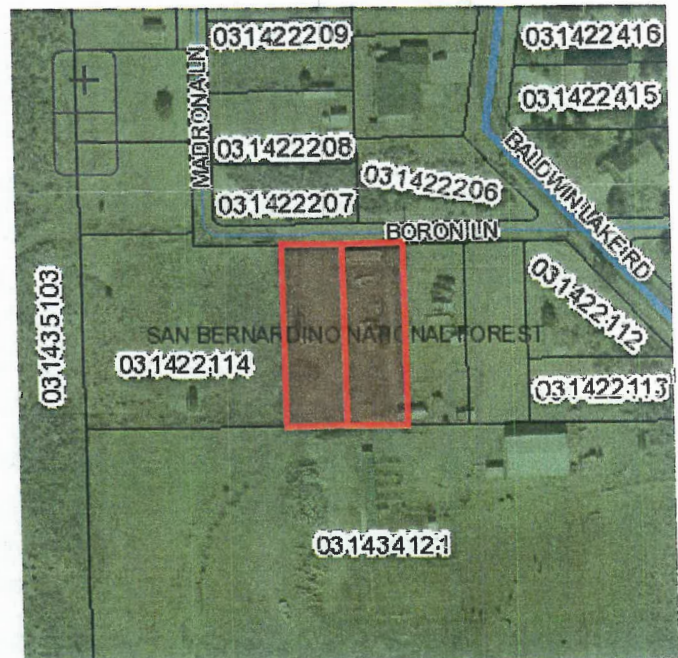
My name is Rodney Choi.
I am writing this to tell my
voice against this project.

My email is
foreveratom@yahoo.com
my phone # (714) 797-8012.

Respectfully,

Rodney H. Choi

VICINITY MAP



SIGNATURE

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November 10, 2015

San Bernardino County - Land Use Services

Request for MUP and Variances - Project No. P201500389/CF

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Please send me a timely notification if there will be a public hearing.

Respectfully yours,

John Pierce

EXHIBIT F

Initial Study/Mitigated Negative Declaration

SAN BERNARDINO COUNTY

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APN:	0314-221-08 & -09	USGS Quad:	Big Bear City
Applicant:	LA SMSA LP dba VERIZON WIRELESS	T, R, Section:	T2N R2E Sec. 8
Community:	Baldwin Lake	Planning Area:	Bear Valley
Project No:	P201500389/CF	LUZD:	Bear Valley/Single Residential (BV/RS)
Staff:	TYLER MANN		
Rep:	Chris Colten – Spectrum Services, Inc.		
Proposal:	Minor Use Permit (MUP) to construct a 35-foot tall unmanned wireless telecommunication facility disguised as a water tank, installation of two (2) above ground equipment cabinets and installation of a 15-kilowatt emergency backup generator within a 784 square-foot lease area enclosed by a six-foot tall decorative block wall.	Overlays:	Geologic Hazard (GH) Fire Safety 1 (FS1) Biological Resources (BR)

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department – Planning Division
15900 Smoke Tree Street, Suite 131
Hesperia, CA 92345

Contact person: Tyler Mann, Planner
Phone No: (760) 995-8172
E-mail: Tyler.Mann@lus.sbcounty.gov

Fax No: (760) 995-8167

Project Sponsor: LA SMSA LP dba Verizon Wireless
15505 Sand Canyon Ave. Bldg D, 1st Floor
Irvine, CA 92618

PROJECT DESCRIPTION:

The proposed project is a Minor Use Permit (MUP) to construct and operate a 35-foot tall unmanned wireless telecommunication facility that is designed as a faux water tank. The facility will consist of twelve (12) panel antennas, twelve (12) remote radio units and two (2) parabolic antennas that will be placed inside the faux water tank structure. Within the proposed 784 square-foot lease area there will be two above ground equipment cabinets and a fifteen (15) kilowatt emergency backup generator enclosed by a six (6) foot tall block wall. Underground telecommunication lines will be trenched from the tower site to a proposed 100 amp meter pedestal and then trenched underground along Boron Lane to an existing utility pole at Baldwin Lake Road and Boron Lane where the site will be connected to the existing fiber optic network. The project site is located 165-feet west of Baldwin Lake Road and just south of Boron Lane. The County's General Plan designates the project area as Bear Valley/Single Residential (BV/RS). The site is regulated by the Geologic Hazard (GH) Overlay, the Biological Resources (BR) Overlay and the Fire Safety 1 (FS1) overlay.

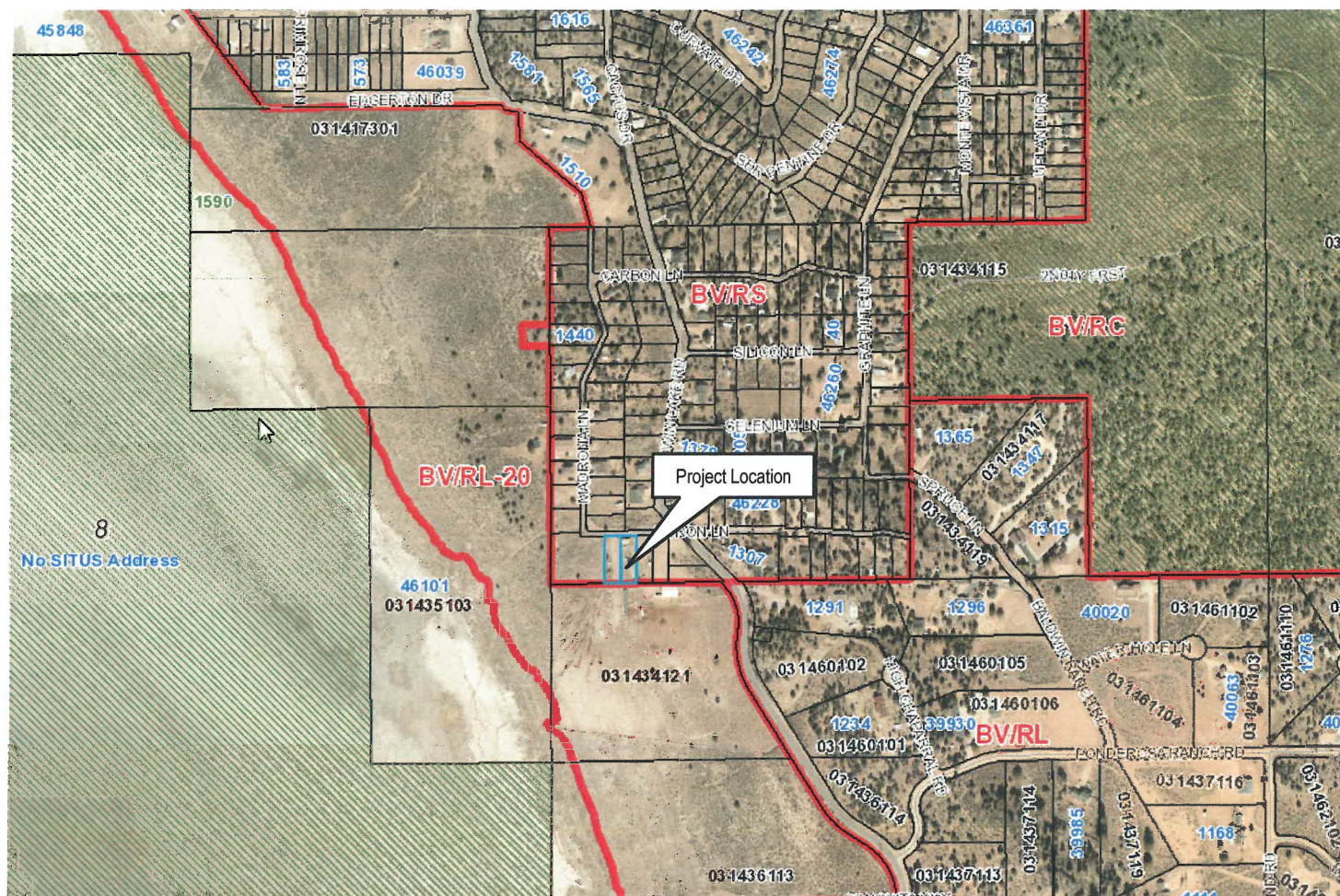
ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is an active ranch with associated equipment on site. The project location has been heavily disturbed and graded and has a metal conex box. The property to the west is vacant, undisturbed and in a natural state, the property to the east has been graded and cleared of vegetation and the properties to the north across Boron Lane are vacant and undisturbed.

