

**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:**

<b>APN:</b>	0351-191-41
<b>Applicant:</b>	David Rashidian
<b>Community:</b>	West Cajon Valley
<b>Project No:</b>	P201500162/TPM 19568
<b>Staff:</b>	TYLER MANN
<b>Rep:</b>	David Warren - High Desert Mapping
<b>Proposal:</b>	TENTATIVE PARCEL MAP 19586 - A SUBDIVISION OF 4.88 ACRES INTO TWO (2) PARCELS, APPROXIMATELY 1,020 CUBIC YARDS OF CUT AND FILL TO CREATE ONE (1) BUILDING PAD AND CONSTRUCTION OF ONE (1) SINGLE-FAMILY RESIDENCE.

**USGS Quad:** TELEGRAPH PEAK  
**T, R, Section:** T3N R7W Sec. 1  
**Planning Area:** N/A  
**LUZD:** RURAL LIVING (RL)

**Overlays:** FIRE SAFTEY 1 (FS1)  
BIOLOGICAL RESORUCES (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](mailto:Tyler.Mann@lus.sbcounty.gov)

**Fax No:** (760) 995-8167

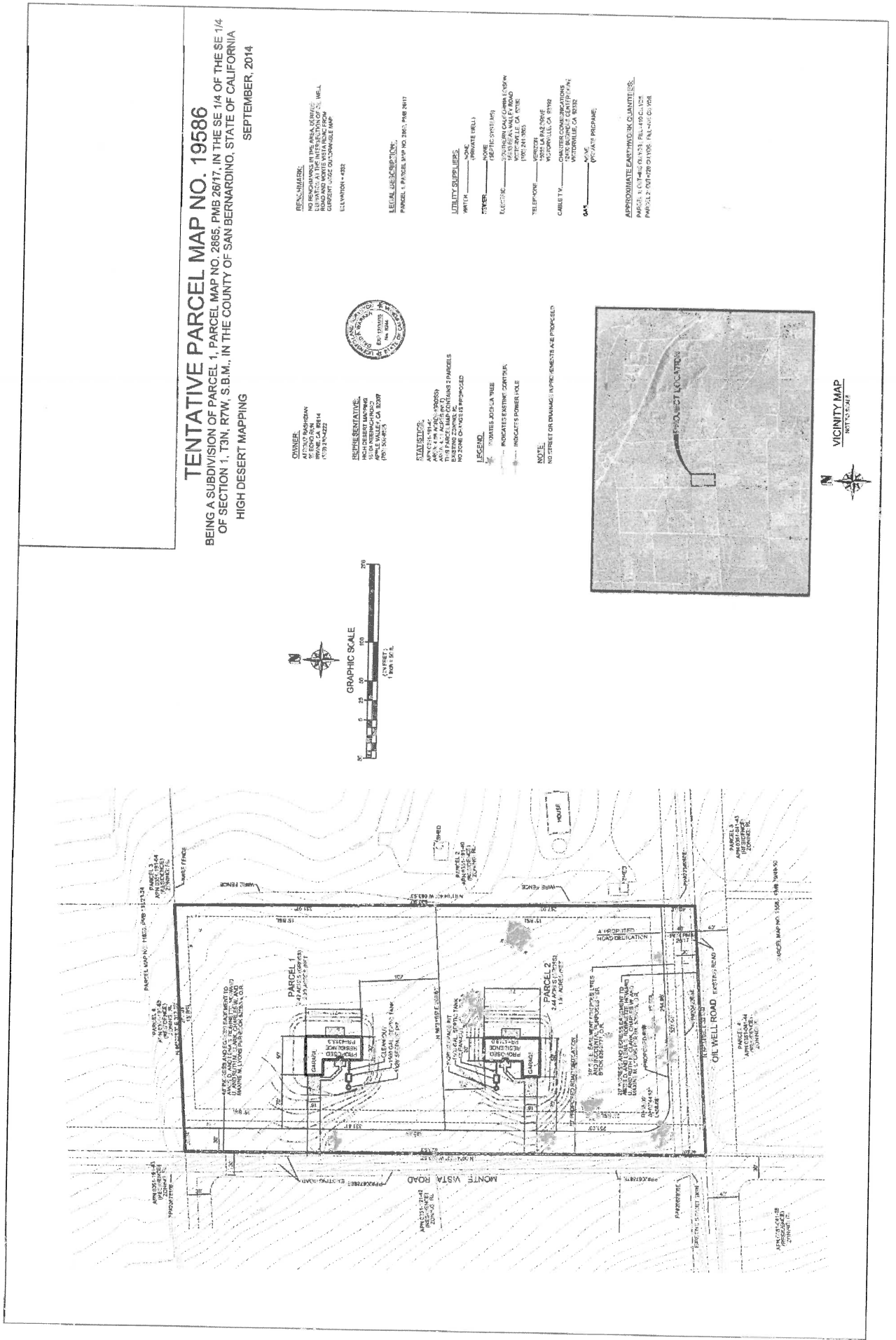
**Project Sponsor:** David Warren - High Desert Mapping  
16704 Neenach Road  
Apple Valley, CA 92307

**PROJECT DESCRIPTION:**

The proposed project is Tentative Parcel Map 19586 to create two (2) parcels on 4.88 acres, 1,020 cubic yards of cut and fill for one (1) building pad and construction of one (1) single-family residence. The site has an active building permit and grading permit for the construction of one single-family residence on the proposed Parcel 2 portion of the lot. The project lies in the unincorporated portion of the County of San Bernardino in the community of West Cajon Valley on the northeast corner of Oil Well Road and Monte Vista Road, more commonly known as 6513 Monte Vista Road, West Cajon Valley. The County's General Plan designates the project area as Rural Living (RL). The site is regulated by the Biotic Resources (BR) overlay and the Fire Safety 1 (FS1) overlay.

