

**SAN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM /
MITIGATED NEGATIVE DECLARATION**

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:	0625-221-31
APPLICANT:	CHRISTIAN EVANGELISTIC ASSOCIATION, INC
PROPOSAL:	A CONDITIONAL USE PERMIT TO ESTABLISH A 6,000 SQUARE FOOT BUILDING FOR USE AS A CHURCH AND COMMUNITY CENTER AND A VARIANCE TO ALLOW 35% LOT COVERAGE IN LIEU OF 20%, ON A TOTAL OF 5 ACRES.
COMMUNITY:	TWENTYNINE PALMS/ THIRD SUPERVISORIAL DISTRICT
LOCATION:	EAST SIDE OF GODWIN ROAD, APPROXIMATELY 650 FEET NORTH OF TWENTYNINE PALMS HIGHWAY
PROJECT NO.:	P201100240/CUP
STAFF:	LORETTA MATHIEU
REP:	PAUL BERGER & ASSOCIATES

USGS Quad: Valley Mountain

T, R, Section: T01N R10E Sec. 27 SW ¼

Thomas Bros.: Page 4894 / GRID: A5

Community Plan / Sphere of Influence: City of Twentynine Palms

Land Use Zoning District: RL-5 (Rural Living, 5-acre minimum parcel size)

Overlays: Biological Resources
Airport Safety Review (AR3)

PROJECT CONTACT INFORMATION:

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

Contact person: Loretta Mathieu, Planner
Phone No: (760) 995-8140
E-mail: lmathieu@lud.sbccounty.gov

Fax No: (760) 995-8167

Project Sponsor: Christian Evangelical Association, Inc./ David Van Dyke
7446 Bonny Dunes Road
Twentynine Palms, CA 92277
(831) 234-592

PROJECT DESCRIPTION:

The proposed project is a Conditional Use Permit to develop a church and community center facility. The project will consist of a 6,000 square foot, single-story building to be used for a sanctuary, pastor's office and community center. Approximately one acre of the site will be landscaped and 85 parking spaces will be provided. The facility activities will consist of Sunday morning and evening services; weekday training and teaching services; community assembly and other events on an intermittent basis. The church office will be staffed by volunteer workers from 9:00 AM to 8:00 PM, Monday through Friday, and occasionally on Saturday. One or two paid staff may be considered in the future. Sunday attendance is anticipated to be between 15 and 20, which is the size of the current congregation. The church, which will relocate from its current location in Wonder Valley, has a congregation of 20 people. The proposed sanctuary can accommodate up to 80 congregants. The project also proposes the installation of a four-foot high monument sign.

The proposed project is located in the unincorporated portion of the County of San Bernardino in the community of Twentynine Palms and within the Sphere of Influence (SOI) of the City of Twentynine Palms. The project site is situated on the east side of Godwin Road, approximately 650 feet north of Twentynine Palms Highway (SR 62). See **Figure 1** for a Regional Location Map and **Figure 2** for a Site Location Map. Godwin Road, a County maintained road, provides legal access to the site. The County's General Plan designates the project area as Rural Living, 5-acre minimum lot size (RL-5). Water will be provided to the project by an approved private well. An onsite wastewater treatment system is proposed to serve the sewage disposal needs of the project. The site is regulated by Biological Resources (Desert Tortoise-Category 3) and Airport Safety Review (AR-3) Overlay Districts.

