

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

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

PROJECT LABEL:

APN:	3037-161-18-0000
Applicant:	EBY, BEN
Community:	PHELAN/1 ST SUPERVISORIAL DISTRICT
Location:	ON THE NORTHWEST CORNER OF FLOWERFIELD STREET AND SUN DOWN DRIVE
Project No:	P200900360/CUP
Staff:	CHRIS CONNER
Rep:	JOHNATHAN L. ZANE ARCHITECTURE
Proposal:	CONDITIONAL USE PERMIT TO ESTABLISH A 20,000 SQUARE FOOT COVERED ARENA WITH A 6,000 SQUARE FOOT BARN FOR PERSONAL USE ONLY AND A MAJOR VARIANCE TO ALLOW THE ACCESSORY ARENA AND BARN TO EXTEND IN FRONT OF THE PRIMARY RESIDENCE ON A PORTION OF 4.28 ACRES

USGS Quad: Phelan
T, R, Section: T4N R6W Sec. 30 NW ¼
Thomas Bros.: P4563/ GRID: D2
Planning Area: Phelan/Pinon Hills Community Plan Area
LUZD: PH/RL
Overlays: FS-2 Fire Safety Overlay
FP-3 Local Flood Plain Overlay
Paleontologic Resources

PROJECT CONTACT INFORMATION:

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

Contact person: Tracy Creason, Senior Planner
Phone No: (760) 995-8140
E-mail: tcreason@lud.sbcounty.gov

Fax No: (760) 995-8167

Project Sponsor: Johnathan L. Zane Architecture
958 N. La Cadena Drive
Colton, CA 92324

PROJECT DESCRIPTION:

The proposed project is **Minor Use Permit (MUP)** to establish a 20,000 square foot covered arena with a 6,000 square foot barn for personal use only and a major variance to allow the accessory arena and barn to extend in front of the primary residence on a portion of 4.28 acres. The project site lies within an unincorporated portion of the County of San Bernardino in the Phelan/Pinon Hills Community Plan area. The County's General Plan designates the site Phelan/Rural Living, 2.5 acre minimum lot size (PH/RL). The project is located on the northwest corner of Flowerfield Street and Sun Down Drive. The site is regulated by the FS-2 Fire Safety Overlay, the FP-3 Local Flood Plain Overlay, and the Paleontologic Resources Overlay.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is currently developed with a single-family residence and numerous outbuildings. The 20,000 square foot covered arena and 6,000 square foot barn were constructed on-site without permits and subsequently collapsed during a snow storm in December, 2008. Two adjacent parcels to the north and west under the same ownership (APN 3037-161-16 & -19) are developed with additional accessory structures used for horse keeping and breeding operations. The properties to the south and east are developed with single-family residences. Little to no vegetation exists on-site due to past development, clearing activities, and animal keeping. A natural drainage course traverses through the western portion of the site and is contained within an existing San Bernardino County Drainage Easement. There are no other defined watercourses on the site and no other significant topographic conditions exist on the site.

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT	OVERLAYS
Site	Single-Family Residence	PH/RL	FS-2; FP-3; PALEO
North	Vacant; Accessory Horse Keeping & Breeding Structures	PH/RL	FS-2; FP-3; PALEO
South	Single-Family Residence	PH/RL	FS-2; FP-3; PALEO
East	Single-Family Residence	PH/RL	FS-2; FP-3; PALEO
West	Vacant; Accessory Horse Keeping & Breeding Structures	PH/RL	FS-2; FP-3; PALEO

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

Federal: Fish & Wildlife

State of California: Lahontan Regional Water Quality Control Board; Fish & Game

County of San Bernardino: Land Use Services – Building and Safety, Code Enforcement; Public Health – Environmental Health Services; Public Works – Roads/Drainage, Traffic, and Surveyor; and County Fire

Local: Phelan/Pinon Hills CSD; Snowline Joint Unified School District

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on 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	Less than Significant	No Impact
--------------------------------	---------------------------------------	-----------------------	-----------

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

1. 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.