**ENVIRONMENTAL/EXISTING SITE CONDITIONS:**

The project site is currently being developed with one single-family residence on a portion of the proposed Parcel 2; the remaining portion of the site is a relatively undisturbed mixed desert shrub community typical of this portion of the San Gabriel Mountain Range. The project site is dominated by Joshua trees, yucca, yellow-green matchweed, saltbush, scrub oak and beavertail cactus. Elevations range from 4,305 to 4,330 feet with a slight slope to the north. Soils consist of sandy loam with small rocks present as well as ground cover consisting of mulched trees and shrubs. The site is bordered on the north, south, east and west by existing single-family homes. No blueline channels on site, no streams, desert washes or other water features exist on site.



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AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT	OVERLAYS
Site	SFR	RL	FS1, BR
North	Vacant	RL	FS1, BR
South	SFR	RL	FS1, BR
East	SFR	RL	FS1, BR
West	SFR	RL	FS1, BR

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, Mojave Desert 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, and **County Fire**

Local: N/A

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## 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 18 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:

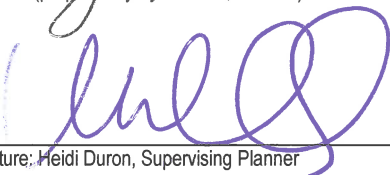
- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been 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):

12-1-15

Date



Signature: Heidi Duron, Supervising Planner

12/1/2015

Date

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

The property is not within the view-shed of any Scenic Route listed in the General Plan.

- I a) No Impact.** The proposed project is not located within a designated Scenic Corridor and will not have a substantial adverse effect on a scenic vista, as there are none identified within the vicinity of the project site that would be affected by the proposed subdivision. The County's General Plan identifies areas to be considered for designation of a scenic resource as a roadway, vista point, or area that provides a vista of undisturbed natural areas, or includes a unique or unusual feature that comprises an important or dominate portion of the viewshed, or offers a distant vista that provides relief from less attractive views of nearby features. The project site is not within the Scenic Overlay area and does not meet any of the criteria to be considered a candidate to be placed within the County's Scenic Overlay Area. The Scenic Overlay Area includes unique views within the County's desert, mountain and valley areas as well as other aesthetic natural land formations. It covers an area extending 200 feet on both sides of the ultimate road right-of-way of State and County designated Scenic Highways as identified within the General Plan. The nearest County designated Scenic Route is State Highway 138 approximately a quarter mile northeast of the project site.
- I b) No Impact.** The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway. The nearest state scenic highway is Highway 38, approximately 45-miles to the southeast of the project site.
- I c) Less Than Significant.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings because the project is consistent with the minimum parcel size of the underlying zoning and is consistent with the design of other subdivisions in the area. The existing native desert vegetation includes approximately six large clusters of locally protected Joshua trees. All building permits require a pre-construction inspection to verify the location of Joshua trees and any such removal must comply with the County's ordinance regarding tree protection (County Development Code Section 88.01.060). Any future development of the proposed parcels will have to meet the development standards of the Rural Living (RL) zoning district.
- I d) Less Than Significant.** The proposed project will not create a new source of substantial light or glare that

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would adversely affect day or nighttime views in the area because at this time this project is only proposing the subdivision of approximately 5-acres into two (2) parcels. Any future development and installation of outdoor lighting on the newly created parcels must comply with the Chapter 83.07 Glare and Outdoor Lighting standards of the Development Code. These standards are meant to ensure that any impact caused by outdoor lighting and glare is reduced to a level below significance.

**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
<p><b>II. AGRICULTURE AND FORESTRY RESOURCES</b> - 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:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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



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rezoning of forest land because the project site is not zoned for forest land and is not identified as 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 or forest-use.

**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
<b>III. AIR QUALITY</b> - 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION** (Discuss conformity with the Mojave Desert Air Quality Management Plan, if applicable):

- III a) **Less Than Significant.** The project will not conflict with or obstruct implementation of the Mojave Desert Air Quality Management Plan (MDAQMP). The MDAQMP for the Mojave Desert 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 non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable MDAQMD 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 MDAQMP 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. The *MDAQMD CEQA Guidelines* state, "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 is located in the County's Rural Living (RL) land use zoning district with a residential density of one (1) dwelling unit per 2.5-acres and is consistent with the density existing at the time the growth forecast was completed. Since the project involves the subdivision of five (5) gross acres into two (2) residential parcels, the residential density conforms to the County's General Plan, and therefore conforms to the MDAQMP projections for development and population and is not anticipated to conflict with the applicable MDAQMP.
- III b) **No Impact.** The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The on-going development of the house and the future residential development of one (1) new parcel will not exceeded the thresholds for air quality standards or add substantially to any existing

air quality violation because construction activity and operational air quality emissions will generate minimal air pollutants, well below the thresholds of significance set by MDAQMD. The MDAQMD identifies projects that exceed emissions thresholds as having a significant impact and will require mitigation to bring the emission levels below a level of significance. In consultation with the MDAQMD, the district determined that the project would not exceed any of the significance thresholds listed below because of the small nature of the residential subdivision and the emissions released as a result of construction activity and operational life. According to CalEEMod, residential subdivisions of approximately 1,000 or more single-family detached units are anticipated to exceed the annual and/or daily threshold amount for criteria pollutants listed below.