FIGURE 1

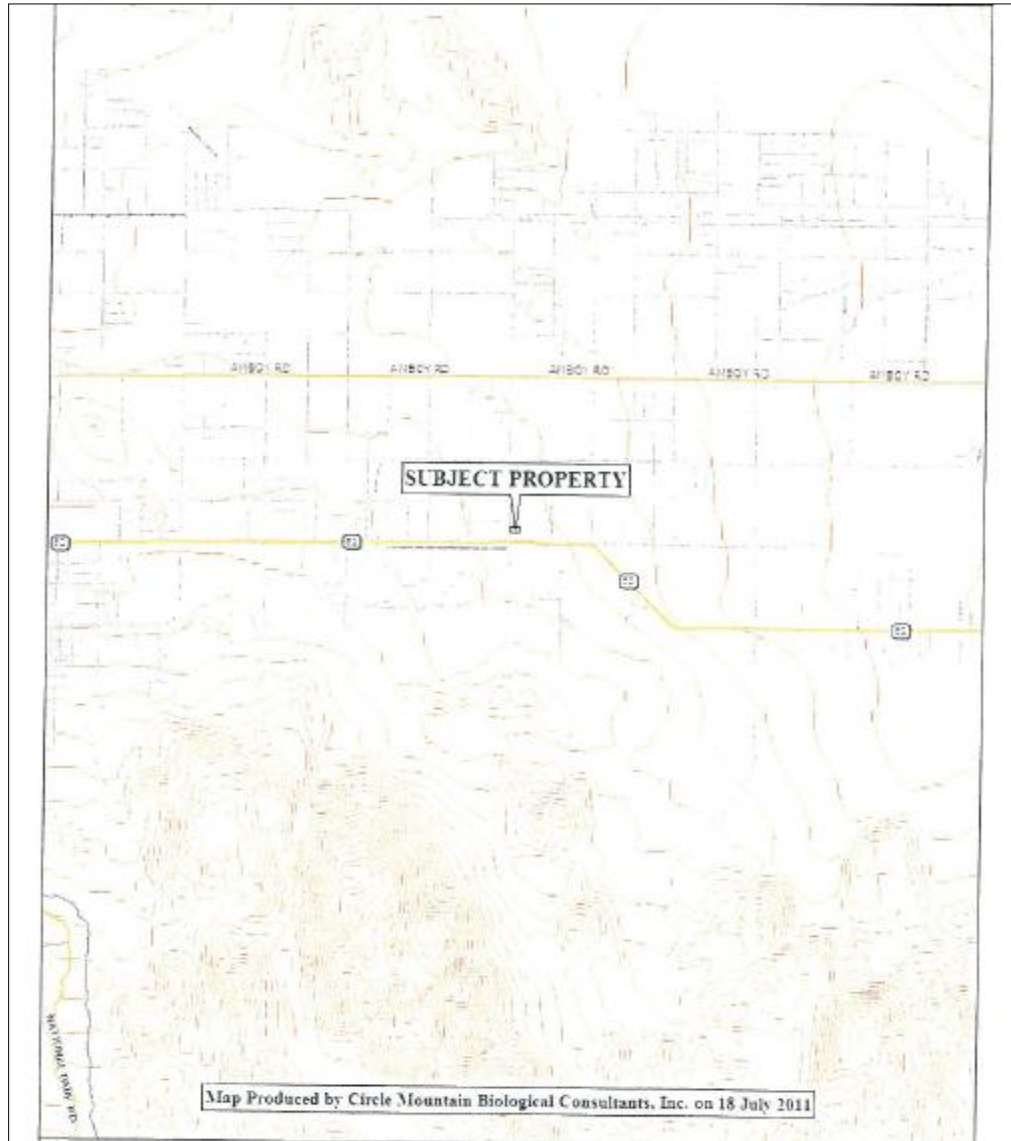


FIGURE 2



ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The proposed project site is a 5-acre, vacant parcel. Observable signs of human disturbance on the site or in adjacent areas include 220 off-road vehicle tracks, 27 roads, domestic dog signs, 6 dump sites and 5 shooting targets (old, rusted cans). The site terrain is relatively flat with no prominent ridges or hills and soils are gravelly with rocks in places. The site slopes minimally at less than 2% toward the east. Elevations range from 1,750 feet along the western boundary to 1,740 feet along the eastern boundary. Although a drainage course occurs north of the site, no USGS-designated blue line streams occur on the site. The on-site plant community is one common to the Mojave desert, best described as Mojavean creosote bush scrub. Five reptile, nine bird and nine mammal species were identified during a survey conducted on the site by Circle Mountain Biological Consultants. The surrounding area is characterized by vacant desert land and sparse residential development. The site is bordered on the north and west by single family dwellings, on the south by vacant land and recreational cabins and on the east by large vacant parcels.

AREA	EXISTING LAND USE	Land Use Zoning/Overlay Districts
Site	Vacant	RL-5, Biological Resources, Airport Safety (AR-3)
North	Single Family Residences	RL-5, Biological Resources, Airport Safety (AR-3)
South	Vacant/Recreational cabin	RL-5, Biological Resources, Airport Safety (AR-3)
East	Vacant	RL-5, Biological Resources, Airport Safety (AR-3)
West	Single Family Residence	RL-5, Biological Resources, Airport Safety (AR-3)

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

Federal: United States Fish and Wildlife Services

State of California: Regional Water Quality Control Board, Colorado River Region; California Department of Fish and Game

County of San Bernardino: Land Use Services – Planning, Building and Safety, Code Enforcement, Environmental Health Services; County Fire, County Fire Hazardous Materials Division; County Public Works - Surveyor, Land Development Division, County Traffic Division, Solid Waste Management, and County Special Districts Department

Local: City of Twentynine Palms (water)

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on eighteen (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. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Signature: prepared by Loretta Mathieu, Planner

Date

Signature: Heidi Duron, Supervising Planner

Date

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	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 checked="" type="checkbox"/>	<input 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):

- a) **Less Than Significant** The project site is located approximately 650 feet north of Twentynine Palms Highway (SR-62), a designated scenic highway in the County's General Plan. Because the General Plan defines a scenic corridor as being within 200 feet of a designated scenic highway, the proposed project is not bound by the requirements of this regulation due to its distance from the highway. No substantial adverse effect to a scenic vista is anticipated. Additionally, as a standard condition of approval, the project is required to provide landscaping along the perimeters of the property to serve as a visual buffer between the project and adjacent residential uses.
- b) **Less Than Significant** 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 there are no rock outcroppings or historic buildings on the site.
- c) **Less Than Significant** The development of the proposed project would alter the existing visual character of currently vacant parcel. However, the visual change potential of the proposed church facility would be minimal as it would be consistent with development typically found in many rural communities. As a result, the scenic integrity of the areas surrounding this parcel would be affected slightly from its current state but would not be significantly impacted. As a condition of approval, the project is required to provide landscaping to screen the facility from neighboring properties. The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings, because, due to the scattered development in the surrounding area and the large expanses of vacant desert land, the proposed project site would not be visible from many areas normally accessed by the public.
- d) **Less Than Significant** The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. As a condition of project approval, any lighting proposed for the project will be hooded and downshielded to protect the road right-of-way and surrounding properties from any resultant glare as required by Section 83.07.040 – Glare and Outdoor Lighting – Mountain and Desert Regions

SIGNIFICANCE:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	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 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 checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) **No Impact** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance on the maps prepared, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are currently no

agricultural uses on the site.

- b) **No Impact** The proposed use does not conflict with any agricultural land use or Williamson Act land conservation contract, as none exists for the site. The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The current General Plan land use designation for the proposed project area Rural Living (RL-5), which permits the development of Places of Worship/Public Assembly facilities with a CUP (Development Code Section 82.04). The proposed project site is not under a Williamson Act contract. There is no impact and no further analysis is warranted.
- c) **No Impact** The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The proposed project area is currently vacant land, which has never been designated as forest land or timberland. No rezoning of the project site would be required as the proposed use is compatible with the current zoning designation of RL-5. There is no impact and no further analysis is warranted.
- d) **No Impact** The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed project site is vacant and covered with sparse desert vegetation. There is no impact and no further analysis is warranted.
- e) **No Impact** The subject property is designated Rural Living and the proposed use does not involve other changes in the existing environment that, due to their location or nature, could result in conversion of Prime Farmland to a non-agricultural use.

SIGNIFICANCE:

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

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

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 Air Quality Management Plan, if applicable):

- a) **Less than Significant Impact** The Project site is located within the jurisdiction of the MDAQMP. The MDAQMD adopted the Mojave Desert Planning Area-Federal Particulate Matter Attainment Plan (Plan) in 1995 and the Ozone Attainment Plan in 2004. Air quality impacts would include construction exhaust emissions generated from construction equipment, vegetation clearing and earth movement activities, construction workers' commute and construction material hauling. These activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants such as Carbon Monoxide (CO), Nitrogen Oxides (NOX), Reactive Organic Gases (ROG) or Volatile Organic Compounds (VOC), Sulfur Oxides (SOX), Particulate Matter less than 10 microns (PM10), and Particulate Matter less than 2.5 microns (PM2.5). The project construction activities also represent sources of vehicle re-entrained fugitive dust (which includes PM10), a potential concern because the proposed project is in a non-attainment area for ozone and PM-10. As a condition of approval, the project is required to provide paving (and/or dust-proof surfacing) and landscaping, which means that little or no wind-blown dust or particulate matter will leave the site. The County General Plan Land Use Zoning designation on the site is Rural Living. Since this project involves the development of a religious facility, it is consistent with the General Plan and is in compliance with the MDAQMP for development projects.
- b) **Less than Significant Impact with Mitigation Incorporated** The proposed project could violate an air quality standard or contribute substantially to an existing or projected air quality violation. However, construction-related increases in emissions of fugitive dust and exhaust from construction equipment and construction worker commute vehicles would be temporary and limited to the time required to construct the project. Additionally, operational activities associated with the project will

not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use(s) do not exceed established thresholds of concern as established by the MDAQMP. A dust control plan (DCP) is required as a mitigation measure to regulate construction or other activities that could create windblown dust. Construction painting activities will be restricted as a mitigation measure and additional design considerations are required where applicable to further reduce impacts. To reduce Reactive Organic Gas (ROG) emissions during construction, mitigation measures will be provided to reduce the project's impact in this regard to less than significant. As part of California Air Resources Board (CARB) requirements regarding emissions produced during the idling of diesel vehicles, standard requirements relating to this issue will also be included as part of operational emissions mitigation.