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

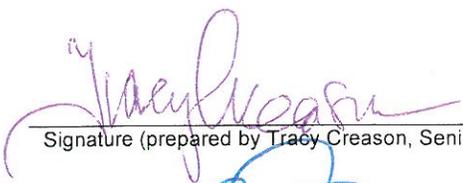
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

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

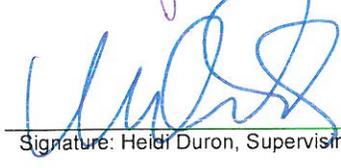
- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been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



 Signature (prepared by Tracy Creason, Senior Planner):

15 Oct 12

 Date



 Signature: Heidi Duron, Supervising Planner

11/14/2012

 Date

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

- I a) **Less Than Significant 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 development. The nearest scenic corridor is State Highway 138 which is located approximately 1.75 miles to the east 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 and there are no trees, rock outcroppings or historic buildings on the project site.
- I c) **Less Than Significant Impact.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings. To insure the covered arena and barn are compatible with the character of the surrounding community, the conditions of approval require the submittal of color architectural elevations and landscape plans to and approval by Planning prior to the issuance of building permits.
- I d) **Less Than Significant Impact.** The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Although no outdoor lighting is proposed, all on-site lighting is required to comply with section 83.07.040, Glare and Outdoor Lighting – Mountain and Desert Region.

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

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<p>II. AGRICULTURE AND FOREST RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project, and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forestland or conversion of forestland to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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 forestland to non-forest use?</p>	<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 project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. There proposed project is located in an area designated "grazing" and "other" land on the maps prepared pursuant to the Farmland Mapping and Monitoring Program. The proposed project site is in the high desert of Southern California, an area of extreme high and low temperatures, extremely low humidity, and water scarcity and will have no impact on forest resources.

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

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

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

III a) **No Impact.** The North Desert portion of the County of San Bernardino is part of the Mojave Desert Air Basin (MDAB) and the Mojave Desert Air Quality Management District (MDAQMD) and is at times adversely impacted by polluted air trapped by an inversion layer. Wind conditions and temperature variations result in the air quality being better at night and during the winter months than during summer days. According to the MDAQMD web site, the MDAQMD is downwind of the Los Angeles basin, and to a lesser extent, is downwind of the San Joaquin Valley. Prevailing winds transport ozone and ozone precursors from both regions into and through the MDAB during the summer ozone season. Local MDAQMD emissions contribute to exceedance of the established levels for ozone, but the MDAB would be in attainment of both standards without the influence of this transported air pollution from upwind regions. The Air Quality Management Plan (AQMP) for the MDAB sets forth a comprehensive program that will lead the MDAB into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections.

The project will not contribute to the degradation of local or regional air quality. Off-road diesel vehicles and equipment are required to adhere to the Diesel Exhaust Control Measures outlined in section 83.01.040 (c) of the County Development Code. These measures include idling limitations, engine maintenances, the utilization of ultra-low-sulfur diesel fuel, and incorporation of gas powered and electric equipment where feasible. The developer is required to provide certification from all construction contractors that the equipment utilized is properly serviced and maintained. Implementation of these measures will reduce any impacts on air quality to a less than significant level. The conditions of approval require a dust control plan, reviewed and approved by the Mojave Desert Air Quality Management District (MDAQMD).

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 proposed uses as a private personal arena and horse stable do not exceed established thresholds of concern as determined by the District. A dust control plan is required as a condition of approval to confirm adherence with established regulations.

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

- III c) **No Impact.** The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed private personal arena and horse stable use will not exceed established thresholds of concern.
- III d) **No Impact.** The project will not expose any future or existing sensitive receptors to substantial pollutant concentrations, because there are no known or potential sources of concentrations of substantial pollutants within vicinity of the project site. The nearest sensitive receptor is Serrano High School which is located approximately 1.25 miles northwest of the project site.
- III e) **No Impact.** The project will not create odors affecting a substantial number of people because there are no identified potential uses that will result in the production of objectionable odors. The horse keeping and breeding activities exist on-site and on two adjacent parcels, which total approximately 19 acres. The applicant owns all three parcels.

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

<i>Issues</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on 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 checked="" type="checkbox"/>	<input 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):

- IV a) **No Impact.** The project site is not located within potential habitat for any designated species. Little to no vegetation exists on-site due to past development, clearing activities, and animal keeping. The site and approximately 15 acres adjacent to the site support horse breeding and horse keeping. There will be no impact to any species because the project site was previously cleared. It contains a single-family residence and numerous outbuildings. It previously contained an approximately 28,000 square foot non-permitted covered arena and barn, which collapsed under a heavy snow load.
- IV b) **Less Than Significant Impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service because no such habitat has been identified or is known to exist on the project site. A San Bernardino County Drainage Easement exists along the western property line of the project site. There are no other defined watercourses on the site and no other significant topographic conditions exist on the site. No development is proposed on or near the easement.
- IV c) **Less Than Significant 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,

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland. A San Bernardino County Drainage Easement exists along the western property line of the project site. No development is proposed on or near the easement.