Criteria Pollutant	Annual Threshold (tons)	Daily Threshold (pounds)
Carbon Monoxide (CO)	100	548
Oxides of Nitrogen	25	137
Volatile Organic Compounds (VOC)	25	137
Oxides of Sulfur (SO <sub>x</sub> )	25	137
Particulate Matter (PM <sub>10</sub> )	15	82
Particulate Matter (PM <sub>2.5</sub> )	15	82
Hydrogen Sulfide (H <sub>2</sub> S)	10	54
Lead (Pb)	0.6	3

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 MDAQMD is in non-attainment for ozone and particulate matter (PM<sub>2.5</sub> and PM<sub>10</sub>). In evaluating the cumulative effects of the project, Section 21100(e) of CEQA states, "previously approved land use documents including, but not limited to, general plans, specific plans and local coastal plans, may be used in cumulative impacts analysis". In addressing cumulative effects for air quality, the MDAQMP utilizes approved general plans and therefore, is the most appropriate document to use to evaluate cumulative impacts of the subject project. The MDAQMP evaluated air quality emissions for the entire Mojave Air Basin using a future development scenario based on population projections and set forth a comprehensive attainment program that would lead the basin into compliance with all federal and state air quality standards. In the *MDAQMD CEQA Guidelines*, any project that remains consistent with the land use plan that was used to generate the growth forecast conforms to the air districts attainment plan and will not result in cumulatively considerable impacts to the basin's air quality. The proposed project conforms to the County's General Plan that was used in creating growth forecasts to establish the MDAQMP.

Future construction activity may result in a less than significant temporary increase in particulate matter for the surrounding area. The MDAQMD Rule 403.2, requires measures be in place during grading and land disturbing activity to reduce the amount of fugitive dust, a major contributor to the region's non-attainment for particulate matter (PM<sub>10</sub>). These methods include, using periodic watering for short-term stabilization of Disturbed Surface Area to minimize visible fugitive dust emissions, covering loaded haul vehicles, stabilizing graded sites, preventing project-related Trackout onto paved surfaces, cleanup project-related Trackout or spills within twenty-four (24) hours and reduce non-essential Earth-Moving Activity under High Wind conditions. In addition, the County's General Plan prohibits the clearing of natural vegetation in the Desert Region beyond the areas of a building pad, driveway, landscaping, agriculture or other reasonable uses associated with the primary use of the land, including fire clearance for parcels one (1) acre or greater in size. The County requires a Dust Control Plan (DCP) to accompany any grading permit; the requirement for a DCP ensures MDAQMD Rule 403.2 is

carried out.

**Non-attainment Designations and Classification Status**

Ambient Air Quality Standard	MDAQMD
Eight-hour Ozone (Federal 84 ppb)	Non-attainment; classified Severe-17 (portion of MDAQMD outside of Western Mojave Desert Ozone Non-attainment Area is unclassified/attainment)
Eight-hour Ozone (Federal 75 ppb)	Non-attainment (expected)
Ozone (State)	Non-attainment; classified Moderate
PM <sub>10</sub> (Federal)	Non-attainment; classified Moderate (portion of MDAQMD in Riverside County is unclassified, and the portion in the Searles Valley is in attainment)
PM <sub>2.5</sub> (State)	Non-attainment (portion of MDAQMD outside of Western Mojave Desert Ozone Non-attainment Area is unclassified/attainment)
PM <sub>10</sub> (State)	Non-attainment
Hydrogen Sulfide (State)	Unclassified (Searles Valley Planning Area is non-attainment)

- III d) **No Impact.** The project will not expose any sensitive receptors to substantial pollutant concentrations, because there are no known or potential sources of concentrations of substantial pollutants within ¼ mile of the project site. The Mojave Desert 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 (zoned) sensitive receptor must not expose sensitive receptors to substantial pollutant concentrations. Any industrial project within 1000 feet, a distribution center (40 or more trucks per day) within 1000 feet, a major transportation project (50,000 or more vehicles per day) within 1000 feet, a dry cleaner using perchloroethylene within 500 feet or a gasoline dispensing facility within 300 feet.

The project does not propose any of the above-described uses and none of the described uses are either existing or planned within the specified distance of the subdivision.

- III e) **Less Than Significant.** 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, and used as a guide by the Mojave Desert Air Quality Management District, land uses associated with odor complaints include agriculture operations, wastewater treatment plants, landfills, and certain industrial operations. Future development will be limited to primary and accessory uses identified in the Rural Living (RL) land use zoning district, which does not allow wastewater treatment plants, landfills or industrial operations. Primary or accessory agriculture and animal keeping must have proper manure management and shall be carried out in compliance with Title 3 (Health and Sanitation and Animal Regulations) of the County Code. In addition, properties cannot exceed the number and type of animals listed in the County's Development Code for accessory animal keeping and all animal keeping must comply with public health laws.

**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
<b>IV. BIOLOGICAL RESOURCES - Would the project:</b>				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 ): Blainville's Horned Lizard, Burrowing Owl

The information contained in this section is based in part on the *General Biological Resources Assessment Tentative Parcel Map 19586* by RCA Associates LLC, dated October 24, 2015.

IV a) **Less Than Significant with Mitigation Incorporated.** The project will not have a substantial adverse effect 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 the U.S. Fish and Wildlife Service because no candidate, sensitive, or special status species were observed on site. The habitat on the project site may be supportive of a candidate, sensitive or special status species, according to Randall Arnold, Senior Biologist, in the *General Biological Assessment* conducted by RCA Associates. The project site is located in the known distribution of the Blainville's coast horned lizard and has suitable habitat for the species. Although the species was not observed during the assessment the species has been observed within three (3) miles to the

southwest of the project site. A pre-construction survey for the species will be required prior to the issuance of any grading permit, building permit or ground disturbing activity to confirm the continued absence of the species. According to the biological assessment, the project site is outside the known range of the desert tortoise and the Mohave ground squirrel and no further surveys for these species are required. The biological assessment indicated that no Burrowing owls were observed on site and no suitable burrows or burrowing owl signs were observed, but recommended a pre-construction survey be completed to ensure the species has not migrated on site between the time of the assessment and the beginning of land disturbing activity. **See Mitigation Measure IV a-1.**