Project Vicinity Map



Zoning Map



AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT	OVERLAYS
Site	Vacant/Ranch	BV/RS	GH, BR, FS1
North	Vacant	BV/RS	GH, BR, FS1
South	Ranch	BV/RL-20	GH, BR, FS1
East	Vacant/Ranch	BV/RS	GH, BR, FS1
West	Vacant	BV/RS	GH, BR, FS1

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

Federal: Fish & Wildlife

State of California: Santa Ana Regional Water Quality Control Board; Fish & Wildlife, South Coast Air Quality Management District

County of San Bernardino: Land Use Services Department – Building and Safety Division, Land Development Division; Department of Public Health – Environmental Health Services Division; Department of Public Works – Surveyor, Traffic; and County Fire

Local: N/A

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Signature (prepared by Tyler Mann, Planner):

Date

Signature: Heidi Duron, Supervising Planner

Date

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

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

- I a) **Less Than Significant with Mitigation Incorporated.** General Plan Open Space Element Policy OS 5.1. states that a feature or vista can be considered scenic if it is:
- A roadway, vista point, or area that provides a vista of undisturbed natural areas,
 - Includes a unique or unusual feature that comprises an important or dominant portion of the viewshed, or
 - Offers a distant vista that provides relief from less attractive views of nearby features (such as views of mountain backdrops from urban areas).

The Project site is located in the community of Baldwin Lake, which consists largely of rural residential development, vacant land, agriculture and animal keeping uses. Surrounding land uses are vacant, with single-family residences in the general vicinity. The subject property is heavily disturbed from an ongoing ranch operation. Properties in the immediate vicinity are either disturbed, developed or vacant with sparse vegetation. Higher elevations are populated with pine trees typically found in the San Bernardino National Forest.

There are no unique or usual features on the site that could comprise an important or dominate position in the viewshed because the Project site lacks any unusual or unique feature. The Project site has been heavily disturbed and graded at some point and is a working ranch. There are no unique geologic or natural features present.

The Project site may offer a distant vista of the mountains and Baldwin Lake; however, nearby features are neither urban nor unattractive. The proposed structure will also meet the maximum height allowed in the Single-Residential (RS) zone, this includes heights for allowed structures that do not require discretionary approval, such as a two story single-family residences or accessory structures. As demonstrated with the visual simulations of the proposed facility, the 35-foot maximum height of the tower is consistent with the maximum height allowed for single-family residences in the area. The structure's 35-foot height does not impede the view of the lake or the distant mountains from other points of view at higher elevations. The proposed facility is also designed as a water tank, a structure typically found within a rural or agricultural setting and will be painted muted, neutral or earth tone colors to blend in with the predominant color pallet of existing structures in the area.

The County's General Plan Open Space Element Policy OS 5.3 includes a list of designated scenic corridors. Development within 200-feet on either side of the ultimate road right-of-way of a designated scenic corridor is required to demonstrate through visual analysis that the proposed improvements are compatible with the scenic qualities present. Baldwin Lake Road is defined in the General Plan as a scenic corridor, the visual simulations as shown from vantage points along Baldwin Lake Road demonstrate the proposed Project will be compatible with the visual backdrop by incorporating neutral and earth-tone colors, having a maximum height of 35-feet, the maximum height allowed in the Single-Residential zone, and being a structure typically found in a rural setting. In order to ensure that the proposed development is aesthetically compatible with the surrounding area, the applicant will be required to submit architectural elevations of the proposed development, including details about the structure material and color for review and approval by the Planning Division prior to the issuance of building permits. **[Mitigation Measure I a-1]**

- I b) **No Impact.** The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no rock outcroppings or historic buildings present. The nearest state scenic highway is Highway 38, approximately 8-miles to the south of the project site.
- I c) **Less Than Significant with Mitigation Incorporated.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings because the existing project site has been heavily disturbed and graded with sparse vegetation and doesn't have any visual qualities present. As discussed in Section I A, the proposed Project's visual simulations demonstrate the Project will blend with the natural environment and setting. To ensure appropriate and compatible design is achieved, the applicant will be required to comply with Mitigation Measure 1 a-1 described in Section 1 a, of this document. **[Mitigation Measure I a-1]**
- I d) **Less Than Significant.** The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area because there are no outdoor lights proposed as part of the Project. A condition of approval for operations will require that any on-site lighting will not exceed one-half (0.5) foot-candle at the property line and all lighting will be limited for necessary maintenance activities and security purposes.