- IV d) **Less Than Significant Impact.** 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 there are no such corridors or nursery sites within or near the project site. The majority of the site will remain undeveloped. A San Bernardino County Drainage Easement exists along the western property line of the project site. No development is proposed on or near the easement. The easement in conjunction with the minimal lot coverage of approximately 15 percent will allow for movement through the site.
- IV e) **Less Than Significant Impact.** This project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because there are no protected plants or trees on-site.
- 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. The site is within the proposed boundary of the West Mojave Plan, which covers 9.3 million acres in the western portion of the Mojave Desert. This interagency habitat conservation plan remains under review.

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

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

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

- V a) **Less Than Significant Impact.** The project will not cause a substantial adverse change in the significance of a historical resource, because no resources have been identified on the site.
- V b) **Less Than Significant Impact.** This project will not cause a substantial adverse change in the significance of an archaeological resource, because no resources have been identified on the site. To further reduce the potential for impacts, a condition shall be added to the project that requires the developer to contact the County Museum for determination of appropriate measures, if any finds are made during project construction.
- V c) **Less Than Significant Impact.** 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. To further reduce the potential for impacts, a condition shall be added to the project that requires the developer to contact the County Museum for determination of appropriate measures, if any finds are made during project construction.
- V d) **Less Than Significant Impact.** 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. If any human remains are discovered during construction of this project, the developer is required to contact the County Coroner, the County Museum for determination of appropriate measures, and a Native American representative, if the remains are determined to be of Native American origin.

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

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- VI a) **No Impact.** (i-iv) 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, because there are no such geologic hazards identified in the immediate vicinity of the project site.
- VI b) **Less Than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil because no development is proposed at this time. Prior to any land disturbance, erosion control measures are required to be put in place.
- VI c) **No Impact.** The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off- site landslide, lateral spreading, subsidence, liquefaction, or collapse.
- VI d) **No Impact.** The project site is not located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property.
- VI e) **No Impact.** No additional wastewater is anticipated to be generated by the covered arena and barn so there will be no potentially significant impact in this area.

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

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

SUBSTANTIATION:

VII a, b) **Less Than Significant Impact.** As discussed in Section III of this document, the proposed project's primary contribution to air emissions is attributable to construction activity. The proposed arena and horse stable are for the personal private use of the resident. This project does not include public activities or events, nor does it evaluate any additional traffic or generation of greenhouse gas emissions.

On December 6, 2011, the San Bernardino County Board of Supervisors adopted the County Greenhouse Gas (GHG) Emissions Reduction Plan. GHGs and criteria pollutants will remain unchanged. For this reason, it is unlikely that this project would impede the state's ability to meet the reduction targets of AB32.

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

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

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

SUBSTANTIATION

- VIII a) **No Impact.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because no use approved on the site is anticipated to be involved in such activities. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review.
- VIII b) **No Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- VIII 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. The nearest school is Serrano High School which is located approximately 1.25 miles northwest of the project site.

- VIII d) **No Impact.** The project site is not included on the San Bernardino County list of hazardous materials sites compiled pursuant to Government Code 65962.5 and therefore, will not create a significant hazard to the public or environment.
- VIII 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 Adelanto Airport and is located approximately 10.25 miles northeast of the project site.
- VIII 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 Krey Field which is located approximately 11 miles north of the project site.
- VIII 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.
- VIII h) **Less Than Significant Impact.** Prior to any construction occurring, the applicant shall contact the County Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. The project site is in the FS-2 Fire Safety Overlay. The requirements of the overlay district are designed to reduce fire hazard risk to below a level of significance.

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

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

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

SUBSTANTIATION

IX a) **No Impact.** The proposed private personal arena and horse stable will not generate additional wastewater. There are no on-site personnel proposed. The site contains an existing residence and numerous outbuildings. An on-site wastewater treatment system (septic system) serves the residence. Adjacent properties include horse breeding and horse keeping uses.

IX b) **No Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The Phelan Pinon Hills Community Services District (PPHCSD) provides water to the site. Existing structures will remain. Existing horses will remain. The proposed arena and horse stable are for

the private personal use of the property owner and his animals. There are no public events proposed or permitted as part of this project proposal. There may be a possible but limited increase in water usage associated with the replacement structures.