- IV b) **Less Than Significant.** 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 because no such habitat has been identified or is known to exist on the project site. Information presented in the *General Biological Assessment* prepared by RCA and Associates states that, "USGS Telegraph Peak, CA Quadrangle does not show any blueline channels on site...no wildlife corridors bisect the property, and no sensitive wildlife species were observed during the general biological assessment". There are no documented observations of any special status species in the immediate area according to the California Natural Diversity Database. The relatively small size of the site and its surroundings of developed single-family homes make it unlikely to be supportive of any special status species in the future.
- IV c) **No Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland as defined by Section 404 of the Clean Water Act.
- IV d) **Less Than Significant.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because the *General Biological Resources Assessment* conducted by RCA Associates dated October 24, 2014 indicates that no such wildlife or migratory corridors exist on site and the project site is not within any open space or wildlife corridor as identified in the County's General Plan Open Space Element Map.
- IV e) **Less Than Significant.** The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because future construction or land disturbance is required to adhere to the County's Tree & Plant Protection Ordinance. The project proponent will be required to obtain a Tree & Plant Removal Permit prior to any land disturbance for the removal of any Native Desert Plant listed in Chapter 88.01.060(c) and the removal and/or relocation of any Joshua tree. Prior to any land disturbance, or issuance of a grading or building permit, whichever occurs first, a Native Desert Plant Expert or certified arborist with experience with Joshua Trees must provide certification that the removal, replacement, or revegetation activities are appropriate, supportive of a health environment and in compliance with Chapter 88.01 of the Development Code and/or Food and Agriculture Code Section 80001 et seq). Only if one of the findings listed in Chapter 88.01.050(f)(1) and Chapter 88.01.050(f)(3) are made can any Desert Native Plant or Joshua Tree be removed. A note to this affect will be placed on the CDP.
- 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.

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**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 IV a-1]**

**The following conditions shall be placed in the approval documents for prior to grading and as notes on the CDP:**

**Prior to and within thirty (30) days of ground disturbance a pre-construction survey for burrowing owl and their active burrows shall be completed by a qualified biologist according to the latest adopted California Department of Fish and Wildlife (CDFW) protocol. The results of the survey shall be furnished to the County Planning Division for review and approval. If the result of the survey indicate burrowing owl and/or their active burrows the project proponent shall implement mitigation measures as defined in the latest adopted protocol and agreed upon by the County Planning Division in consultation with CDFW. All mitigation measures must be agreed upon and implemented prior to any ground disturbance or the issuance of any grading or building permit, whichever occurs first.**

**Prior to and within thirty (30) days of ground disturbance a pre-construction survey for Blainville's coast horned lizard shall be completed by a qualified biologist according to best practices. The results of the survey shall be furnished to the County Planning Division for review and approval. If the result of the survey indicate coast horned lizard is present the project proponent shall implement mitigation measures according to the qualified biologist and in consultation with CDFW. All mitigation measures must be agreed upon and implement prior to any ground disturbance or the issuance of any grading or building permit, whichever occurs first."**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>V. CULTURAL RESOURCES</b> - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 Overlay  or cite results of cultural resource review):

The information contained in this section is based in part on the *Cultural Resources Assessment Rashidian 5-acre Project* by LSA Associates, Inc. dated October 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 Cultural Resources Assessment conducted by LSA Associates, Inc. dated October 2015. The report's Findings and Recommendations stated, "Results of the records search and survey indicate that no archeological resources were identified within or near the project. Portions of the project parcel have been previously disturbed. The sensitivity of the project for potential subsurface resources is negligible. Therefore, no further cultural resources investigations or monitoring are recommended". However, there is a possibility that unknown resources may be discovered during grading activity. A Condition of Approval, as discussed in Section VI of this document, will require an archeological monitor to be present during grading activity on proposed Parcel 1. The archeological monitor will be available to record any historical find and implement any mitigation measures.
- V b) **Less Than Significant.** This project will not cause a substantial adverse change to any archaeological resource because no resources have been identified on the site and the project site is not in area mapped to have discoveries of archeological resources and is not in an area identified to have a high probability of archeological resources as indicated in the Findings and Recommendations section of the Cultural Resources Assessment conducted by LSA Associates, Inc. However, there is a possibility that unknown resources may be discovered during grading activity. A Condition of Approval, as discussed in Section VI of this document, will require an archeological monitor to be present during grading activity on proposed Parcel 1. The archeological monitor will be available to record any historical find and implement any mitigation measures in coordination with the County's Planning Division, and if applicable, the appropriate Native American Tribe.
- V c) **Less Than Significant.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are identified on this project site as indicated in the Cultural Resources Assessment conducted by LSA Associates, Inc. In accordance with State Health and Safety Code Section 7050.5, a Condition of Approval and CDP note will state that if human remains are encountered, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may



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inspect the site of the discovery. The MLD shall complete the inspection 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.

**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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**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?

**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

VI a) **Less Than Significant with Mitigation Incorporated.** This project will not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code §21074 because mitigation measures have been agreed upon by the project proponent to reduce any impact to tribal cultural resources below a level of significance. AB 52 passed on September 25, 2014 and implemented on 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.

In accordance with Public Resource Code §21080.3.1, the San Manuel Band of Mission Indians, the Morongo Band of Mission Indians, and the Twenty-Nine Palms Band of Mission Indians have indicated that they are traditionally and culturally affiliated with the geographic area of the proposed project and have requested notification for consultation. San Manuel received notification on August 1, 2015 and the thirty (30) day consultation request period ended on August 31, 2015. The San Manuel Band of Mission Indians requested the results of a cultural records search prior to determining if consultation was necessary. The records search, included with the Cultural Resources Assessment conducted by LSA Associates, Inc., as previously discussed in Section V of the document, indicated that there were no cultural resources within the project area and subsurface archaeological or prehistoric resources are unlikely to occur.