- c) **Less than Significant Impact** The proposed project would contribute criteria pollutants in the area during the short-term project construction period. None of the activities associated with the proposed religious facility would 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). As discussed above, the project's contribution to criteria pollutants during the temporary construction period would be localized and mitigated to below a level of significance. As also indicated, operational activities would generate insubstantial quantities of air pollutants that are not deemed cumulatively considerable. Since no other sources of potential long-term air emissions would result, impacts would be less than significant with compliance with the conditions of approval and implementation of the required mitigation measures.
- d) **Less than Significant Impact** The MDAQMD defines sensitive receptors as residences, schools, daycare centers, playgrounds and medical facilities (MDAQMD 2007). Adjacent parcels are either vacant or contain uninhabited recreational cabins. The nearest schools, Twentynine Palms Middle School and Twentynine Palms Elementary, are approximately 6 miles away from the proposed project site. The project will not expose these sensitive receptors to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants associated with the project. No significant adverse impacts are identified or anticipated and no additional mitigation measures are required.
- e) **Less Than Significant 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.

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

AIR QUALITY MITIGATION MEASURES

AQ-1: AQ/Operational Mitigation. Operation of all off-road and on-road diesel vehicles/equipment shall comply with the County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)], including but not limited to:

- **Equipment/vehicles shall not be left idling for periods in excess of five minutes.**
- **Engines shall be maintained in good working order to reduce emissions.**
- **Onsite electrical power connections shall be made available where feasible.**
- **Ultra low-sulfur diesel fuel shall be utilized.**

- Electric and gasoline powered equipment shall substituted for diesel powered equipment where feasible.
- Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.
- All transportation refrigeration units (TRUs) shall be provided electric connections.

AQ-2: Diesel Exhaust Control Measures. All business establishments and contractors that use off-road diesel vehicle/equipment as part of their normal business operations shall adhere to the following measures during their operations in order to reduce diesel particulate matter emissions from diesel-fueled engines:

- Off-road vehicles/equipment shall not be left idling on site for periods in excess of five minutes. The idling limit does not apply to:
 - Idling when queuing
 - Idling to verify that the vehicle is in safe operating condition
 - Idling for testing, servicing, repairing, or diagnostic purposes
 - Idling necessary to accomplish work for which the vehicle was designed (such as operating a crane)
 - Idling required to bring the machine system to operating temperature
 - Idling necessary to ensure safe operation of the vehicle
- Use reformulated ultra low-sulfur diesel fuel in equipment and use equipment certified by the U.S. Environmental Protection Agency (EPA) or that pre-dates EPA regulations.
- Maintain engines in good working order to reduce emissions.
- Signs shall be posted requiring vehicle drivers to turn off engines when parked.
- Any requirements or standards subsequently adopted by the South Coast Air Quality Management District, the Mojave Desert Air Quality Management District or the California Air Resources Board.
- Provide temporary traffic control during all phases of construction.
- On-site electrical power connections shall be provided for electric construction tools to eliminate the need for diesel-powered electric generators, where feasible.
- Maintain construction equipment engines in good working order to reduce emissions. The developer shall have each contractor certify that all construction equipment is properly serviced and maintained in good operating condition.
- Contractors shall use ultra low-sulfur diesel fuel for stationary construction equipment as required by Air Quality Management District (AQMD) Rules 431.1 and 431.2 to reduce the release of undesirable emissions.
- Substitute electric and gasoline-powered equipment for diesel-powered equipment, where feasible.

AQ-3: AQ-Dust Control Plan. The developer shall submit for review and obtain approval from County Planning of a Dust Control Plan consistent with MDAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include activities to reduce on-site and off-site dust production, including the following:

- Throughout grading/land disturbing and construction activities, exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.
- Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials.
- Site access driveways and adjacent streets will be washed, if there are visible signs of any dirt track-out at the conclusion of any workday.

- All trucks hauling dirt away from the site shall be covered to prevent the generation of fugitive dust.
- During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
- Storage piles that are to be left in place for more than three working days shall either be:
 - 1) Sprayed with a non-toxic soil binder, or
 - 2) Covered with plastic or
 - 3) Revegetated until placed in use.
- Tires of vehicles will be washed before leaving the site and entering a paved road.
- Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust.

AQ-4: Coating Restrictions. The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with MDAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include, but are not be limited to:

- Architectural coatings with Reactive Organic Compounds (ROC) shall not have a content greater than 100 g/l.
- Architectural coating volume shall not exceed the significance threshold for ROC, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
- High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings.
- Use precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	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 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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database):
 Desert Tortoise Category 3

- a) **Less Than Significant with Mitigation Incorporated** The project site is located in a semi-developed, residential area, in an area characterized as Category 3 habitat, the lowest priority management area for viable populations of the Agassiz's land tortoise. The site is not located within Desert Tortoise critical habitat, which was designated in 1994 (U.S. Fish and Wildlife Service 1994a), nor is it within a Desert Wildlife Management Area (DWMA) as recommended in the Desert Tortoise (Mojave Population) Recovery Plan (U.S. Fish And Wildlife Service 1994b). The nearest such areas are the Pinto Mountain Critical Habitat Unit and Desert Wildlife Management Area, which are located on the south side of Highway 62. Surveys for the proposed project were conducted by Ed LaRue of Circle Mountain Biological Consultants, Inc. (CMBC) on July 19 and 20,

2011 to determine the presence or absence of Desert Tortoise (see **Figure 3**). No tortoise sign was found either on site or in adjacent areas during this focused, protocol survey for the species. Based on the absence of tortoise sign, CMBC concluded that Desert Tortoise is absent from the subject property and adjacent survey areas. Additionally, there is little likelihood of wild tortoises entering the site from adjacent areas, either to pass through the site or to establish residency. To further reduce the potential for adverse impacts to the species, a preconstruction survey for tortoise will be incorporated into the conditions of project approval as a mitigation measure.

Although no other Special Status Species (U.S. Fish and Wildlife Service, 2002; California Department of Fish and Game, 2009a, 2010) were identified on site during the current survey and thus are not expected to be adversely affected by the project development, the feather of a burrowing owl was found approximately 500 meters north of the northwest corner of the site (see **Figure 4**). The only burrows found on site suitably large to accommodate burrowing owls were inhabited by round-tailed ground squirrels, but they were all active and no owl sign was observed. This feather indicates that burrow owls do occur in the vicinity, but the survey is sufficient to determine that they are absent from the site and that there are no suitable burrows present for use by burrowing owls in the immediate future. However, because burrowing owls are relatively mobile and have been seen in the general region, the project proponents will be required to have a pre-construction survey for burrowing owl completed prior to ground disturbance and/or grading permit issuance. This mitigation measure will reduce any potential adverse impact to a level below significant.