- IX c) **Less Than Significant 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 erosion or siltation on- or off-site. There is an existing natural drainage course that traverses the western portion of the site and is contained within an existing San Bernardino County Drainage Easement. The reconstruction of the arena and horse stable is proposed near the eastern edge of the property.
- IX d) **Less Than Significant Impact.** The project will not substantially alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. As mentioned in IX c) above, an existing natural drainage course traverses the western edge of the property while the proposed reconstruction of the arena and horse stable is proposed near the eastern edge of the property.
- IX e) **No Impact.** The reconstruction of a covered arena and horse stable will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems because the on-site drainage will be handled by the natural drainage courses on the property. As mentioned in IX c) above, an existing natural drainage course traverses the western edge of the property while the proposed reconstruction of the arena and horse stable is proposed near the eastern edge of the property. County Public Works reviewed the proposed project and determined that with periodic and continuous maintenance of all Best Management Practices (BMP) devices listed in the County approved Water Quality Management Plan for the project, runoff would not exceed the existing capacity.
- IX f) **No Impact.** The project will not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures are required to be implemented.
- IX g) **No Impact.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map. Although portions of the site are within locally designated floodplains, no housing is proposed as part of this project.
- IX h) **No Impact.** The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. As mentioned, the western portion of the site is within a locally designated floodplain and contains a San Bernardino County Drainage Easement. The reconstruction of the covered arena and horse stable are proposed near the eastern edge of the property. As such, they will not redirect flows.
- IX i) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake, or sheet flow situation. Prior to the issuance of building permits, detailed, engineered plans are required to be submitted to County Building and Safety for review and approval.
- IX j) **Less Than Significant Impact.** The project will not be impacted due to inundation by seiche, tsunami, or mudflow. The project is not adjacent to any body of water that has the potential of seiche or tsunami. Topography on the site and in the area does not contain mountainous or steep slopes necessary for mudflows.

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

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

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

SUBSTANTIATION

- X a) 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. Horse breeding and horse keeping uses exist on the site, on adjacent properties, and in the general area. The covered arena and horse stable are for personal private use as part of the existing equestrian uses.
- X b) 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. With approval of the concurrently filed variance to permit the arena and stable in front of the primary residence, the project is consistent with all applicable land use policies and regulations of the County Code, the Phelan/Pinon Hills Community Plan, and the General Plan. The project will comply with all hazard protection, resource preservation, and land-use-modifying Overlay District regulations subject to the conditions of approval.
- X c) 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 within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project. As mentioned previously, the site is within the proposed boundary of the West Mojave Plan, which covers 9.3 million acres in the western portion of the Mojave Desert. This interagency habitat conservation plan remains under review.

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

	<i>Issues</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XI. MINERAL RESOURCES - Would the project:					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

- XI a) **Less Than Significant Impact.** The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site. The project site lies within the Mineral Resources Zone 3a (MRZ-3a) Overlay which indicates an area of known mineral occurrence but undetermined mineral resource significance. The site contains a residence and numerous outbuildings associated with horse breeding and keeping; there are no mining activities.
- XI b) **Less Than Significant Impact.** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site. The project site lies within the MRZ-3a Overlay which indicates an area of known mineral occurrence but undetermined mineral resource significance. The site contains a residence and numerous outbuildings associated with horse breeding and keeping; there are no mining activities.

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

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

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

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

- XII a) **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 the project is required to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the proposed uses. The covered arena & stable are for private personal use only. There will be no public events. Although the structures will be located near the eastern edge of the project site, properties in the area are 2.5 acres and larger. Noise levels exceeding established standards will not exist as a result of the project.
- XII b) **No Impact.** The project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. The project is required to comply with the vibration standards of the County Development Code. No vibration exceeding these standards is anticipated to be generated by the proposed uses.
- XII c) **No Impact.** The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project because the project is required to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the project. The covered arena and stable are for private personal use only. There will be no public events. Although the structures will be located near the eastern edge of the project site, properties in the area are 2.5 acres and larger. Noise levels exceeding established standards will not exist as a result of the project.
- XII d) **Less Than Significant Impact.** Construction of the project may result in temporary or periodic noise increases associated with such activities. These activities must adhere to County Noise Standards including restricted days and hours of construction. After construction, ambient noise levels will return to normal for the widely scattered residential and animal keeping uses.