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”. After review of the Phase I Archeological Survey, San Manuel declined formal consultation and instead recommended a Condition of

Approval be incorporated into the approval documents requiring an archeological monitor present during grading activity on the proposed Parcel 1. The monitor is to ensure that if unknown Native American Cultural Resources are discovered, they are handled properly and in a timely manner. San Manuel also requested their tribal monitor present during grading and requested an educational training session on cultural resources with the project contractor prior to grading. An additional condition will require the archeologist to contact the San Manuel Band of Mission Indians if prehistoric cultural resources or prehistoric human remains are discovered to request for consultation. **[See Mitigation Measure VI a-1]** The Morongo Band of Mission Indians received notification on August 3, 2015 and the thirty (30) day consultation request period ended on September 3, 2015. Morongo Band of Mission Indians responded to the notice and indicated the project is not within their traditional and cultural affiliated geographic area. The County received a request for notification to consult from the Twenty-Nine Palms Band of Mission Indians on October 15, 2015. In accordance with State law, a consultation request notice was prepared and mailed to the address on the notification request within 14-days of receiving the notice. The Twenty-Nine Palms Band of Mission Indians Tribal Chairman received the notification on October 28, 2015 and the thirty-day consultation request period ended on November 27, 2015. The Twenty-Nine Palms Band of Mission Indians did not respond to the request for consultation during the 30-day period.

**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]**

**The following condition of approval shall be placed in the approval document and as notes on the CDP:**

**Archeologist Retainer.** Prior to the issuance of a Grading Permit for proposed Parcel 1, the applicant shall provide written verification that a certified archeologist, meeting Secretary of the Interior Standards, has been retained to implement the monitoring program. The verification shall be presented in a letter from the project archeologist to the County of San Bernardino – Land Use Services Department, Planning Division.

**Construction Worker Educational Workshop.** At least fifteen days (15) prior to grading activity, the applicant 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.

**Archeological and Native American Monitor.** The archeological monitor retained by the applicant and the San Manuel Band of Mission Indians monitor shall be present during ground-disturbing activities that affect surface and near-surface soils, defined as 0 to 24 inches below grade. If deeper A-horizon soils are discovered, or if actual subsurface archeological or Native American cultural resources are discovered, the archeological and Native American monitoring shall continue until the archeologist and Native

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**American monitor determines daily monitoring can be concluded.**

**In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and the archeological monitor present shall assess the find. The San Manuel Band of Mission Indians and the Twenty-Nine Palms Band of Mission Indians must be contacted to request for consultation. Work on the overall project may continue during the assessment period.**

- **If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared the developer's archaeologist shall contact the San Manuel Band of Mission Indians and the Twenty-Nine Palms Band of Mission Indians.**
- **If requested by the San Manuel Band of Mission Indians, and/or Twenty-Nine Palms Band of Mission Indians the project's archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to the tribe, etc.).**

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?

**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 no resources have been identified on the site. A note placed on the Composite Development Plan and in the project approval for the issuance of grading permits will require all activities to cease and a County approved paleontologist to be present if paleontological resources are found 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
<b>VIII. GEOLOGY AND SOILS - Would the project:</b>				
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

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. The nearest earthquake fault zone is the San Andreas fault, approximately 2.8 miles to the southwest. The project site is not located in any area known to be susceptible to liquefaction or landslide. Most of southern California is susceptible to strong earthquakes and ground shaking; however, Uniform Building Code standards are meant to protect buildings and individuals from loss of life and property related to earthquakes. Any new development will be required to meet the latest adopted Uniform Building Code prior to the issuance of building permits for new construction and materials. Therefore, impacts from proximity to fault zones are considered less than significant.

VIII b) **Less Than Significant.** The project will not result in substantial soil erosion or the loss of topsoil because County Code requires measures be in place to prevent soil erosion. At the time any development occurs, on-

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site erosion and sediment control measures will be in place as required by the County Development Code and the Building and Safety Division. As discussed in Section III b) of this document, the MDAQMD requires measures be in place during grading and land disturbance activities to minimize fugitive dust in the form of a Dust Control Plan (DCP). Grading plans, an approved grading permit, Dust Control Plan (DCP) and erosion and sediment control plan is required prior to any land disturbance from the Building and Safety Division. A condition of approval from the Building and Safety Division will require a note be placed on the Composite Development Plan (CDP) stating, "An Erosion and Sediment Control plan must be submitted and approved by the Building official prior to any land disturbance". The County's Landscape & Irrigation design element of the Development Code will require at a minimum landscaping on disturbed portions of the future developed parcels to ensure minimal soil erosion, the County prohibits the clearing of natural vegetation in the Desert Region on parcels one (1) acre or greater for no purpose.

- VIII c) **No Impact.** 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. The County of San Bernardino has mapped Geologic Hazards as part of the adoption of the General Plan and Development Code. The Geologic Hazard Overlay includes any areas of adverse soil conditions, such as those underlain by hydrocollapsible, expansive, and/or corrosive soils. The project site is not mapped as being in the Geologic Hazard Overlay. Any new construction will be required to meet the latest adopted Uniform 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 VI c) above, the project site is not within the County's mapped Geologic Hazard Overlay, including areas as having expansive soils. Any future construction on the newly created parcels must meet the requirements of the latest adopted Uniform Building Code.
- VIII e) **Less Than Significant.** The project will not have soils incapable of adequately supporting the use of on-site wastewater treatment tanks or alternative wastewater disposal systems. The site will require future single-family residences to have an Environmental Health Services approved wastewater treatment device or connect to sewer service. The County's Environmental Health Services Department reviewed the subject project and will require, as a condition of approval, a percolation test to be completed prior to recordation. A note placed on the Composite Development Plan will state "An approved percolation report, (EHS reference number) prepared by (person/firm name & credentials) on (date prepared), is on file with EHS. A plot plan showing the location of the septic system shall be submitted to EHS prior to the issuance of building permits for the individual lots." If the percolation report indicates that soils exist that are incapable of adequately supporting the use of onsite waste water treatment, septic permits will not be issued and development of the subject parcels will not be allowed until an alternative form of wastewater treatment is available.