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:

[Mitigation Measure I a-1]

Prior to the issuance of building permits, the following shall be completed:

Facility Design Plan. Provide a minimum of two copies of a painting and design plan that demonstrates compliance with the painting, color, screening, and stealthing requirements for this telecommunication facility for Planning Division review and approval. The design plans shall include the following:

- a. **Stealthing.** The plan shall show architectural elevations on all sides of the proposed water tank consistent with the stamped approved plans on file with the Planning Division. The plans shall show all architectural details present and materials to be used.
- b. **Screening.** The plan shall show voltage boxes, maintenance structures, automatic controls, air conditioning/heating units, etc., which shall be screened with decorative fencing. Parking areas shall be screened where practical.

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- c. **Fencing/Walls.** A split-face or slump-stone wall shall be installed around the entire perimeter of the facility lease area as shown on the approved Site Plan.
 - d. **Paint or coating.** The facility paint and coating shall be non-reflective. The tower shall be located within the lease area and shall be a color that is muted, neutral or earth tone. County Planning shall approve all structure and equipment color. The applicant shall submit a suitable color "paint chip" to County Planning staff for reference and approval.

II. AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

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

- II a-e) **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are currently no agricultural uses on the site. The site is not under a Williamson Act land conservation contract. The project site will not conflict with existing zoning or cause

rezoning of forest land because the project site is not zoned forest land and is not timberland as defined by Public Resources Code section 4562, or timberland zoned Timberland Production. The site will not result in the loss of forest land or the conversion of forest land to non-forest use because the subject property is not forest land, the San Bernardino National Forest is in the immediate vicinity of the project site approximately 900-feet to the west and a quarter mile to the east.

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

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

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

- III a) **Less Than Significant.** The project will not conflict with or obstruct implementation of the South Coast Air Quality Management Plan (SCAQMP). The SCAQMP for the South Coast Basin, the identified air basin for the project site, sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. A project is conforming if it complies with all applicable SCAQMD rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly induced in the applicable plan). The SCAQMP control measures and related emission reduction estimates are based on emission projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Conformity with growth forecasts can be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast. The Project will not result in a zone change and will not result in an increase in density or vehicular trips outside what the air quality district has used in formulating their plan.
- III b) **Less Than Significant.** The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The Project itself will not generate any emissions and traffic related emissions will be well below the standards for single-family homes given the unmanned nature of the use. The average daily vehicle trips will be below the standard for single-family homes.
- III c) **Less Than Significant.** The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). The Project will have few construction and operational trips because of its unmanned nature.

-
- III d) **No Impact.** The project will not expose any sensitive receptors to substantial pollutant concentrations, because there are no known sensitive receptors within 300-feet of the project site. The South Coast Air Quality Management District defines sensitive receptors as residences, schools, daycare centers, playgrounds and medical facilities. The following project types proposed for sites within the specified distance to an existing or planned sensitive receptor must not expose sensitive receptors to substantial pollutant concentrations. Any industrial project within 1,000 feet, a distribution center (40 or more trucks per day) within 1,000 feet, a major transportation project (50,000 or more vehicles per day) within 1,000 feet, a dry cleaner using perchloroethylene within 500 feet or a gasoline dispensing facility within 300 feet.

The Project will not result in substantial pollutant concentrations because it is not a use type that results in substantial pollutants.

- III e) **No Impact.** The project will not create odors affecting a substantial number of people because there are no identified potential uses that will result in the production of objectionable odors. In accordance with the CEQA Air Quality Handbook developed by the South Coast Air Quality Management District, land uses associated with odor complaints include agriculture operations, wastewater treatment plants, landfills, and certain industrial operations. The proposed unmanned wireless telecommunication facility is not proposing any of the uses listed that may produce objectionable odors.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 ☒)

- IV a) **Less Than Significant.** The project will not have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service because there is no suitable habitat present on the Project site to support any species identified as a candidate sensitive or special status.

The site has been heavily disturbed and graded and is a working ranch. No plant communities are present and none will be removed or impacted by the Project. Given the fact that the site has been cleared as a result of the working ranch no impact is anticipated or identified and no sensitive species are present.

- IV b) **No Impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of

Fish and Wildlife or US Fish and Wildlife Service.

The site does not have riparian or any other sensitive natural community identified. The site has been cleared of vegetation as part of the ranch operation.

- IV c) **No Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The Project site does not have any federally protected wetlands as defined by Section 404 of the Clean Water Act present.
- IV d) **Less Than Significant.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The Project site's small size, cleared state, and continuous human activities make the project location a poor candidate for wildlife movements. The open expanses of land in the surrounding area will provide similar movement opportunities and will provide wildlife with multiple options when moving about their home ranges.
- IV e) **No Impact.** The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The County's Plant Protection and Management Ordinance requires a Tree & Plant Removal Permit for the removal of any Native Tree Plant listed in Chapter 88.01 of the Development Code. The Project will not result in the removal of any native tree because none are present.
- IV f) **No Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

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

V. CULTURAL RESOURCES - Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Information contained in this section is based in part on the *Cultural Resources Record Search and Site Visit Results* by HELIX Environmental Planning, dated October 27, 2015

- V a) **Less Than Significant.** This project will not impact nor cause a substantial adverse change in the significance of an historical resource because the project site is not located on or near any known historical resource, as defined in §15064.5 and verified by the October 27, 2015 report completed by HELIX Environmental Planning.

To identify any historic properties on or near the Project site, a 250-foot search radius was utilized. HELIX examined current inventories of the National Register of Historic Places (NR), the California Historical Landmarks (CHL), and the California Points of Historical Interest (CPHI). The California State Historic Resources Inventory (HRI) for San Bernardino County was also reviewed to determine any local resources that have been previously evaluated for historic significance. In addition, archival maps were inspected for indications of historical structures in the area. The general area was minimally developed with scattered structures and roads along the eastern shore of Baldwin Lake. Historic resources are not depicted at the candidate location. The potential for historic resources is low and no further evaluation is required.

A field survey conducted on October 27, 2015 was completed by Sarah Williams, under the supervision of HELIX Professional Archaeologist Carrie D. Willis. The field survey had negative results for historical resources or resources that would be eligible for inclusion into a historic resource database.

- V b) **Less Than Significant with Mitigation Incorporated.** This project will not cause a substantial adverse change to any archaeological resource because mitigation measures have been agreed to by the project applicant to reduce any impact to a level below significant.

On October 7, 2015, Diane Bonner, M.S., working under the direct supervision of Carrie D. Willis, M.A., RPA, conducted the cultural resources record search at the South Central Coastal Information Center (SCCIC), which is located at the California State University, Fullerton. The results of the records search indicated that seven cultural resources have been recorded within the ½ mile search radius of the candidate site. One resource is listed on the San Bernardino County HRI, NR, CR, CHL or CHPI inventories are located within the search radius. In addition, 23-area-specific survey reports are on file with the SCCIC for the search radius. One of these addressed the project site and surrounding area, suggesting the project area has been previously surveyed.

