

# SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

## PROJECT LABEL:

<b>APN:</b>	0583-301-01
<b>Applicant:</b>	Donna Yerman
<b>Community:</b>	Morongo Valley / 3 <sup>rd</sup> Supervisorial District
<b>Location:</b>	Southeast corner of San Jacinto Street and Palo Verde Road
<b>Project No:</b>	P200800569/TPM 18768
<b>Staff:</b>	Tracy Creason
<b>Rep:</b>	Petra Engineering
<b>Proposal:</b>	Tentative Parcel Map 18768 to create four parcels and a remainder on 57.5 acres

**USGS Quad:** Morongo Valley  
**T, R, Section:** T1S R4E Sec 28 NW ¼  
**LUZD:** MV/RL  
**Planning Area:** Morongo Valley  
**Overlays:** FS-2, Biological

## PROJECT CONTACT INFORMATION:

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

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**E-mail:** [Tracy.Creason@lus.sbcounty.gov](mailto:Tracy.Creason@lus.sbcounty.gov)

**Project Sponsor:** Petra Group, Inc.  
24091 Azalea Street  
Willits, CA 95490

**Phone No:** 760.792.9875

**E-mail:** [nash.munes@gmail.com](mailto:nash.munes@gmail.com)

## PROJECT DESCRIPTION:

The proposed project is Tentative Parcel Map 18768 to create four residential parcels and a remainder parcel on 57.5 acres (APN 0583-301-01). This property is located on the southeast corner of San Jacinto Street and Palo Verde Road in the Morongo Valley Community Plan Area. Main access to the site is from State Highway 62 (aka Twentynine Palms Highway) via Pioneer Drive to San Jacinto Street.

## ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site, which supports a mixed shrub desert bush community, is vacant. Low density housing is present on all sides, although some surrounding properties are vacant. According to the Focused Survey for the Desert Tortoise prepared by Beaman Biological Consulting, the site does not support any sensitive species. There are no locally protected Joshua Trees on the site. According to the Hydrology Study for the project prepared by Petra Group, the site slopes approximately 6 percent from northwest to southeast. The site contains several natural drainage courses. These will be dedicated as San Bernardino County Drainage Easements (SBCDEs) as part of this subdivision. These will be maintained in their natural state so as not to disturb the historic flow paths on site.

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT	OVERLAYS
Site	Vacant	MV/RL	FS-2
North	SFRs/Vacant	MV/RL	FS-1
South	SFRs/Vacant	MV/RS-1, MV/RM, & MV/RL	FS-2, FP-1
East	SFRs/Vacant	MV/RL	FS-2, FP-1
West	SFRs/Vacant	MV/RL	FS-2, FP-1

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

Federal: Fish and Wildlife

State of California: Colorado River Basin Regional Water Quality Control Board; California Department of Fish & Wildlife

County of San Bernardino: Land Use Services – Building and Safety, Land Development, & Planning Divisions; Public Health – Environmental Health Services; Public Works; County Fire

Local: Morongo Unified School District



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**EVALUATION FORMAT**

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on 18 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> 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 |

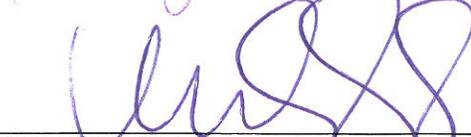
**DETERMINATION:** (To be completed by the Lead Agency)

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.

  
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Signature (updated by): Tracy Creason, Senior Planner

11/26/2013  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature: Heidi Duron, Supervising Planner

12/19/2013  
\_\_\_\_\_  
Date

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>I. AESTHETICS - Would the project</b>				
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):

The Project site is not located in a Scenic Resources/Scenic Route Overlay. The Scenic Overlay Area includes unique views within the County's desert, mountain, and valley areas, as well as other aesthetic natural land formations. It covers an area extending 200 feet on both sides of the ultimate road right-of-way of State and County designated Scenic Highways as identified within the General Plan.