- XII 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 Adelanto Airport and is located approximately 10.25 miles northeast of the project site.
- XII 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 Krey Field which is located approximately 11 miles north of the project site.

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

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

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

SUBSTANTIATION

- XIII a) **No Impact.** The project will not induce substantial population growth in an area either directly or indirectly. The covered arena and stable are for the private personal use of the on-site resident only.
- XIII b) **No Impact.** The proposed use will not displace any housing units, necessitating the construction of replacement housing. No housing units are proposed to be demolished as a result of this proposal. A residence and numerous outbuildings currently exist on-site.
- XIII c) **No Impact.** The proposed use will not displace any people necessitating the construction of replacement housing elsewhere. The project will not displace any existing housing or existing residents. A residence and numerous outbuildings currently exist on-site.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

XIV a) **Less Than Significant Impact.** 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 project is the reconstruction of a non-permitted covered arena and horse stable for private personal use only.

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

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

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

SUBSTANTIATION

XV a) **No Impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will not generate any new residential units. It is for the private personal use of the property owner.

XV b) **No Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The type of project proposed will not result in an increased demand for recreational facilities. It is for the private personal use of the property owner.

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

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

SUBSTANTIATION

- XVI a) **Less Than Significant Impact.** The development of a covered arena and horse stable for private personal use only will not cause an increase in traffic. There are no public events or activities approved as part of this project. The project will generate no additional trips from those presently existing for the on-site residence and the horse breeding and keeping activities.
- XVI b) **No Impact.** The project will not exceed, either individually or cumulatively, a level of service [LOS] standard established by the county congestion management agency for designated roads or highways. County Public Works – Traffic Division has reviewed the traffic generation of the proposed project and anticipates that traffic service will remain at an LOS of “C” or better, as required by the County General Plan. The project site is within the High Desert Transportation Facilities Fee Plan Area. The developer shall pay appropriate fees to this plan in order to assist the financing and construction of roads and traffic signals within the plan area when on-site construction occurs.
- XVI c) **No Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There are no airports in the vicinity of the project. As discussed in the Hazard and Noise sections of this document, the nearest public airport, Adelanto Airport, is approximately 10.25 miles northeast of the project site and the nearest private airstrip, Krey Field, is approximately 11 miles north of the project site.
- XVI d) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses. The site is adjacent to two dedicated roads, Flowerfield Street and Sun Down Drive. There are no incompatible uses proposed by this project. The covered arena and horse stable are for private personal use

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

only. There are no public events or activities approved as part of this project. The area contains single family residences on large parcels, some with accessory animal keeping.

XVI e) **No Impact.** The project will not result in inadequate emergency access because there are a minimum of two access points.

XVI f) **No Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). The Victor Valley Transit Authority currently has Route 21, which serves the Tri-Community area of Victorville, Phelan, and Wrightwood. It does not provide services near the project site.

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

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

SUBSTANTIATION

- XVII a) **No Impact.** The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Lahontan Region, as determined by County Public Health – Environmental Health Services.
- XVII b) **No Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The facility is for the private personal use of the property owner. No public events or activities are permitted as part of this project. Wastewater generated on site will continue at its current rate. No new water treatment facilities are proposed.
- XVII 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 Public Works has determined that there is sufficient capacity in the existing storm water system to absorb any additional storm water drainage caused by the project. All construction must meet the requirements from the County Public Works, Land Development Division (Roads/Drainage).
- XVII d) **No Impact.** Adequate water supplies will be available because the proposed project is within the jurisdiction of the PPHCSD, which provides water to the site. Existing entitlements and resources will remain unchanged because of this project.
- XVII e) **No Impact.** The covered arena and stable will generate no additional wastewater. The facility is for the private personal use of the property owner only. This project does not permit any public events or activities.

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

-
- XVII f) **No Impact.** No additional solid waste is anticipated to be generated because of the arena and stable. There is a residence on the site, as well as numerous outbuildings associated with the horse breeding and horse keeping. To address solid waste disposal associated with construction of the project, a Construction and Demolition Waste Reduction and Recycling Plan submitted to Public Works – Solid Waste Management Division is a condition of approval prior to the issuance of building permits. Prior to final inspection and/or within 45 days prior to project completion, a Construction and Demolition Recycling Summary Report must be submitted to SWMD for review and approval.
- XVII g) **No Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste. As mentioned above, the conditions of approval contain the requirement for a Construction and Demolition Waste Reduction and Recycling Plan and a Construction and Demolition Recycling Summary Report.