On October 27, 2015, Sarah Williams, under the supervision of HELIX Professional Archaeologist Carrie D. Willis, visited the candidate location for the purpose of establishing the Area of Potential Effect (APE). Ms. Willis satisfies the Secretary of the Interior's qualifications for a field archeologist. The direct APE is confined to the proposed antenna stealth structure, equipment location and trench routes. The results of the site investigation confirmed no previously known prehistoric cultural resources will be affected by installation of the telecommunications facility. The project site is located in a largely cleared area utilized for livestock and storing vehicles. The project site is located within the northern tip of a previously recorded temporary camp site (SBR-4585). No evidence of the site was observed during the site visit and soils appear to have some regularly occurring disturbances.

Given the sites sensitive area, HELIX has recommended monitoring, which the project proponent has agreed to implement. As discussed in Section VI a) within this document a monitor from the San Manuel Band of Mission Indians will also be present. In the event that buried archeological, historic, prehistoric or human remains are discovered during initial ground disturbance the archeological monitor will be present to identify the find, cease operations in the area and assess the find in accordance with State law and archeological best practices. **[Mitigation Measure V b-1]**

- V c) **Less Than Significant.** The project has a low likelihood of disturbing any human remains, including those interred outside of formal cemeteries, because no such burials grounds were identified on the project site. A standard condition of approval in compliance with state law will require the following condition to be met: "If human remains are encountered during any earthmoving activities, all work shall cease until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. State law requires the Native American Heritage Commission (NAHC) be notified in the event the remains are determined to be prehistoric. The NAHC shall determine and notify a Most Likely Descendant (MLD) who may inspect the site of the discovery within 48-hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials". In addition, the archeological and native American monitor will be present to identify the find in compliance with state law.

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:

[Mitigation Measure V b-1]

Archeologist Retainer. Prior to initial ground disturbance or the issuance of a Building Permit, the applicant shall provide written verification that the services of a certified archeologist, meeting Secretary of the Interior Standards, have been retained. The verification shall be presented in a letter from the project archeologist to the County of San Bernardino – Land Use Services Department, Planning Division, stating their services have been retained and that they will be present during initial ground disturbance.

Archeological and Native American Monitoring. The Project archeologist shall contact the Cultural Resources Monitoring (CRM) Department of the San Manuel Band of Mission Indians to coordinate when initial ground disturbance and monitoring may begin. The Archeological and Native American monitors must be present during initial ground-disturbing activities, including grading, filling, drilling, and trenching. If actual subsurface archeological deposits are discovered, archeological and Native American monitoring shall continue until both parties determine daily monitoring can be shifted to periodic spot checks or concluded.

If potential significant archeological deposits are encountered, all ground disturbance near the find shall halt and the archeologist and Native American monitor shall develop and implement a plan that would reduce potential impacts through avoidance or, if avoidance is not practicable, data recovery. Discovery of potentially significant archeological deposits and subsequent investigations may result in the preparation of additional archeological technical reports. After ground-disturbing construction activities have been completed, an archaeological construction monitoring report shall be completed if cultural resources are discovered. Technical reports, the monitoring report, collected artifacts and other necessary archeological documentation shall be submitted to the San Manuel Band of Mission Indians for permanent curation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI. TRIBAL CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check if the project is located in the traditional and cultural affiliated geographic area of a California Native American Tribe ☒): San Manuel Band of Mission Indians, Morongo Band of Mission Indians, Twenty Nine Palms Band of Mission Indians and Colorado River Indian Tribes

VI a) **Less Than Significant with Mitigation Incorporated.** The Project will not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code §21074 because the project applicant has agreed to implement mitigation measures to reduce any potential effect to below a level of significance. AB 52, passed on September 25, 2014 and implemented July 1, 2015, added new requirements regarding cultural tribal resources. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources.

The Public Resource Code establishes that “(a) project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.” (Pub. Resources Code §21084.2). To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. The consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration or environmental impact report is required for a project.

Public Resource Code §21074, defines Tribal Resources as either, “Sites features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either, (A) included or determined to be eligible for inclusion in the California Register of Historical Resources or, (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1. (2) 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 Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe”.

In accordance with Public Resource Code §21080.3.1, the San Manuel Band of Mission Indians, Morongo Band of Mission Indians, Twenty Nine Palms Band of Mission Indians and the Colorado River Indian Tribes have indicated that they are traditionally and culturally affiliated with the geographic area of the proposed project and have requested notification for consultation. Notification was sent on December 17, 2015 via certified mail to all Tribes listed. A meeting was held with Daniel McCarthy of the San Manuel Band of Mission Indians on December 22, 2015, to present the project and discuss concerns. The Cultural Resources Report conducted by HELIX Environmental Planning was reviewed by Daniel and mitigation measures were agreed upon. A follow up email dated December 23, 2015 was sent reiterating the concerns and mitigation measures

agreed upon given the projects location in a sensitive cultural zone along the eastern banks of Baldwin Lake. It was agreed that an archeological monitor and a tribal monitor be present during initial ground disturbing activities. The Project's archeological monitor will be required to coordinate with the tribe prior to any land disturbance. This measure will allow the monitors to identify any subsurface artifacts or remains, consult on the discovery and properly avoid or recover any sensitive cultural materials. **[Mitigation Measure VI a-1]**

The Morongo Band of Mission Indians, Twenty Nine Palms Band of Mission Indians and the Colorado River Indian Tribes did not respond to the request within the 30-days and no response has been received to date.

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:

[Mitigation Measure VI a-1]

Archeologist Retainer. Prior to initial ground disturbance or the issuance of a Building Permit, the applicant shall provide written verification that the services of a certified archeologist, meeting Secretary of the Interior Standards, have been retained. The verification shall be presented in a letter from the project archeologist to the County of San Bernardino – Land Use Services Department, Planning Division, stating their services have been retained and that they will be present during initial ground disturbance.

Archeological and Native American Monitoring. The Project archeologist shall contact the Cultural Resources Monitoring (CRM) Department of the San Manuel Band of Mission Indians to coordinate when initial ground disturbance and monitoring may begin. The Archeological and Native American monitors must be present during initial ground-disturbing activities, including grading, filling, drilling, and trenching. If actual subsurface archeological deposits are discovered, archeological and Native American monitoring shall continue until both parties determine daily monitoring can be shifted to periodic spot checks or concluded.