The nearest possible scenic corridor in the vicinity of the Project site is State Route 62, which is approximately 0.25 miles (~1253 feet) south of the Project site.

I a) **Less Than Significant Impact.** The proposed project is located approximately ¼ mile northwest of the nearest designated Scenic Corridor, State Highway 62. Because development exists on all sides of the proposed project, this subdivision will not have a substantial adverse effect on the scenic vista. Future residential structures will be required to comply with the County Development Code Section 83.07.040 - Glare and Outdoor Lighting - Mountain and Desert Areas. Additionally, landscaping in compliance with the State Water Model Ordinance and the County Development Code (Code) is also a requirement in the conditions of approval.

I b) **Less Than Significant Impact.** Within *Chapter 27: Visual & Aesthetic Review*, the Caltrans Standard Environmental Reference states that "[w]hile there is no comprehensive list of specific features that automatically qualify as scenic resources, certain characteristics can be identified which contribute to the determination of a scenic resource. Following is a partial list of visual qualities and conditions which, if present, may indicate the presence of a scenic resource:

- A tree that displays outstanding features of form or age;
- A landmark tree or a group of distinctive trees accented in a setting as a focus of attention;
- An unusual planting that has historical value;
- A unique, massive rock formation;
- An historic building that is a rare example of its period, style, or design, or which has special architectural features and details of importance (a historic building, however, should be evaluated by a staff Architectural Historian as part of the historic resources studies);
- A feature specifically identified in applicable planning documents as having special scenic value;
- A unique focus or a feature integrated with its surroundings or overlapping other scenic elements to form a panorama;
- An exceptional example of proportion, balance, rhythm, and variety - all of these are amenable attractions of a visual scene.
- A vegetative or structural feature that has local, regional, or statewide importance."

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. The site is vacant and there are no historic buildings or rock outcroppings on site. Although there are no locally protected Joshua Trees on site, future construction must adhere with the standard condition that all building permits require a pre-construction inspection to verify the location of any protected plants. Any removal will comply with the County's ordinance regarding plant and tree protection (County Development Code Chapter 88.01).

- I c) **Less Than Significant Impact.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings, because the project is consistent with the existing visual character of the area. The site is adjacent to similarly zoned residential properties. The subdivision will be a continuation of the existing land uses. As stated above in I b), future construction must adhere with the County's ordinance regarding plant and tree protection, which will assist in maintaining the existing visual character of the site.
  
- I d) **Less Than Significant Impact.** The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. As stated in I c) above, the site is adjacent to residentially zoned properties. Lighting proposed on site as part of the future residential development will be hooded and down shielded to protect surrounding properties from any resultant glare, as required by County Development Code Section 83.07.040 - Glare and Outdoor Lighting - Mountain and Desert Areas.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<p><b>II. AGRICULTURE AND FORESTRY RESOURCES</b> - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

II a-e) **No Impact.** The subject property is beyond the survey boundary on the San Bernardino County Important Farmland 2008, Sheet 2 of 2, a map prepared by the California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. The nearest boundary of the San Bernardino National Forest is approximately 8 miles directly west of the property.

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

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

III a) **Less Than Significant Impact.** The Desert portion of the County of San Bernardino is part of the Mojave Desert Air Basin (MDAB) and the Mojave Desert Air Quality Management District (MDAQMD). Under the Federal Clean Air Act, the MDAQMD has adopted a variety of attainment plans for a variety of non-attainment pollutants. The Air Quality Management Plan (AQMP) for the MDAB sets forth a comprehensive program that will lead the MDAB into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections. The proposed project is consistent with the underlying General Plan designation, which is MV/RL.

Project generated emissions were modeled based on sample project sizes by Land Use Category that are below 3000 metric tons of carbon dioxide equivalent (3000 MTCO<sub>2e</sub>) based upon statistical analysis of Projects run in the California Emissions Estimator Model (CalEEMod) model. The threshold for single family residential is 60 to 80 units. The creation of four residential parcels and a remainder parcel does not near this threshold.