**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
<b>IX. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
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.** The current construction of a single-family home and the future construction and operational life of an additional single-family home that could be allowed by the approved subdivision will not generate greenhouse gas emissions, either directly or indirectly that may have a significant impact on the environment or conflict with the County's GHG Reduction Plan.

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 MTCO<sub>2e</sub> level were established. Projects that exceed the 3000 MTCO<sub>2e</sub> are considered to have a potentially significant impact on the implementation of the County's and the States GHG reduction plan. The threshold for single-family residential development to exceed the 3000 MTCO<sub>2e</sub> level is 60 to 80 units. GHGs and criteria pollutants associated with the current development of one (1) single-family home and the future development of another single-family home will be well below this threshold. For this reason, it is unlikely that this project would impede the state's ability to meet the reduction targets of AB32 or conflict with the County's adopted GHG reduction plan.

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



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

**SUBSTANTIATION**

- X a) **No Impact.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because allowed uses in the RL zone will not transport, use or dispose of hazardous materials. If a use is proposed in the future that transports, uses or disposes of hazardous materials a permit and inspection by the Hazardous Materials Division of the County Fire Department is required.
- X b) **No Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment,

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because the project is a residential subdivision and no hazardous materials will be on site. Any proposed future use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.

- 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 Hesperia Airport, which is located approximately 13 miles east of the project site. The project site was verified to not be within an Airport Noise Overlay according to the General Plan's Hazard Overlay map.
- 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 the Lake Arrowhead Airport, which is located approximately 13 miles to the southeast of the project site. The project site was verified to not be within an Airport Noise Overlay.
- 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 directions via Monte Vista Road and Oil Well Road and has been reviewed for adherence with the San Bernardino County Fire Departments regulations for emergency access.
- X h) **Less Than Significant.** 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 prior to any construction occurring on any parcel, the applicant shall contact the County 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. The County General Plan designates the project site as being within the Fire Safety Review Area 1 (FS1) Overlay. All future construction shall adhere to all applicable standards and requirements of the FS1 Overlay listed in Chapter 82.13 of the Development Code. The standards and requirements of Chapter 82.13 of the Development Code exist to reduce any impact to people or structures within the wildland urban interface below a level of significance.

**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
<b>XI. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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**

The information contained in this section is based in part from information obtained from Allard Engineering, APN 0351-119-41 Preliminary Drainage Report. Dated: October 11, 2014.

XI a) **No Impact.** The project will not violate any water quality standards or waste discharge requirements because

the approved single-family home on site has an approved on-site wastewater treatment device. Any future on-site wastewater treatment systems associated with residential development must be approved by the San Bernardino County Department of Public Health -Environmental Health Services Division based on requirements set by the Santa Ana Regional Water Quality Control Board. The standards enforced by the Santa Ana Regional Water Quality Control Board require that any wastewater treatment system be designed in a manner so as not to violate the region's water quality standard. The parcels meet the minimum size requirements of the Santa Ana Regional Water Quality Control Board for onsite wastewater treatment systems.

- XI b) **Less Than Significant.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project site has been authorized by the Department of Public Health – Environmental Health Services Division for individual wells on each parcel. EHS will require documentation that substantiates sufficient well water of acceptable quality to serve the project prior to map recordation. Individual wells for two new residences does not have a significant impact on the ground water supply.
- XI c) **No Impact.** 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 because the project does not propose any alteration to a drainage pattern, stream or river. The project will not require the alteration of any drainage pattern of the site or area as indicated in the preliminary drainage report approved by the County's Land Development Division – Drainage Section.
- XI d) **No Impact.** 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 because alternation to natural drainage courses is not proposed with this project. As indicated in the preliminary drainage report approved by the Land Development Division – Drainage Section, there will be no alteration to any drainage course necessary for this project or any future development on the project site.
- XI e) **Less Than Significant.** The current development of one (1) single-family residence and the future development of another will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems because the drainage of the residences will be handled by the natural drainage courses on the property. County Land Development Division has reviewed the proposed project drainage and has determined that the existing systems are adequate to handle anticipated flows. There will be adequate capacity in the local and regional drainage systems, so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of stormwater flows originating from or altered by the project.
- XI f) **Less Than Significant.** The project will not otherwise substantially degrade water quality, because ongoing construction is required to maintain erosion control devices and Best Management Practices (BMPs) and future development of the site will be required to maintain erosion control and (BMPs) for stormwater. When future development occurs on the new parcels, the applicant is required to comply with the latest adopted Santa Ana Regional Water Quality Control Board regulations in place at the time of grading or building permit issuance.
- 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 designated as being in a flood hazard area. The project site is located within Flood Zone D according to FEMA Panel Number 7160H Dated 08/28/2008. Flood Hazards are undetermined in this area but possible.
- XI i) **No Impact.** The project will not expose people or structures to a significant risk of loss, injury, or death involving

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flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within an 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, which has mapped areas of flooding that may result in the event of a dam or levee failure.