If potential significant archeological deposits are encountered, all ground disturbance near the find shall halt and the archeologist and Native American monitor shall develop and implement a plan that would reduce potential impacts through avoidance or, if avoidance is not practicable, data recovery. Discovery of potentially significant archeological deposits and subsequent investigations may result in the preparation of additional archeological technical reports. After ground-disturbing construction activities have been completed, an archaeological construction monitoring report shall be completed if cultural resources are discovered. Technical reports, the monitoring report, collected artifacts and other necessary archeological documentation shall be submitted to the San Manuel Band of Mission Indians for permanent curation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VII. PALEONTOLOGICAL RESOURCES - Would the project				
a) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- VII a) **Less Than Significant.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because the site is not within an area known to have paleontological resources present. A condition of approval will require all activities to cease and a County approved paleontologist to be present in the unlikely event unknown paleontological resources are discovered during land disturbance or building construction.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VIII. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42	<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 California Building Code (1994) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of on-site wastewater treatment tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Information contained in this section is based in part on the *Geotechnical Investigation Report Proposed Telecommunications Facility Selenium APN: 0314-221-09* conducted by GeoBoden Inc. dated August 13, 2015

- VIII a) **Less Than Significant.** The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) seismic related ground failure, including liquefaction or iv) landslides. As is must of Southern California, the site is located within a highly active seismic area. Based on reviews conducted by GeoBoden Incorporated who completed a Geotechnical Investigation Report for the Project, the site is not located within an area with a known fault, and the soils laboratory testing concluded the site is not susceptible to seismic related ground failure, including liquefaction and landslides. The Project site is within a Liquefaction Susceptibility Zone as delineated on San Bernardino County Geologic Hazard Map #FI 10C. The geotechnical report has concluded liquefaction potential is low. A field investigation was conducted at the site to obtain information on the subsurface conditions. The field investigation consisted of drilling one hollow-stem auger boring to a depth of 41.5 feet at the location of the proposed tower. Soil samples obtained from the field

investigation were brought to Geotechnical Laboratory. Selected samples were tested to measure physical and engineering properties. Laboratory tests performed included moisture content, unit weight, direct shear, NO. 200 Sieve, and chemical analyses. Chemical analyses include pH, soluble sulfates and soluble chlorides. The liquefaction potential at the site is considered low. For liquefaction to occur, all of three key ingredients are required: liquefaction-susceptible soils, groundwater within a depth of 50-feet or less, and strong earthquake shaking. Soils susceptible to liquefaction are generally saturated loose to medium dense sands and non-plastic silt deposits below the water table. Groundwater was not encountered to the maximum explored depth (41.5 feet bgs). The onsite soils are medium dense. The Building and Safety Division has required a more thorough analysis of liquefaction potential to further confirm the conclusions of the geotechnical report. The geotechnical report has evaluated the required footings and foundations necessary to support the structure on the native soil and in accordance with the seismic requirements of the California Building Code.

- VIII b) **Less Than Significant.** The project will not result in substantial soil erosion or the loss of topsoil because erosion and sediment control is required to be implemented and maintained. At the time ground disturbance occurs, on-site erosion and sediment control measures will be in place as required by the County Development Code and the Building and Safety Division. A condition of approval from the Building and Safety Division will state, "An Erosion and Sediment Control plan must be submitted and approved by the Building official prior to any land disturbance". The requirement for Erosion and Sediment control ensures that no sediment leaves the job site. The small size of the site, and very minimal grading for trenching of the teleco-lines and boring for the large-diameter reinforced concrete drilled pier; Cast-In-Drill-Hole (CIDH) pile will not result in significant loss of topsoil or erosion.
- VIII c) **Less Than Significant.** The Project is not 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. Although the Project is located within a County mapped Geologic Hazard Overlay for liquefaction potential the results of the Geotechnical Investigation, and field investigation and laboratory testing concluded the site does not have the potential for liquefaction to occur. For liquefaction to occur, all three key ingredients are required: liquefaction-susceptible soils, groundwater within a depth of 50 feet or less, and strong earthquake shaking. The geotechnical report by GeoBoden concluded that liquefaction at the site is low because no ground water was encountered during boring for soil samples at a depth of 41.5 feet bgs, and the onsite soils are medium to dense. The geologist did not identify any unit or soil that is unstable or would become unstable as a result of the project. At the time of building permit review, the building technical design drawings must incorporate the recommendations of the approved geotechnical investigation and implement all measures to ensure stability as a result of any liquefaction potential and seismic ground shaking in accordance with the latest adopted California Building Code.
- VIII d) **No Impact.** The Project is not located on expansive soil, as defined in Table 18-1-B of the California Building Code (1994) creating substantial risks to life or property. As mention in Section VII c above, the geotechnical report did not indicate the project site was located on expansive soil.
- VIII e) **No Impact.** The Project will not require any wastewater treatment device and is unmanned.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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IX. GREENHOUSE GAS EMISSIONS – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

IX a,b) **Less Than Significant.** On December 6, 2011, the San Bernardino County Board of Supervisors adopted the County Greenhouse Gas (GHG) Emissions Reduction Plan. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is fifteen (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.

CEQA Guidelines 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.

As part of the GHG Plan, sample project sizes that exceed the 3000 MTCO₂e level were established. Projects that exceed the 3000 MTCO₂e are considered to have a potentially significant impact on the implementation of the County's and the States GHG reduction plan. According to the County's GHG Reduction Land Use Table, Wireless Communication Towers with 2,400-kilowatt, 3-phase backup generators exceed the 3000 MTCO₂e level. The Project proposes a 150-kilowatt backup generator, therefore the Project will not cause a significant effect on the County's or State's GHG reduction target.

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

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

SUBSTANTIATION

- X a) **Less Than Significant.** The proposed Project could result in a significant hazard to the public if the Project includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes of hazardous materials. The proposed Project Site is located within an area that has vacant land to the west, north and east and a single-family residence 250-feet to the north east. The Project does not propose any new housing and therefore would not place housing near any hazardous materials facilities. The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or produce hazardous wastes as by-

products of production applications. The proposed Project does not propose or facilitate any activity involving significant use or disposal of hazardous substances as part of the telecommunications facility use. Furthermore, the proposed Project is not located near any listed facilities that emit toxic air containments, utilize toxic or hazardous substances or produce hazardous waste.

Construction activity would result in minor transport, use and disposal of hazardous materials and waste that are typically associated with construction projects. This includes fuels and lubricants for construction equipment and products used in coating the structure. Existing laws and regulations on the storage of these products, the disposal of waste and the procedures to prevent accidental release and cleanup is sufficient to bring any effect to a level below significant.