- b) **Less Than Significant with Mitigation Incorporated** The project's General Biological Resources Habitat Assessment (CMBC), which serves as a Desert Native Plant Assessment, identified 15 silver cholla (*opuntia echinocarpa*) on the subject property. The silver cholla is the only species found on site that may be subject to the California Native Desert Plant Act and compliance with the County Plant Protection Ordinance (see **Figure 4**). With implementation of the mitigation measures incorporated into the conditions of project approval, any potential adverse impact will be reduced to a level below significant.
- c) **Less Than Significant** The proposed 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 no washes, California streambeds, federal waters or wetland features occur on the property.
- d) **No 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.
- e) **Less Than Significant** Existing plant community on the site is one common to the Mojave desert and best described as Mojavean creosote bush scrub. Dominant perennials include creosote bush (*Larrea tridentate*), burrobush (*Ambrosia dumosa*) and white rhatany (*Krameria grayi*). As a standard condition of approval, the project will be required to comply with any local policies or ordinances protecting biological resources, such as those related to tree preservation. The removal or relocation of any trees or plants must comply with the County's Desert Native Plant Protection ordinance and the Desert Native Plants Act (Food and Agricultural Code Section 80001 et seq.)

- f) **Less Than Significant** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. 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.

FIGURE 3

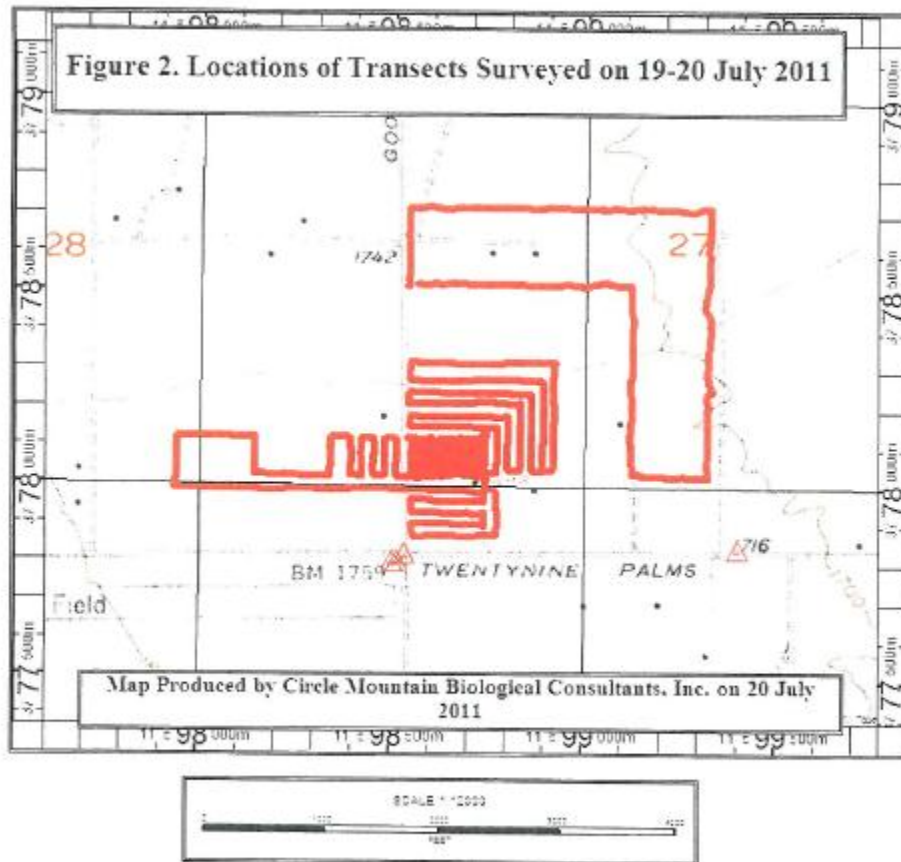
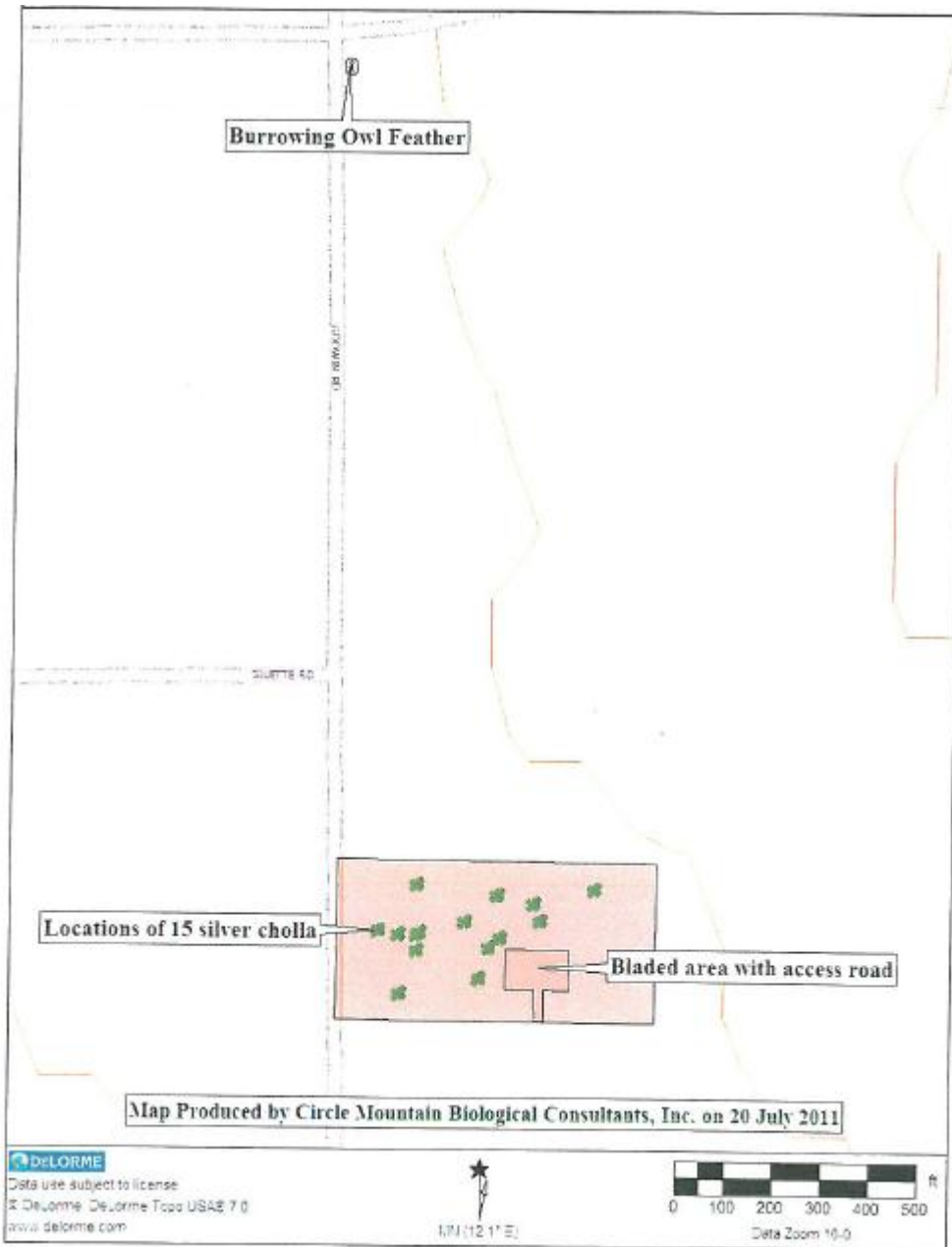


FIGURE 4



SIGNIFICANCE

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

BIOLOGICAL MITIGATION MEASURES:

BIO-1: Desert Tortoise. Although a General Biological Survey-Focused Survey for Desert Tortoise found no evidence of any special-status species on site, if a desert tortoise is observed during ground disturbance, all activities that could harm the animal shall be immediately halted. The U.S. Fish and Wildlife Service and California Department of Fish and Game shall be contacted to determine appropriate action.