- 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
<b>XII. LAND USE AND PLANNING - Would the project:</b>				
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 subdivision will create residential parcels that conform to the Rural Living minimum parcel size development standards and the residential density of the General Plan. The subject property is surrounded by public rights-of-way that allow continued access to adjacent and neighboring property and neighborhoods.
- 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
<b>XIII. MINERAL RESOURCES</b> - 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-4

- 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 because no known mineral resources are on site. The project site is located in the MRZ-4 overlay for metallic mineral resources as indicated in the *Mineral Land Classification of a Part of Southwestern San Bernardino County, California: A Part of the Eastern San Gabriel Mountains and the Western San Bernardino Mountains* report. The MRZ-4 overlay is defined as an area of no known mineral occurrences where geologic information does not rule out either the presence of absence of significant mineral resources. The *Guidelines for Classification and Designation of Mineral Lands*, classifies any area within the MRZ-2a or MRZ-2b 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. The County’s General Plan has mapped sites that are existing surface mining activities, areas where mining activity is expected to take place in the future and areas adjacent to current or proposed mining activity as the Mineral Resource (MR) Overlay. The project site is not within the MR Overlay of the County’s General 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
<b>XIV. NOISE - Would the project:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- XIV a) **No Impact.** The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies because development of two single-family homes must comply with the County's noise ordinance for residential zones. Noise exceeding these standards is not anticipated to be generated by the allowed uses of the Rural Living land use district and future construction activities. The subject site is not located near any activity that generates noise levels in excess of the Rural Living land use zoning district standards. A note will be placed on the CDP that future residences, "shall submit an acoustical information sheet demonstrating that the County's exterior and interior residential noise standards will not be exceeded and if exceeded, the manner in which those levels will be mitigated to an acceptable level". This information is to be submitted to the County's Department of Public Health, Environmental Health Services Division for review and approval.
- XIV b) **No Impact.** The project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. Any land disturbance conducted in the future, as part of a residential development will have to adhere to the County Development Code for grading and construction noise. The project location is not in the surrounding area of any industries or activities that generate excessive ground borne vibration.
- XIV c) **No Impact.** The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project because noise levels from single-family residences are anticipated to remain at or below the noise standard for the RL zone. Future residential development is



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required to comply with the noise standards of the County Development Code for residential land use, and future residences are required to meet the Development Code's noise standards.

- 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 because temporary increases in noise levels can occur on site without an approved subdivision. If residential development occurs in the future, construction activity and noise levels will be required to stay within the noise standards for residential zones. Construction activity must occur during the hours established in the County's Development Code, however, short term temporary noise related to construction activity may exceed the noise standards of the residential zone. Any noncompliance with the County's noise ordinance or construction hours may result in enforcement action through the Code Enforcement Division.
- 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
<b>XV. POPULATION AND HOUSING - Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION**

- XV a) **Less Than Significant.** The project will not induce substantial population growth in an area either directly or indirectly. The proposed subdivision will create two (2) new parcels that are allowed one dwelling unit each with a projected population of six (6) new residents at build out. The County's General Plan has anticipated and planned for this level of development on the project site. The proposed project may have an indirect impact on population growth because public improvements and other public infrastructure that will be constructed or extended as a result of this project, could facilitate further development. Any future development in the area as a result of this project has been anticipated and planned for through the adoption of the General Plan.
- 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 house under construction will remain as part of this subdivision.
- 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. The residence currently under construction will remain as part of this subdivision

**Therefore, no significant adverse 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION**

XVI a) **Less Than Significant.** The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks, or other public facilities. The Fire Department, Police, School District, Public Works and Special Districts Departments, were consulted in the review process and indicated that the project and future development caused by the approval of this subdivision would not warrant any new or expanded facilities whether directly or cumulatively. The County's General Plan has identified residential projects that provide housing for at least 1,000 new residents will require new and expanded recreation facilities. There is the potential for less than significant impacts caused by the cumulative effects of future residential development on the project site. However, development impact fees are assessed on a pro-rata basis to finance public infrastructure improvements as a result of the impacts of each new dwelling unit. The sum of the development impact fees assessed on each new dwelling is then used to provide the necessary public infrastructure improvements to maintain acceptable levels of service, response times and other performance objectives for public services. This project alone will not induce enough population growth or demand on existing facilities to warrant any new or expanded facilities. In addition, the development of the proposed parcels will increase property tax revenues to provide additional funding for public services.

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

**SUBSTANTIATION**

- XVII a) **Less Than Significant.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Any impacts from this proposed minor subdivision will be minimal because only approximately six (6) residents will be generated at final build-out. 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.
- 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, because the type of project proposed will not result in an increased demand for recreational facilities. No development of new parkland is required per the County General Plan and discussed in section XV a), above.

**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
<b>XVIII. TRANSPORTATION/TRAFFIC - Would the project:</b>				
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 checked="" type="checkbox"/>	<input 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 future development of two (2) parcels will not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Local roads are currently operating at a Level Of Service (LOS) at or above C the standard established by the County General Plan. The Traffic Division has reviewed the project and determined it will not cause a substantial increase in traffic or congestion levels at intersections above planned thresholds for those facilities. As required by the County's Development Code, the applicant is required to provide roadway dedication along Oil Well and Monte Vista Road.

XVIII b) **Less Than Significant.** 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.

Any project within the San Bernardino Valley and Victor Valley cities and sphere of influence are required to pay a minimum fair-share development contribution to regional facility improvements to mitigate impacts caused by the project's number of trips on the network. The County has implemented a transportation facilities fee plan at a rate determined by the geographic location, size and type of development, this fee is due at building permit issuance to mitigate for impacts to the County's regional facilities. Because the project site is located outside a city sphere of influence the CMP requires a Traffic Impact Analysis (TIA) to address impacts and provide mitigation for any project that generates 250 two-way peak hour trips based on trip generation rates published for the applicable use or uses in the Institute of Transportation Engineers' Trip Generation Manual. The project has been reviewed by the County of San Bernardino Public Works Department – Traffic Division, was found to be below the 250 two-way peak hour trips, and therefore will not conflict with the implementation of the County's CMP.