The operational activity of the Project would involve the storage of 54 gallons of diesel fuel for the emergency backup generator. There are existing federal and state laws governing the handling and transport of diesel to, and the requirements for the backup generator. The Project will require a permit from the San Bernardino County Fire Department Hazardous Materials Division for the installation of the backup generator and storage of diesel fuel in the form of a hazardous materials handler permit. The existing regulatory framework governing the transport and storing of diesel fuel will ensure that any potential health risk to the community is not significant.

- X b) **Less Than Significant.** 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.

Construction activities may produce hazardous waste associated with the use of construction materials. The use and handling of hazardous construction material will not be unusually high for the proposed Project. All hazardous material are required to be utilized and transported in accordance with their labeling instructions as required by federal and state law. Existing laws and regulations governing the response to accidental release of hazardous material is sufficient in ensuring that any potential accident is not harmful to people or the environment.

The Project will be required to obtain a Hazardous Materials Handler Permit from the Hazardous Materials Division of the County Fire Department. In addition, the operator will be required to submit a hazardous materials business plan using the California Environmental Reporting System (CERS) in compliance with the California Environmental Protection Agency. With adherence to existing regulations and laws governing fuel and fuel storage, the proposed Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions.

- X c) **No Impact.** The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school, because the project does not propose the use of hazardous materials and all existing and proposed schools are more than 1/4 mile away from the project site.
- X 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.
- X 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 the Big Bear Airport, which is located approximately 3 miles southwest of the project site. The project site was verified to not be within an Airport Hazard Overlay or within the Airport planning area.

- X f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. The nearest private airstrip is over 20 miles away.
- X g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from two or more points and has been reviewed for adherence with the San Bernardino County Fire Departments regulations for emergency access.
- X h) **Less Than Significant with Mitigation Incorporated.** The project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with lands because the Project applicant has agreed to implement mitigation measures to reduce any impact below a level of significance. The County has mapped areas that are susceptible to wild land fires and created a Fire Hazard Overlay. The Fire Hazard Overlay is derived from areas designated in high fire hazard areas in the General Plan and locations derived from the California Department of Forestry, U.S. Forest Service, and the County Fire Department. The Project site is within the Fire Safety 1 (FS1) overlay. The Fire Department has required the Project to have a fire suppression system and has required the exterior camouflaged coverings and material to be an approved fire resistive material. Combustible vegetation must be cleared by a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less and a fire extinguisher is required to be located at the site. [Mitigation Measure X h-1]

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:

[Mitigation Measure X h-1]

Cell Site buildings. The applicant shall submit three (3) sets of building plans to the Fire Department for review and approval. When the proposed cell site equipment storage buildings include a fire suppression system, four (4) sets of plans shall be submitted for approval. (Add to plan when applicable) This site is within the FS1, 2 or 3 Overlay District and all such buildings shall have a fire suppression system.

Cell Towers. Cell towers that are proposed in the FS1, FS2 or FS3 Overlay Districts with a camouflaged covering [e.g. tree] shall submit four (4) sets of plans to the Fire Department for approval. These plans shall indicate that all such exterior camouflaged coverings shall be of an approved fire resistive material.

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 one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance # 3586

Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

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

SUBSTANTIATION

- XI a) **Less Than Significant.** A project may have a significant impact on water quality standards or waste water discharge requirements if the project will create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC), or cause regulatory standards to be violated as defined in the applicable National Pollutant Discharge Elimination System (NPEDS) storm water permit or Water Quality Control Plan. A project may

have a significant impact if the project will discharge water that does not meet the quality standards of the agencies, which regulate surface water quality and water discharge into storm water drainage systems. The Santa Ana Regional Water Quality Control Board implements and enforces the NPDES and regulates water quality standards for wastewater discharge.

The Project will not require an NPDES permit to be obtained from the Santa Ana Regional Water Quality Control Board and a regional board permit letter because the Project does not entail the disturbance of over an acre.

Nonpoint sources of pollution are generally defined as sources that are diffuse and/or not subjected to regulation under the federal NPDES permit. Nonpoint sources include agriculture, grazing, silviculture, abandoned mines, construction, storm water runoff etc. The Project will require the implementation of erosion and sediment control as a condition of approval by the Building & Safety Division. The erosion and sediment control plan and permit will carry out the policies and objectives of the RWQCB. Best Management Practices (BMPs) during construction are to prevent nonpoint sources of pollution from leaving the Project site, such as sediment and soil erosion.

Surface runoff from developed areas is a leading source of non-point source water pollution in California. As roofs and pavement cover natural landscapes, rain no longer soaks into the ground. Instead, storm drains carry large amounts of runoff directly to streams and other water bodies. Runoff from roofs and pavement also flushes sediment, oil, grease, pesticides, nutrients, bacteria, trash and heavy metals into streams, lakes, estuaries, and the ocean. Projects that replace previously undeveloped land with new impervious surfaces, may contribute to such water quality impacts individually and cumulatively with other development. The operational characteristic of the proposed Project will not greatly increase the amount of impervious surface area. 225 square-feet of the Project site will be covered with non-impervious surfaces, including building roof area and paving. Water Quality Management Plan (WQMP), are only required when 5,000 square-feet or more of area is proposed to be an impervious surface. Given the small addition of imperious surface area on the Project site, any impact to water quality as a result of construction or operational life is not expected to have a substantial impact.

The Project will not include any wastewater treatment device.

- XI b) **No Impact.** The project will not likely 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 will not utilize any water source.
- XI c) **Less Than Significant.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off-site.

The impacts of urban development on streams, lakes, estuaries, and the ocean are well documented through years of research and study. As roofs and pavement cover natural landscapes, rain no longer soaks into the ground. Instead, storm drains carry large amounts of runoff directly to streams and other water bodies. The increased volume and velocity of flows exiting a Project site may cause stream beds and banks to erode, damaging or eliminating stream habitat and carrying sediment downstream.

The Project will result in just 225 square-feet of impervious surface. The amount of additional impervious surface is insufficient to change drainage patterns and no existing drainage courses or patterns will be affected by the project.

- XI d) **Less Than Significant.** The Project will not substantially alter the existing drainage pattern of the site or area,

including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on or off-site. As discussed in Section XI c, the Project's the small amount of impervious surface and the construction activity will not alter any existing drainage pattern.