This project will incrementally contribute to the amount of greenhouse gases in the environment. But when compared to the overall environment, this project's contribution to global warming will be insignificant. It is a policy of the County of San Bernardino to encourage efficient use of energy resources and the use of alternate energy sources. The Air Quality Plan used the underlying zoning as the baseline. The Mojave Desert Air Quality Management District received the project notice and responded that they had no comments or concerns about the proposal.

III b) **Less Than Significant Impact.** The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use does not exceed established thresholds of concern as established by the District. Even though the Project does not exceed the MDAQMD thresholds, the Project proponent must comply with all applicable rules and regulations of the MDAB to assist in achieving attainment for ozone and suspended particulates.

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- III c) **Less Than Significant Impact.** The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the project does not exceed established thresholds of concern. In order to be considered significant, a project's air pollutant emissions must exceed the emission thresholds established by the MDAQMD and be inconsistent with growth projections. As previously stated, the Project will not exceed any established thresholds. The current zoning, MV/RL (Morongo Valley Rural Living), will remain unchanged. The Project is consistent with the growth projections contained in the County General Plan and the Morongo Valley Community Plan.
- III d) **Less Than Significant Impact.** The project will not expose sensitive receptors to substantial pollutant concentrations. These sensitive receptors include residences, schools, daycare centers, playgrounds, and medical facilities. The following project types within the specified distance must not expose sensitive receptors to substantial pollutant concentrations. They include:
- Any industrial project within 1000 feet
  - A distribution center (40 or more trucks per day) within 1000 feet
  - A major transportation project (50,000 or more vehicles per day) within 1000 feet
  - A dry cleaner using perchloroethylene within 500 feet
  - A gasoline dispensing facility within 300 feet

The site is approximately 0.32 miles northeast of the nearest sensitive receptor, Morongo Valley Elementary School. The project will not expose this sensitive receptor to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants associated with the current subdivision project or with future residential construction.

- III e) **Less Than Significant Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The Project is a minor subdivision to create four parcels and a remainder parcel, which will not produce objectionable odors affecting a substantial number of people.

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

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

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

Beaman Biological Consulting conducted a *Focused Survey for the Desert Tortoise* of the site on August 3, 2006, which concluded that the Desert Tortoise was absent from the site.

IV a) **Less Than Significant Impact with Mitigation Incorporated.** The site is located within a designated Desert Tortoise habitat area. The *Focused Survey for the Desert Tortoise* found no tortoise or tortoise sign on the site during the field visit. The likelihood of desert tortoise to occur on site is low due to the fragmented nature of the habitat and the existing development on adjacent parcels. Because potential habitat exists, a mitigation measure to conduct pre-construction surveys to confirm the continued absence of desert tortoise shall be included in the conditions of approval as Composite Development Plan notes prior to any land disturbance. Adherence with any recommended mitigation measures within the pre-construction survey is required.

IV b) **Less Than Significant Impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. Although the project site contains several natural drainage courses, running from northwest to southeast, the subdivision will not have a substantial adverse effect on any riparian habitat. The map is designed to allow these natural drainage courses (NDCs) to remain in their natural state, by dedicating San Bernardino County Drainage Easements (SBCDEs) over them.

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- IV c) **Less Than Significant Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. As mentioned in IV b) above, the NDCs will be left in their natural state as SBCDEs.
  - IV d) **Less Than Significant Impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The NDCs will remain as on-site open space, allowing migratory species to traverse through the site.
  - IV e) **Less Than Significant Impact.** Although there are no locally protected Joshua Trees on site, future construction must adhere with the standard condition that all building permits require a pre-construction inspection to verify the location of any protected plants. Any removal will comply with the County's ordinance regarding plant and tree protection. This is a mandatory requirement and is not considered a mitigation measure.
  - IV f) **No Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. The site is within the proposed boundary of the West Mojave Plan, which covers 9.3 million acres in the western portion of the Mojave Desert. Only the BLM amendment of the California Desert Conservation Area of the West Mojave Plan has been approved. The state and local government actions proposed by this interagency habitat conservation plan remain under review.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce this impact to a level below significant.