- 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 highway and roadway easements..
- 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. This is a minor subdivision to create two (2) parcels for single-family residential purposes only. This project will have no impact on alternative methods of transportation.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION**

- XIX a) **Less Than Significant.** The single-family residence under construction has an approved onsite wastewater treatment device that meets all requirements of the Santa Ana Regional Water Quality Control Board. Future residential development must comply with requirements of the Board, for on-site wastewater treatment. The regulations of the regional control board are carried out through the septic system permitting process of the County's Environmental Health Services Division.
- XIX b) **No Impact.** The proposed subdivision project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. There is no water or wastewater treatment provider serving the project area.
- 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, as County Land Development Division has determined that there is sufficient capacity in the existing storm water system to absorb any additional stormwater drainage caused by the project and will not require construction of new or expansion of existing facilities
- XIX d) **Less Than Significant.** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, as the demand on ground water supplies for two (2) future single-family

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dwellings it not significant.

- XIX e) **No Impact.** There is no wastewater treatment provider serving the project area. On-site wastewater treatment systems will serve future residences. These on-site wastewater treatment systems must be approved by the County Environmental Health Services based on requirements of the Santa Ana Regional Water Quality Control Board.
- XIX f) **Less Than Significant.** The proposed project is served by the Victorville Sanitary Landfill via the Phelan/Sheep Creek transfer station, which has sufficient permitted capacity to accommodate the proposed project's future solid waste disposal needs.
- XIX g) **No Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste. Future single-family residences are required to have solid waste hauling serve their properties.

**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
<b>XX. MANDATORY FINDINGS OF SIGNIFICANCE:</b>				
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 type="checkbox"/>	<input checked="" 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 to drop below self-sustaining levels, threaten to eliminate a plant or animal community or eliminate important examples of the major periods of California history or prehistory. The project may have a less than significant effect with mitigation incorporated on reducing the number or restricting the range of a rare or endangered plant or animal.

There are no identified historic or prehistoric resources identified on this site. No archaeological or paleontological resources have been identified in the project area.

The existing native desert vegetation includes approximately six (6) large clusters of locally protected Joshua Trees. The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings because all building permits require a pre-construction inspection to verify the location of Joshua Trees and any such removal must comply with the County's ordinance regarding tree protection (County Development Code Section 88.01.060).

A General Biological Resources Assessment has been completed on this project by RCA Associates LLC on October 24, 2014. Conclusions of the survey state that no candidate, endangered, or sensitive wildlife species exist on site. Although coast horned lizard was not found on site, the species has been observed within 3-miles of the project site and the project site has supportive habitat for the species, a preconstruction survey will be required prior to any land disturbance. While neither burrowing owls nor their burrows were found on the site, this species has been observed in the general region; therefore, pre-construction survey for burrowing owls will be required. Mitigation measures as required by CDFW and agreed upon by the biologist and County Planning must be implemented prior to any ground disturbance. The mitigation measures identified as Mitigation Measure

IV a-1 and imposed by the California Department of Fish and Wildlife, for any sensitive species found on site, will reduce the impacts to below a level of significance.

- XX b) **Less Than Significant.** The project does not have impacts that are individually limited, but cumulatively considerable. The sites of projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts. The project site is consistent with the development standards of the County's Development Code and is consistent with the General Plan. As a result, the County's General Plan and certified Environmental Impact Report have addressed any cumulative impacts as a result of this project and other projects in the region.
- XX c) **No Impact.** 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, emissions 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.**

## **XVIII. 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 Measures**

#### **[Mitigation Measure IV a-1]**

**The following condition of approval shall be placed in the approval document and as notes on the CDP:**

**Prior to and within thirty (30) days of ground disturbance a pre-construction survey for burrowing owl and their active burrows shall be completed by a qualified biologist according to the latest adopted California Department of Fish and Wildlife (CDFW) protocol. The results of the survey shall be furnished to the County Planning Division for review and approval. If the result of the survey indicate burrowing owl and/or their active burrows the project proponent shall implement mitigation measures as defined in the latest adopted protocol and agreed upon by the County Planning Division in consultation with CDFW. All mitigation measures must be agreed upon and implemented prior to any ground disturbance or the issuance of any grading or building permit, whichever occurs first.**

**Prior to and within thirty (30) days of ground disturbance a pre-construction survey for Blainville's coast horned lizard shall be completed by a qualified biologist according to best practices. The results of the survey shall be**

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furnished to the County Planning Division for review and approval. If the result of the survey indicate coast horned lizard is present the project proponent shall implement mitigation measures according to the qualified biologist and in consultation with CDFW. All mitigation measures must be agreed upon and implement prior to any ground disturbance or the issuance of any grading or building permit, whichever occurs first.

**[Mitigation Measure VI a-1]**

The following condition of approval shall be placed in the approval document and as notes on the CDP:

**Archeologist Retainer.** Prior to the issuance of a Grading Permit for proposed Parcel 1, the applicant shall provide written verification that a certified archeologist, meeting Secretary of the Interior Standards, has been retained to implement the monitoring program. The verification shall be presented in a letter from the project archeologist to the County of San Bernardino – Land Use Services Department, Planning Division.

**Construction Worker Educational Workshop.** At least fifteen days (15) prior to grading activity, the applicant 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.

**Archeological and Native American Monitor.** The archeological monitor retained by the applicant and the San Manuel Band of Mission Indians monitor shall be present during ground-disturbing activities that affect surface and near-surface soils, defined as 0 to 24 inches below grade. If deeper A-horizon soils are discovered, or if actual subsurface archeological or Native American cultural resources are discovered, the archeological and Native American monitoring shall continue until the archeologist and Native American monitor determines daily monitoring can be concluded.

In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and the archeological monitor present shall assess the find. The San Manuel Band of Mission Indians and the Twenty-Nine Palms Band of Mission Indians must be contacted to request for consultation. Work on the overall project may continue during the assessment period.

- If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared the developer's archaeologist shall contact the San Manuel Band of Mission Indians and the Twenty-Nine Palms Band of Mission Indians.
- If requested by the San Manuel Band of Mission Indians, and/or Twenty-Nine Palms Band of Mission Indians the project's archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to the tribe, etc.).

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