- XI e) **Less Than Significant.** The Project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. As discussed in Section XI c of this document the small construction area and small addition of impervious surface area will not contribute to any additional runoff.
- XI f) **Less Than Significant.** The project will not otherwise substantially degrade water quality, as discussed in Section XI c of this document.
- XI g, h) **No Impact.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map because the Project is not in a FEMA Flood Zone.
- XI i) **No Impact.** The project will not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure according to the County's Flood Hazard overlay map.
- XI j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow. The project is not adjacent to any body of water that has the potential of seiche or tsunami or is the project site in the path of any potential mudflow according to the County's Flood Hazard Overlay map.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XII. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- XII a) **No Impact.** The project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. The proposed Project will meet all the development standards of the County Code and meet the goals and policies of the General Plan. The Project is not proposing the relocation or removal of any existing or planned street.
- XII 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. The project is consistent with all applicable land use policies and regulations of the County Code, General Plan, and the plans, policies, laws and regulations of responsible agencies. The Project complies with all hazard protection, resource preservation and land use modifying Overlay District regulations.
- XII c) **No Impact.** The Project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan on the project site or within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIII. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

XIII a) **Less Than Significant.** The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The Project site contains known mineral occurrences of undetermined mineral resource significance.

The project site is also located in the MRZ-3a overlay for metallic mineral resources as indicated in the *Mineral Land Classification of a Part of Southwestern San Bernardino County: The Big Bear Lake-Lucerne Valley Area* report. The MRZ-3a overlay is defined as an area that contains known mineral occurrences of undetermined mineral resource significance. The *Guidelines for Classification and Designation of Mineral Lands*, classifies any area within the MRZ-2 overlay as having the potential for significant mineral resources that are of economic value to the region and the residents of the state, and/or “the site must be actively mined under a valid permit or meet certain criteria of marketability and threshold value”. The project site is not currently mined, is not mapped as an area for a potential future mining operation and has no known mineral resources of significance or value.

XIII b) **No Impact.** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because the project site is not identified as a recourse recovery site on the general plan, specific plan or other land use plan. Therefore, no impact is anticipated in this area.

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

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

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

- XIV a) **Less Than Significant.** The Project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The Project's operational activity is required to comply with the noise standards of the County Development Code and noise exceeding these standards is not anticipated to be generated by the allowed use on site. The Project's construction is exempt from the noise standards of the Development Code as long as the activities occur between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays. The operational noise level will not exceed 55 dB(A) at the property lines between 7 a.m. and 10 p.m. and 45 dB(A) between 10 p.m. and 7 a.m. The backup generator will be used periodically for testing and only during emergency situations. The 6-foot tall block wall will sufficiently attenuate any noise from the backup generator to below the threshold standards of the Development Code.
- XiV b) **Less Than Significant.** The Project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. The project location is not in the surrounding area of any industries or activities that generate excessive ground borne vibration. Temporary construction activity may result in ground borne vibration through the use of grading and construction equipment. However, this short term vibration activity is exempt from the vibration standards of the County code between 7am-7pm except Sundays and Holidays. The operational characteristics of the Project will not result in any ground borne vibration above the standard listed in Chapter 83.01.090 of the Development Code.

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- XIV c) **Less Than Significant.** The Project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the Project. The Project will not result in an increase in ambient noise levels because the wireless facility will operate silently. The backup generator will be tested periodically to ensure it is operational and used in the event of a power loss to maintain adequate cell service for safety service response.
- XIV d) **Less Than Significant.** The Project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. There will be a slight increase in temporary or periodic ambient noise levels in the Project vicinity caused the backup generator testing and emergency operation; however, the increase is not considered significant because of the noise attenuation of the solid masonry wall.
- XIV e) **No Impact.** As stated in section VIII e), the project is not located within an airport land-use plan area or within two miles of a public/public use airport.
- XIV f) **No Impact.** As stated in section VIII f), the project is not within the vicinity of a private airstrip.

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

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

SUBSTANTIATION

- XV a) **No Impact.** The project will not induce substantial population growth in an area either directly or indirectly. The Project will not require the extension or improvement of any infrastructure that typically induces growth and the unmanned nature of the site will not require additional employees to move to the immediate area.
- XV 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 and the subject site is vacant.
- XV c) **No Impact.** The proposed use will not displace any people necessitating the construction of replacement housing elsewhere, because the project will not displace any existing housing or existing residents because the subject site is vacant.

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

XVI. PUBLIC SERVICES

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

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

SUBSTANTIATION

- XVI a) **No Impact.** The Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks, or other public facilities. The Fire Department, Police, School District, Public Works and Special Districts Departments were consulted in the review process and indicated that the project would not warrant any new or expanded facilities.

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

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

SUBSTANTIATION

- XVII 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 is an unmanned facility and will not necessitate any new employees to move to the project area that would use existing neighborhood or regional parks.
- XVII b) **No Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The County's General Plan requires new residential development to provide a local park and recreation facilities at a rate of not less than 3 acres per 1,000 residents. The proposed Project is not a residential development, therefore, no impact.

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

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

SUBSTANTIATION

- XVIII a) **Less Than Significant.** The proposed Project will not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit. The Project will result in less average vehicle trips per day than single-family residences because of the unmanned nature of the site, therefore no significant impact is anticipated.
- XVIII b) **No Impact.** The project will not conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The Congestion Management Program (CMP) in San Bernardino County was created in June 1990 as a provision of Proposition 111. Under this proposition, urbanized areas with populations of more than 50,000 would be required to undertake a congestion management program that was adopted by a designated Congestion Management Agency (CMA). San Bernardino Association of Governments (SANBAG) was designated as the CMA by the County Board of

Supervisors. The CMP's level of service (LOS) standard requires all CMP segments to operate at LOS E or better, with the exception of certain facilities identified in the plan that have been designated as LOS F.

The procedures in the 2000 Highway Capacity Manual (HCM) were adopted as the LOS procedures to be utilized in analyzing CMP facilities. Through the use of traffic impact analysis (TIA) reports and Comprehensive Transportation Plan (CTP) model forecasts, the CMP evaluates proposed land use decisions to ensure adequate transportation network improvements are developed to accommodate future growth in population. If a CMP facility is found to fall below the level of service standard, either under existing or future conditions, a deficiency plan must be prepared, adopted and implemented by local jurisdictions that contribute to such situations. Annual monitoring activities provide a method of accountability for those local jurisdictions required to mitigate a network facility with substandard LOS.

The County has implement regional and local transportation fees, which are used to construct improvements on segments that are or are anticipated to fall below the LOS standard within a geographic area. The Project is not within a transportation fee area and the unmanned nature of the Project will not result in enough trips to require a Traffic Impact Analysis as verified by the County's Traffic Division. No impact is anticipated to any CMP facility because of the few trips generated by the construction and unmanned operation of the facility.

- XVIII c) **No Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, because there are no airports in the vicinity of the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed use.
- XVIII d) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- XVIII e) **No Impact.** The project will not result in inadequate emergency access because there are a minimum of two access points and a condition of approval by the County's Land Development Division Road Section has determined that adequate curb radii and adequate road right-of-way has been granted to the County through roadway dedication.
- XVIII f) **No Impact.** The project will not conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The Project will not warrant any improvements or payment for other modes of transportation because of the unmanned nature of the Project.