***[Mitigation Measure BIO-1]***

The following note shall be placed on the Composite Development Plan for future residential construction:

"Prior to and within thirty days of land disturbance, pre-construction surveys for Desert Tortoise will be conducted by a qualified biologist. The report documenting the survey results shall be submitted to the County Land Use Services Department, Planning Division for review prior to ground disturbance."

Furthermore, this requirement for pre-construction surveys for Desert Tortoise is required prior to any land disturbance, including road and other infrastructure improvements.

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

The County Museum conducted an archaeological resources search for the project site. The potential for Prehistoric Archaeological Resources is high, the potential for Historic Archaeological Resources is high, and the potential for Historic Resources is low. Archeological Resources reported to exist within or adjacent to the project area include a large prehistoric village site to the southwest.

V a, b) **Less Than Significant Impact with Mitigation Incorporated.** The potential for the presence of historic and/or archaeological resources within the project area is high as to Prehistoric Archaeological Resources; high as to Historic Archaeological Resources; and low as to Historic Resources based on the Historic maps examined (Blackburn, 1932; USGS San Geronio Mountain, 1899, 1954; Beasley, 1892; AAA-various.) Archeological Resources reported to exist within or adjacent to the project area include a large prehistoric village site to the southwest. Prior to any land disturbance, a qualified professional shall conduct an archaeological survey and prepare a historical resource management report. The results shall be provided to the County Museum for review prior to any ground disturbance, with a copy to County Planning. Any and all recommended mitigation will be implemented, which will reduce any potential impact in this area to a level below significant.

V c) **Less Than Significant Impact.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature because no resources have been identified on the site. To further reduce the potential for impacts, a condition shall be added to the project that requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.

V d) **Less Than Significant Impact.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burial grounds are identified on this project site. If any human remains are discovered during construction of this project, the developer is required to contact the County Coroner, County Museum for determination of appropriate measures, and a Native America representative, if remains are determined to be of Native American origin.

**Possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce this impact to a level below significant:**

**[Mitigation Measure CUL-1]**

**The following note shall be placed on the CDP:**

**“The project site lies within a designated Cultural Resource Zone. Prior to any land disturbance, an archeological survey conducted by a qualified archeologist shall be conducted to inventory all resources, to evaluate their significance and**

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integrity and, if necessary, to propose appropriate mitigation measures. A historical resources management report shall be prepared by the archaeologist to document the survey, to document any subsurface testing, to document archival research, to evaluate resource significance and integrity, and if necessary, to evaluate project impacts and propose mitigation measures to mitigate potential adverse impacts in accordance with appropriate laws. The results of the archaeological survey and historical resources management shall be supplied to the San Bernardino County Museum Archaeological Information Center for review and approval, with a copy to County Planning. For a list of qualified archaeologists, go to <http://chrisinfo.org>.”

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>VI. GEOLOGY AND SOILS - Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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):

- VI a i-iv) **Less Than Significant Impact.** The project site lies approximately 0.9 miles northeast of the Pinto Mountain fault zone, which includes the Morongo Valley fault. It is not within an Alquist-Priolo Earthquake Fault Zone designated by the State of California. Construction for future residential structures will be reviewed and approved by County Building and Safety with appropriate seismic standards implemented in the construction of the project to insure that structures can endure a seismic event. If grading exceeds 5,000 cubic yards, submittal of a geology report will be a condition of approval. The County Building and Safety Geologist must review and approve this report.
- VI b) **Less Than Significant Impact.** The subdivision project will not result in substantial soil erosion or the loss of topsoil. Future residential construction must comply with the National Pollutant Discharge Elimination System permit if applicable to the specific development. If the quantity of land disturbance dictates, future developers of single family residences shall prepare a Storm Water Pollution Prevention Plan and a Water Quality Management Plan. Preparation and implementation of these reports are mandatory requirements.
- VI c) **Less Than Significant Impact.** The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on or off site landslide, lateral spreading, subsidence, liquefaction, or collapse. Adherence with the standards and requirements in the Building Code for design of future proposed residential structures will ensure that any impacts are less than significant. Compliance with the Building Code is mandatory.