BIO-2: Burrowing Owl. Prior to and within thirty days of any ground disturbance, pre-construction surveys for Burrowing Owls and their active burrows shall be completed in accordance with California Department of Fish and Game protocol. A report evaluating the effects of the proposed project shall be submitted to the County Planning Division for review prior to ground disturbance and/or grading permit. The report shall include a discussion of survey methodology, results, conclusions, recommendations and a map showing the location of the site. Required mitigation measures must be adopted and approved by the County Planning Division in conjunction with the California Department of Fish & Game.

BIO-3: Native Plants. Prior to any land disturbance (e.g. grading or land clearance) the developer shall obtain a preconstruction inspection and approval from the Building and Safety Division that said land disturbance will not result in the removal of any regulated native tree or plant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	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 Paleontologic Resources overlays or cite results of cultural resource review):

- a) **Less Than Significant** This project will not cause a substantial adverse change in the significance of a historical resource, because there are no such resources that have been identified in the vicinity of the project. To further reduce the potential for impacts, a precautionary condition shall be added to the project that requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.
- b) **Less Than Significant** This project will not cause a substantial adverse change to an archaeological resource, because there are no such resources that have been identified in the vicinity of the project. To further reduce the potential for impacts, a precautionary condition shall be added to the project that requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.
- c) **Less Than Significant** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because there are no such resources that have been identified in the vicinity of the project. To further reduce the potential for impacts, a precautionary condition shall be added to the project that requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.
- d) **Less Than Significant** This project will not disturb any human remains, including those interred outside of formal cemeteries, because there are no such burials grounds that have been identified in the vicinity of the project. If any human remains are discovered, during construction of this project, the developer is required to contact the County Coroner, County Museum for determination of appropriate mitigation measures and a Native American representative, if the remains are determined to be of Native American origin.

SIGNIFICANCE

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) **Less Than Significant** (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. Additionally, the project will be reviewed and approved by the County Building and Safety with appropriate seismic standards incorporated.
- b) **Less Than Significant** The project will not result in substantial soil erosion or the loss of topsoil, because the developed portion of the site will be paved and/or landscaped. Erosion control plans are required to be submitted, approved, and implemented.

- c) **Less Than Significant** 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.
- d) **Less Than Significant** The project site is not located in an area that has been identified in Table 18-1-B of the California Building Code (2001) or by the County Building and Safety Geologist as having the potential for expansive soils.
- e) **Less Than Significant** The project has soils that are capable of supporting septic tanks. The proposed on-site septic system will require clearance from both Colorado River Basin Regional Water Quality Control Board and the County Division of Environmental Health Services.

SIGNIFICANCE:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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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

- a) **Less Than Significant** The project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The proposed project is consistent with the Greenhouse Gas (GHG) Emissions Reduction Plan, adopted by the County on December 6, 2011. The proposed use and size of the project is expected to produce far less than the threshold of 3,000 metric tons of carbon dioxide equivalent (CO₂e) [average amount of GHG produced annually by 60 to 75 residences]. GHG emissions from the project will be further reduced with implementation of the mitigation measures listed in the Air Quality section of this document.
- b) **Less Than Significant** Although it is recognized that small increases in GHG emissions associated with construction and operation of the proposed project would contribute to regional increases in GHG emissions, the project's anticipated GHG emissions will not exceed the County's established thresholds and standards for determining whether a project's GHG emissions are significant.

SIGNIFICANCE:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- a) **Less Than Significant** 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 the only hazardous materials anticipated to be used are petroleum products for construction equipment. Any use or activity that might use other hazardous materials will be subject to further permitting. Such permit would be subject to review and approval by the Hazardous Materials Division of the San Bernardino County Fire Department

- b) **Less Than Significant** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because no such hazards are anticipated to be located on the project site.
- c) **Less Than Significant** Twentynine Palms Elementary and Twentynine Palms Middle Schools are approximately 6 miles away from the proposed project site. However, emissions that might be generated from the dispensing of fuel are required to meet State and Federal emission standards for filtering and containment so as to have no adverse impact within the project area. The handling and storage of fuels on site is required to comply with County Fire Department Hazardous Materials Division requirements and other State and Federal regulations.
- d) **No Impact** The site is not on the CAL/EPA Facility Inventory Data Base Hazardous Waste and Substances Sites List dated April 18, 1998, as summarized by the County of San Bernardino Land Use Services Department. Therefore, the project would not create a significant hazard to the public or environment.
- e) **Less Than Significant** The proposed project area is located approximately 8 miles northeast of the Twentynine Palms Airport. Development near the airport is governed by the 1992 Twentynine Palms Airport ACLUP. The project site is within Safety Review Area 3 (AR3), the least restrictive of the County's three Safety Review Areas. The ACLUP states that the development of a church facility is conditionally acceptable if a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the project design. Conventional construction with closed windows and fresh air supply systems or air conditioning will normally suffice. The project would not include housing or any permanent employees onsite. Therefore, with compliance with the standard conditions of approval, there would not be any significant impacts related to residents or workers located in the vicinity of an airport.
- f) **Less Than Significant** The project site is not within the vicinity or approach/departure flight path of a private airstrip. The nearest private airstrip is Crosswinds Airport, which is approximately 4 miles west of the project site. Therefore, the project would not result in a safety hazard for the people residing or working within the project area.
- g) **Less Than Significant** 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 access points, Twentynine Palms Hwy and Two Mile Road, via Godwin Road.
- h) **Less Than Significant** The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because the site is not adjacent to any major fuel source. The project proponents are required to meet requirements of the Fire Department and shall comply with the current Uniform Code requirements for fuel modification. All construction must meet the requirements of the Fire Department and shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards (such as use of specific building materials, fuel modification areas, building separations, etc.) of the Fire Department.