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

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

SUBSTANTIATION

- XIX a) **No Impact.** The proposed project will not exceed the treatment requirements of the Santa Ana Regional Water Quality Control Board. The Project does not require or propose any wastewater treatment because it is unmanned.
- XIX b) **No Impact.** The proposed Project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. There is no wastewater treatment provider serving the project area, no wastewater treatment is required and no water connection or service is proposed or required.
- XIX c) **No Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects. The County Land Development Division has determined that the Project will not create additional impervious surface to warrant any new or expanded storm water drainage facilities.
- XIX d) **No Impact.** The proposed Project is unmanned and will not require any water.
- XIX e) **No Impact.** The Project will not 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. A wastewater treatment provider does not serve the Project site and no wastewater treatment is proposed or required.

XIX f) **No Impact.** The Project is unmanned and will not result in any trash and refuse to be generated. Construction debris will be required to be disposed in accordance with state law and the issuance of any building permit.

XiX g) **No Impact.** The Project is unmanned and will not generate any trash or refuse.

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

XX. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | Potentially
Significant
Impact | Less than
Significant with
Mitigation
Incorporated | Less than
Significant | No
Impact |
|--|--------------------------------------|---|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- XX a) **Less Than Significant Impact with Mitigation Incorporated.** The project does not appear to have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

There are no historic resources identified on this site. The Project is within an area known to have a moderate likelihood of prehistoric cultural resources and mitigation measures have been agreed upon by the Project applicant to reduce any impact to below significant as discussed in Section V and VI of this document.
[Mitigation Measure V b-1 & Mitigation Measure VI a-1]

The Project site has been graded and previously cleared of vegetation as a result of the legally established ranch and no impacts to native plant or animal communities are anticipated or identified.

- XX b) **Less Than Significant.** The project does not have impacts that are individually limited, but cumulatively considerable. Less than significant cumulative impacts to air quality, traffic, and hydrology have been identified. These impacts have been adequately addressed through conditions of approval required to construct and operate the Project. The project site is consistent with the development standards of the County's Development Code and is consistent with the General Plan, any cumulative impacts have been addressed by the County's General Plan and certified Environmental Impact Report used in evaluating and mitigating the cumulative effects of the adoption of the General Plan.
- XX c) **Less Than Significant.** The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies

conducted for this project or identified by review of other sources or by other agencies.

Only minor increases in traffic, and noise will be created by implementation of the proposed project. These potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further insure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

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.

XX. MITIGATION MEASURES

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

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

[Mitigation Measure I a-1]

Prior to the issuance of building permits, the following shall be completed:

Facility Design Plan. Provide a minimum of two copies of a painting and design plan that demonstrates compliance with the painting, color, screening, and stealthing requirements for this telecommunication facility for Planning Division review and approval. The design plans shall include the following:

- a. **Stealthing.** The plan shall show architectural elevations on all sides of the proposed water tank consistent with the stamped approved plans on file with the Planning Division. The plans shall show all architectural details present and materials to be used.
- b. **Screening.** The plan shall show voltage boxes, maintenance structures, automatic controls, air conditioning/heating units, etc., which shall be screened with decorative fencing. Parking areas shall be screened where practical.
- c. **Fencing/Walls.** A split-face or slump-stone wall shall be installed around the entire perimeter of the facility lease area as shown on the approved Site Plan.

Paint or coating. The facility paint and coating shall be non-reflective. The tower shall be located within the lease area and shall be a color that is muted, neutral or earth tone. County Planning shall approve all structure and equipment color. The applicant shall submit a suitable color "paint chip" to County Planning staff for reference and approval.

[Mitigation Measure V b-1] & [Mitigation Measure VI a-1]

Prior to any ground disturbance or the issuance of a Building Permit, the following shall be completed.

Archeologist Retainer. Prior to initial ground disturbance or the issuance of a Building Permit, the applicant shall provide written verification that the services of a certified archeologist, meeting Secretary of the Interior Standards, have been retained. The verification shall be presented in a letter from the project archeologist to the County of San Bernardino – Land Use Services Department, Planning Division, stating their services have been retained and that they will be present during initial ground disturbance.

Archeological and Native American Monitoring. The Project archeologist shall contact the Cultural Resources Monitoring (CRM) Department of the San Manuel Band of Mission Indians to coordinate when initial ground disturbance and monitoring may begin. The Archeological and Native American monitors must be present during initial ground-disturbing activities, including grading, filling, drilling, and trenching. If actual subsurface archeological deposits are discovered, archeological and Native American monitoring shall continue until both parties determine daily monitoring can be shifted to periodic spot checks or concluded.

If potential significant archeological deposits are encountered, all ground disturbance near the find shall halt and the archeologist and Native American monitor shall develop and implement a plan that would reduce potential impacts through avoidance or, if avoidance is not practicable, data recovery. Discovery of potentially significant archeological deposits and subsequent investigations may result in the preparation of additional archeological technical reports. After ground-disturbing construction activities have been completed, an archaeological construction monitoring report shall be completed if cultural resources are discovered. Technical reports, the monitoring report, collected artifacts and other necessary archeological documentation shall be submitted to the San Manuel Band of Mission Indians for permanent curation.

Construction Worker Educational Workshop. At least fifteen (15) days prior to land disturbance, the applicant's archeologist shall contact the CRM Department of the San Manuel Band of Mission Indians to coordinate a preconstruction meeting between the Tribal Cultural Resources Monitor, the project contractor, site construction workers, and the applicant's archeologist for a training session on tribal cultural resources. The construction worker training shall include an overview of potential cultural resources that could be encountered during grading activity to facilitate worker recognition, avoidance and subsequent immediate notification to a designated on-site cultural monitor for further evaluation and action as appropriate.

[Mitigation Measure X h-1]

Prior to the issuance of Building Permits, the following shall be completed.

Cell Site buildings. The applicant shall submit three (3) sets of building plans to the Fire Department for review and approval. When the proposed cell site equipment storage buildings include a fire suppression system, four (4) sets of plans shall be submitted for approval. (Add to plan when applicable) This site is within the FS1, 2 or 3 Overlay District and all such buildings shall have a fire suppression system.

Cell Towers. Cell towers that are proposed in the FS1, FS2 or FS3 Overlay Districts with a camouflaged covering [e.g. tree] shall submit four (4) sets of plans to the Fire Department for approval. These plans shall indicate that all such exterior camouflaged coverings shall be of an approved fire resistive material.

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 one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance # 3586

Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

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