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

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

SUBSTANTIATION

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

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

The project site is not located within potential habitat for any designated species. Little to no vegetation exists on-site due to past development, clearing activities, and animal keeping.

XVIII b) **Less Than Significant Impact.** The project does not have impacts that are individually limited, but cumulatively considerable. Existing uses in the area have infrastructure that is sufficient to meet their baseline use impacts and remain below a level of significance. Previous evaluation of potential environmental impacts for those existing uses occurred. This Initial Study analyzed and quantified the potential impacts from the proposed use in conjunction with the existing baseline conditions. The determination is that the potential cumulative impacts fall well below a level of significance.

XVIII c) **No Impact.** The project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. There are no such impacts identified by review of other sources or by other agencies.

At a minimum, the project must meet the conditions of approval prior to implementation. The anticipation is that all such conditions of approval will insure that no potential for adverse impacts will be introduced by grading activities, construction activities, or land uses authorized by the project approval.

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

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

XIX. MITIGATION MEASURES

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

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

NONE

GENERAL REFERENCES

- Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)
- Bryant, W. and E. Hart. 2007. Special Publication 42: Fault-Rupture Hazard Zones in California. California Geological Survey. Sacramento, California. <ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sp/Sp42.pdf>
- California Department of Conservation. 2008. San Bernardino County Important Farmland, Sheet 2 of 2. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/sbd08_so.pdf
- California Department of Conservation. 2008. San Bernardino County North Desert Region Parcels Under Agricultural Contract Map. Sacramento, California. <ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Map%20and%20PDF/San%20Bernardino/Subvention2008Desert.pdf>
- California Department of Transportation, Division of Transportation System Information. 2008. 2008 California Motor Vehicle Stock, Travel, and Fuel Forecast. California Department of Transportation. Sacramento, California. <http://www.dot.ca.gov>
- California Department of Water Resources, California's Ground Water Bulletin #118 Update, 2003 Update.
- CEQA Guidelines, Appendix G
- California Standard Specifications, July 1992
- County of San Bernardino Museum, Archaeological Information Center
- County of San Bernardino, Circulation and Infrastructure Background Report, February 21, 2006
- County of San Bernardino, Countywide Integrated Waste Management Plan, 2007 Five-Year Review Report. December 2007
- County of San Bernardino. 2007. County of San Bernardino 2007 Development Code. County of San Bernardino, California. <http://cms.sbcounty.gov/lus/Planning/DevelopmentCode.aspx>
- County of San Bernardino. 2007. County of San Bernardino 2007 General Plan. County of San Bernardino, California. <http://cms.sbcounty.gov/lus/Planning/GeneralPlan.aspx>
- County of San Bernardino Hazard Overlay Map: FH-04B. <http://www.sbcounty.gov/Uploads/lus/HazMaps/FH-4B.pdf>
- County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998
- County of San Bernardino, San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance, June 2004, Revised May 1, 2012
- County of San Bernardino Road Planning and Design Standards. http://www.co.san-bernardino.ca.us/dpw/transportation/tr_standards.asp
- Environmental Impact Report, County of San Bernardino General Plan, 2007
- Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map
- Mojave Desert Air Quality Management District, *Mojave Desert Planning Area – Federal Particulate Matter (PM10) Attainment Plan*, July 1995
- Mojave Desert Air Quality Management District, *Rule 403.2 Fugitive Dust Control for the Mojave Desert Planning Area*. 1996. <http://222.mdaqmd.ca.gov>

Eby, Ben

P200900360/MUP

November 17, 2009; Updated October 2012

Mojave Desert Air Quality Management District, *2004 Ozone Attainment Plan*, June 2007

Mojave Desert Air Quality Management District, *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines*, June 2007

Mojave Desert Air Quality Management District, *8-hour Ozone Attainment Plan (Western Mojave Desert Non-Attainment Area)*, June, 2008

Phelan Pinon Hills Community Services District Boundary Map, <http://www.pphcsd.org>

PROJECT SPECIFIC REFERENCES

Gold Rush Gypsy Vanner Farms, <http://www.goldrushgypsyvanners.com>, November 18, 2009; October 12, 2012

Sitotech, Inc., *Water Quality Management Plan, WDID No. 6B36SM40301*, March 20, 2012