SIGNIFICANCE:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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

- a) **Less than Significant** The project will not violate any water quality standards or waste discharge requirements, because the project will be served by an established water purveyor, Twentynine Palms Water District, subject to independent regulation by local and state agencies that ensure compliance with water quality requirements or by a County approved private well. The proposed on-site septic system will be reviewed and approved by both the Colorado Basin Regional Water Quality Control Board and the County Division of Environmental Health Services (DEHS). Therefore, there will be no potentially significant impacts in this area.
- b) **Less than Significant** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the proposed private well is required to meet water quality and quantity standards as approved by DEHS. The project proponent is required to submit test results showing that the water source meets water quality and quantity standards to DEHS for review and approval.
- c) **No Impact** The project will not substantially alter the existing drainage pattern of the site or area, including 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 the substantial alteration to a drainage pattern, stream or river and the project is required to submit and implement an erosion control plan. Based on a review by County Public Works, natural drainage patterns on the site do not appear to present a potential flooding hazard and any such drainage courses must remain unoccupied and unobstructed. An additional condition will require that the project incorporate Low Impact Design (LID) concepts, such as pervious surfaces in the parking area and bio-swales in planting areas, to further facilitate drainage.
- 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 that would result in flooding on- or off- site, because the project does not propose any substantial alteration to a drainage pattern, stream or river. County Public Works has reviewed the proposed project's drainage and determined that additional drainage improvements are not needed as a result of the proposed project. Furthermore, the project will incorporate Low Impact Design (LID) concepts on the project site, including pervious surfaces in the parking area and/or bio-swales in planting areas. Therefore, there will be no potentially significant impacts in this area.
- e) **Less than Significant** The project will not create or contribute water runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, because County Public Works has reviewed the proposed project's drainage and has determined that the proposed systems are adequate to handle the 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.
- f) **Less than Significant** The project will not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures are required.

- g) **Less than Significant** 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 or other flood hazard delineation map, because no housing is proposed. County Public Works has reviewed the project and has determined that the project is not within a special flood hazard area. All future construction must meet the requirements of the County Public Works, Land Development Division.
- h) **Less than Significant** The project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows, because County Public Works has reviewed the project and determined that the site is not located within a 100-year flood hazard. All future construction must meet the requirements from the County Public Works, Land Development Division.
- i) **No Impact** The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area. As stated in VIII g), County Public Works has reviewed the project and has determined that the site is not located within a 100-year flood hazard. All future construction must meet the requirements from the County Public Works, Land Development Division. Therefore, there will be no potentially significant impact in this area.
- j) **No Impact** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow.

SIGNIFICANCE:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	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 checked="" type="checkbox"/>	<input 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

- a) **No Impact** The project would not physically divide an established community, because the project is located in an unincorporated part of the County that is sparsely developed with single family residences and it would occupy a parcel that is currently vacant. The project would not require the abandonment or relocation of any public rights-of-way, nor would it create an impediment for residents in the project area. Therefore, there would be no impact related to the dividing of an established community.
- b) **Less than Significant** The current General Plan land use zoning designation for the proposed project area is RL, which allows development of a church and community center with a CUP; therefore, there is no impact associated with a conflict with the General Plan land use zoning designation for the site. The project site is also within a Safety Review Area 3 for the Twentynine Palms Airport ACLUP. The ACLUP states that the development of the church facility is “normally acceptable” within Safety Review Area 3; therefore, there is no impact associated with a conflict with the ACLUP. There are no other applicable plans adopted for the purpose of avoiding or mitigating an environmental effect that govern land use at the site. There is no impact and no further analysis is warranted.
- c) **No Impact** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, as there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are currently required to be purchased as mitigation for the proposed project. A West Mojave Habitat Conservation Plan (HCP) for private lands is in preparation, and has not yet been approved by local or State agencies. Should the West Mojave HCP for development on private lands be adopted prior to implementation of the project, any future development would have to be consistent with its conditions.

SIGNIFICANCE:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- XI a) **No Impact** The USGS Mineral Resources Spatial Data Mapper indicates that no metallic or nonmetallic mineral resources have been mapped on the proposed project area. In addition, no active mines or mining claims are located on or in the immediate vicinity of the project site. Implementation of the proposed project would not result in the loss of any known mineral resources on the proposed site. No further analysis is warranted.
- XI b) **No Impact** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there is no such recovery site or any known important mineral resources on the project site.

SIGNIFICANCE:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 a Noise Hazard Overlay District or is subject to severe noise levels according to the General Plan Noise Element):

- a) **Less Than Significant** Activities of the proposed church and community center will normally be conducted during weekdays from 9 am to 8 pm and on Sunday mornings and evenings, which may generate increases in noise from vehicles visiting the site. As a condition of project approval, County Division of Environmental Health Services (DEHS) will require the completion of a preliminary acoustical report that identifies the project's noise impacts. If the report identifies significant impacts, recommendations to attenuate or mitigate these impacts will be required. To further ensure that noise levels do not exceed County standards, the installation of landscape buffers and/or screening walls to help minimize the noise effects on adjacent residentially developed properties will be required as a condition of project approval.
- b) **No Impact** The project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels, because the project is required to comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by the proposed use.

- c) **Less Than Significant** The project has the potential to generate a permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project when church functions and services are in session or when community events take place. These activities will be conducted for relatively short periods of time on Sundays or intermittently during weekdays. However, as a condition of project approval, the project is required to comply with the noise standards of the County Development Code. Therefore, any increase in ambient noise levels generated by the project will be negligible.
- d) **Less Than Significant With Mitigation** Sensitive noise receptors in the vicinity include several residences sparsely scattered throughout the area surrounding the project site. Without mitigation, noise generated from the proposed project could temporarily exceed standards established in the General Plan or Noise Ordinance, or applicable standards of other agencies. Specifically, construction of the proposed project may potentially create some elevated short-term construction noise impacts from construction equipment between the hours of 7 a.m. and 7 p.m. Section 83.01.080(g)(3) specifically exempts “temporary construction, maintenance, repair, or demolition activities” from County noise standards, when such activities occur between 7 a.m. and 7 p.m., excluding Sundays and federal holidays.” Additionally, with implementation of Mitigation Measure N-1, no significant impacts are anticipated. The mitigation measure ensures that noise generation from construction equipment/vehicle operation would be limited to daytime hours and would be localized, temporary, and transitory in nature.
- e) **Less Than Significant** The proposed project area is located approximately 8 miles northeast of the Twentynine Palms Airport. Development near the airport is governed by the 1992 Twentynine Palms Airport ACLUP. The project site is within Airport Safety Review Area 3, the least restrictive of the airport’s three Safety Review Areas. The ACLUP states that the development of a church is “normally acceptable” within Safety Review Area 3. The project would not include housing or any permanent onsite employees. Therefore, because the site would not include residents or permanent employees, the project would not expose people residing or working in the project area to excessive noise levels.
- f) **No Impact** The project is not within the vicinity of a private airstrip. The nearest private airstrip is Crosswinds Airport, which is approximately 4 miles west of the project site. Therefore, the project will not expose people residing or working in the project area to excessive noise levels.

SIGNIFICANCE:

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

NOISE

Mitigation Measure N-1

Construction Impacts. The following measures shall be adhered to during the construction phase of the project:

- All construction equipment shall be muffled in accordance with manufacturer’s specifications
- All construction activities shall be limited to weekdays and Saturday between 7 a.m. and 7 p.m. No construction, other than interior finish work shall be conducted any time on Sundays or Federal holidays.
- All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.
- All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.

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

SUBSTANTIATION

- a) **Less Than Significant** The project will not induce substantial population growth in an area either directly or indirectly. The membership of the proposed church is comprised of residents from the surrounding community. The construction and occupancy of the project may create a few new employment opportunities, which could generate a need for housing for new employees. However, when considering the unemployment rate for the area, the proposed project will likely draw from the local employment base for most of its workers. Therefore, the potential for substantial population growth in the area is less than significant and the existing and currently developing housing stock should accommodate the housing needs for those employed by the type of jobs generated by the project.
- b) **No Impact** The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing because no housing units will be removed as a result of the project
- c) **No Impact** The proposed use will not displace a substantial number of people necessitating the construction of replacement housing elsewhere, because the project will not displace any existing housing or existing residents. The project site is currently vacant.

SIGNIFICANCE:

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

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

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

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

SUBSTANTIATION

- 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. These services are existing and available to accommodate the requirements of the proposed project. Therefore, there will be no potentially significant impact in this area.

SIGNIFICANCE:

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

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

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

SUBSTANTIATION

- a) **Less Than Significant** The proposed project will not increase the use of any existing parks and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, because the project will not generate any new residential units and the impacts generated by construction workers or the employees of this project will be minimal..
- b) **Less Than Significant** The proposed 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 that is proposed will not result in an increased demand for recreational facilities.

SIGNIFICANCE:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorpor.	Less than Significant	No Impact
XVI. TRANSPORTATION/TRAFFIC - Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard 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) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- a) **Less Than Significant** The project will not cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system, because County Public Works-Traffic Division calculated the proposed church’s traffic generation to be no more than 59 peak hour trips per day. This minimal increase in the number of vehicle trips, the volume to capacity ratio on roads, and the congestion level at intersections will remain below the planned thresholds of concern for those facilities. Therefore, there will be no potentially significant impacts in this area and no mitigation is required.
- b) **Less Than Significant.** 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 the conclusion of that review is that traffic service will remain at an LOS of “C” or better, as required by the County General Plan.
- 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 the nearest airport, Twentynine Palms Airport, is approximately 8 miles away from the project site. The will have no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed use and no new traffic facilities are proposed.

- d) **No Impact** The project will not substantially increase hazards due to a design feature or incompatible uses. The project site is adjacent to an established road, Godwin Road, which is accessed at points with good sight distance properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- e) **No Impact** The project will not result in inadequate emergency access, because there is access from a minimum of two directions, Twentynine Palms Hwy via Godwin Road.
- f) **No Impact** The project will not result in inadequate parking capacity, because the project is required to meet the parking standards established by the County Development Code for places of worship and public assembly.
- g) **No Impact** The project will not conflict with adopted policies, plans, or programs supporting alternative modes of transportation (e.g., bus turnouts, bicycle racks), because, although the Morongo Basin Transit Authority (MBTA) provides bus service within the city of Twentynine Palms, it provides only limited service within the vicinity of the project. The proposed project will not affect this existing service.

SIGNIFICANCE:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorpor.	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

- a) **No Impact** The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Colorado River Basin Region (RWQCB), as determined by the County Division of Environmental Health Services (EHS) because the project will utilize an onsite septic system for its wastewater needs. Clearance from EHS and the RWQCB will be required prior to the issuance of building permits. Therefore, there will be no potentially significant impact in this area.

- b) **No Impact** The proposed project will not require or result in the construction of new water or wastewater facilities, because an on-site septic system (which will be reviewed and approved by the County Division of Environmental Health Services based on requirements by the Colorado River Basin Region Water Quality Control Board) will provide the wastewater system for the proposed facility. Water will be provided by a DEHS approved onsite private well. Therefore, there will be no potentially significant impact in this area.
- 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 would 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 stormwater drainage caused by the development of this project. Additionally, to further reduce these impacts, the project will incorporate Low Impact Design (LID) concepts, including pervious surfaces in the parking area and/or bioswales in planting areas. Therefore, there will be no potentially significant impact in this area.
- d) **No Impact** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources. The Twentynine Palms Water District has adequate water service capacity to serve the projected demand of the project, in addition to the provider's existing commitments. However, the project does not propose connection to or service from the district as it will utilize an on-site private well that will be approved and permitted by DEHS. Therefore, there will be no potentially significant impact in this area.
- e) **No Impact** The project proposes the use of an on-site septic system and project proponents will be required to obtain clearance from the County Environmental Health Services Division based on requirements by the Colorado River Basin Regional Water Quality Control Board. Therefore, there will be no potentially significant impact in this area.
- f) **No Impact** The project will be served by the 29 Palms Transfer Station and the Landers Landfill which, according to the County's Integrated Waste Management Plan and the Landers Landfill Solid Waste Facilities Permit, have sufficient permitted capacity to accommodate the project's solid waste disposal needs through 2018 and beyond.
- g) **No Impact** The proposed project will be required to comply with federal, state, and local statutes and regulations related to solid waste so there will be no significant impact in this area.

SIGNIFICANCE:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- a) **Less Than Significant with Mitigation** Potentially significant impacts have been identified in the areas of Air Quality, Biological Resources and Noise. However, implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or 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 with adherence to the required mitigation measures discussed within this Initial Study.
- b) **Less Than Significant** The project will not have impacts that are individually limited, but cumulatively considerable. Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The *CEQA Guidelines*, Section 15130 (a) and (b), states:
- a) Cumulative impacts shall be discussed when the project’s incremental effect is cumulatively considerable.
- b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

There are currently no significant projects identified in the vicinity of the proposed project. Compliance with the conditions of approval issued for the development will further assure that the potential for cumulative impacts will remain below the level of significant. The project can be adequately served by all existing services and infrastructure.

Potentially affected biological resources were categorized and addressed in accordance with their sensitivity (i.e., scarcity), significance (i.e., importance to habitat functions and values), and role in ecosystem sustainability (i.e., contribution to biological diversity). In this manner, all resources potentially affected are considered; however, focus is placed on those resources upon which cumulative impacts potentially have the greatest cause-and-effect implications. In summary, potentially significant cumulative impacts are anticipated for the same resource areas subject to project-specific effects (i.e., sensitive plant communities, desert tortoise and burrowing owl). However, the project mitigation measures and design features are sufficient to reduce the project's incremental contributions to levels that are less than significant.

- c) **Less Than Significant** Because the project site is adjacent to an improved roadway and the property has been previously cleared of all vegetation, potential new impacts to the already disturbed environment are negligible, and all impacts associated with traffic, parking and circulation will be conditioned so that potential impacts are less than significant. Although during the project's construction phase, noise and air emissions may constitute a nuisance, they will be short-term in nature and mitigated when the standard conditions set by County, State and/or Federal law are implemented. The incorporation of design features and compliance with County of San Bernardino policies, standards and guidelines will ensure that there would be no substantial adverse effects on human beings, either directly or indirectly.

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 affects upon the region, the local community or its inhabitants. The County reviewed the project to address traffic and ingress/egress concerns and, at a minimum, the project will be required to meet the conditions of approval and implement the mitigation measures required for the project.

The analysis presented herein indicates that the project has the potential to result in environmental impacts that may cause direct or indirect adverse effects on humans or the environment in the following areas: air quality, biological resources and noise. Mitigation Measures have been identified to deal with these issues. Implementation of these measures can reduce the potential environmental impacts to a non-significant level.

SIGNIFICANCE:

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

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. Condition Compliance will be verified by existing procedure [CCRF].)

MITIGATION MEASURES:

AIR QUALITY

AQ-1: AQ/Operational Mitigation. Operation of all off-road and on-road diesel vehicles/equipment shall comply with the County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)], including but not limited to:

- Equipment/vehicles shall not be left idling for periods in excess of five minutes.
- Engines shall be maintained in good working order to reduce emissions.
- Onsite electrical power connections shall be made available where feasible.
- Ultra low-sulfur diesel fuel shall be utilized.
- Electric and gasoline powered equipment shall substituted for diesel powered equipment where feasible.
- Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.
- All transportation refrigeration units (TRUs) shall be provided electric connections.

AQ-2: Diesel Exhaust Control Measures. All business establishments and contractors that use off-road diesel vehicle/equipment as part of their normal business operations shall adhere to the following measures during their operations in order to reduce diesel particulate matter emissions from diesel-fueled engines:

- Off-road vehicles/equipment shall not be left idling on site for periods in excess of five minutes. The idling limit does not apply to:
 - Idling when queuing
 - Idling to verify that the vehicle is in safe operating condition
 - Idling for testing, servicing, repairing, or diagnostic purposes
 - Idling necessary to accomplish work for which the vehicle was designed (such as operating a crane)
 - Idling required to bring the machine system to operating temperature
 - Idling necessary to ensure safe operation of the vehicle
- Use reformulated ultra low-sulfur diesel fuel in equipment and use equipment certified by the U.S. Environmental Protection Agency (EPA) or that pre-dates EPA regulations.
- Maintain engines in good working order to reduce emissions.
- Signs shall be posted requiring vehicle drivers to turn off engines when parked.
- Any requirements or standards subsequently adopted by the South Coast Air Quality Management District, the Mojave Desert Air Quality Management District or the California Air Resources Board.
- Provide temporary traffic control during all phases of construction.
- On-site electrical power connections shall be provided for electric construction tools to eliminate the need for diesel-powered electric generators, where feasible.
- Maintain construction equipment engines in good working order to reduce emissions. The developer shall have each contractor certify that all construction equipment is properly serviced and maintained in good operating condition.
- Contractors shall use ultra low-sulfur diesel fuel for stationary construction equipment as required by Air Quality Management District (AQMD) Rules 431.1 and 431.2 to reduce the release of undesirable emissions.
- Substitute electric and gasoline-powered equipment for diesel-powered equipment, where feasible.

AQ-3: AQ-Dust Control Plan. The developer shall submit for review and obtain approval from County Planning of a Dust Control Plan consistent with MDAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include activities to reduce on-site and off-site dust production, including the following:

- Throughout grading/land disturbing and construction activities, exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.
- Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials.
- Site access driveways and adjacent streets will be washed, if there are visible signs of any dirt track-out at the conclusion of any workday.
- All trucks hauling dirt away from the site shall be covered to prevent the generation of fugitive dust.
- During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
- Storage piles that are to be left in place for more than three working days shall either be:
 - 1) Sprayed with a non-toxic soil binder, or
 - 2) Covered with plastic or
 - 3) Revegetated until placed in use.
- Tires of vehicles will be washed before leaving the site and entering a paved road.
- Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust.

AQ-4: Coating Restrictions. The developer shall submit for review and obtain approval from County Planning of a Coating Restriction Plan (CRP), consistent with MDAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include, but are not be limited to:

- Architectural coatings with Reactive Organic Compounds (ROC) shall not have a content greater than 100 g/l.
- Architectural coating volume shall not exceed the significance threshold for ROC, which is 75 lbs. /day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day.
- High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings.
- Use precoated/natural colored building materials, water-based or low volatile organic compound (VOC) coatings.

BIOLOGICAL

BIO-1: Desert Tortoise. Although a General Biological Survey-Focused Survey for Desert Tortoise found no evidence of any special-status species on site, if a desert tortoise is observed during ground disturbance, all activities that could harm the animal shall be immediately halted. The U.S. Fish and Wildlife Service and California Department of Fish and Game shall be contacted to determine appropriate action.

BIO-2: Burrowing Owl. Prior to and within thirty days of any ground disturbance, pre-construction surveys for Burrowing Owls and their active burrows shall be completed in accordance with California Department of Fish and Game protocol. A report evaluating the effects of the proposed project shall be submitted to the County Planning Division for review prior to ground disturbance and/or grading permit. The report shall include a discussion of survey methodology, results, conclusions, recommendations and a map showing the location of the site. Required mitigation measures must be adopted and approved by the County Planning Division in conjunction with the California Department of Fish & Game.

BIO-3: Native Plants. Prior to any land disturbance (e.g. grading or land clearance) the developer shall obtain a preconstruction inspection and approval from the Building and Safety Division that said land disturbance will not result in the removal of any regulated native tree or plant.

NOISE

Mitigation Measure N-1

N-1: Construction Impacts. The following measures shall be adhered to during the construction phase of the project:

- All construction equipment shall be muffled in accordance with manufacturer's specifications
- All construction activities shall be limited to weekdays and Saturday between 7 a.m. and 7 p.m. No construction, other than interior finish work shall be conducted any time on Sundays or Federal holidays.
- All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.
- All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.

GENERAL REFERENCES (List author or agency, date, title)

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)
California Department of Water Resources, California's Groundwater Bulletin #118 Update, 2003.
CEQA Guidelines, Appendix G
California Standard Specifications, July 1992
County Museum Archaeological Information Center
County of San Bernardino Development Code, 2007, amended 2008
County of San Bernardino General Plan, adopted 2007, revised 2008
County of San Bernardino Hazard Overlay Map: FJ17
County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998
County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995
County of San Bernardino, June 2004, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.
County of San Bernardino Road Planning and Design Standards
Environmental Impact Report, San Bernardino County General Plan, 2007
Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map
Mojave Desert Air Quality Management District, Mojave Desert Planning Area – Federal Particulate Matter (PM10) Attainment Plan, July 1995
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, Draft 8-hour Ozone Attainment Plan (Western Mojave Desert Non-Attainment Area), June 2008
South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993

PROJECT SPECIFIC STUDIES

Circle Mountain Biological Consultants, Inc., Focused Survey for Agassiz's Land Tortoise, Habitat Assessment for Western Burrowing Owl, and General Biological Resource Assessment, prepared by Edward L. LaRue, Jr., July, 2011