- VI d) **Less Than Significant Impact.** The project site is not located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property.
- VI e) **Less Than Significant Impact.** There is no indication that the project site will not be supportive of septic systems. Future applicants for residential construction are required to submit percolation reports for review and approval by both the Colorado River Basin Regional Water Quality Control Board and the County Environmental Health Services Division prior to issuance of permits for on-site wastewater treatment systems (OWTS). Any OWTS must comply with the requirements of the State Regional Water Quality Control Board, Colorado River Basin Region.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	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:

VII a,b) **Less Than Significant Impact.** As discussed in Section III of this document, the proposed project is consistent with the underlying General Plan designation on the property. The Air Quality Plan used the underlying zoning as the baseline to evaluate impacts.

On December 6, 2011, the San Bernardino County Board of Supervisors adopted the County Greenhouse Gas (GHG) Emissions Reduction Plan. As part of the GHG Plan, sample project sizes that exceed the 3000 Metric Tons of CO<sub>2</sub> equivalents (MTCO<sub>2e</sub>) level were established. The threshold for single family residential development is 60 to 80 units. The Mojave Desert Air Quality Management District threshold for MTCO<sub>2e</sub> is 100,000 tons annually. GHGs and criteria pollutants associated with the minor subdivision to create four parcels and a remainder parcel will remain below the established threshold.

The Project's GHG emissions are anticipated to remain well below the established GHG emissions thresholds. The Project proponents must comply with the Performance Standards within the *San Bernardino County Greenhouse Gas Emissions Reduction Plan*. Such compliance will be included in the conditions of approval. It is unlikely that this project would impede the state's ability to meet the reduction targets of AB32.

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

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

**SUBSTANTIATION**

- VIII a) **No Impact.** The project does not have the potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because the Project is not considered a 'hazardous waste generator' as defined by the U.S. Environmental Protection Agency. Such a hazardous waste generator would routinely transport, use, or dispose of hazardous materials.
- VIII b) **No Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- VIII c) **No Impact.** The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project does not propose the use of hazardous materials. The nearest school, Morongo Valley Elementary School, is approximately 0.32 miles southwest of the site.

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- VIII d) **No Impact.** Based on the *Cortese List Data Resources* webpage maintained by Cal/EPA, the Project site is not included on the list of hazardous materials sites compiled in accordance with Government Code 65962.5.
- VIII e) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a public airport. The nearest airport, Yucca Valley Airport, is approximately 12 miles northeast of the site.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. The nearest private airstrip is the Yucca Valley Service Center Heliport, which is approximately 10.5 miles northeast of the project site.
- VIII g) **No Impact.** The Project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project will not result in any substantial alteration to road design or capacity that would affect evacuation procedures. The site has access from San Jacinto Street, Palo Verde Road, West Drive, and Morongo Way.
- VIII h) **Less Than Significant Impact.** Prior to any construction occurring on any parcel, the applicant shall contact the County Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department. The project site is in the FS-2 Fire Safety Overlay. The San Bernardino County Development Code requires that development within a Fire Safety Area be subject to additional construction requirements, building separations, project design requirements, and erosion and sediment control to mitigate the potential impacts. The requirements of the overlay district are designed to reduce fire hazard risk to below a level of significance.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structure that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION**

Petra Group, Inc. prepared a *Preliminary Drainage Study* for property associated with this project, Tentative Parcel Map 18768, and a previous, concurrently-filed Tentative Tract Map 18516. Although the County Land Development Division found the *Preliminary Drainage Study* acceptable, a detailed drainage study is a condition of approval prior to recordation of the Parcel Map.

IX a) **Less Than Significant Impact.** The subdivision will not violate any water quality standards or waste discharge requirements because the design incorporates design features to diminish water quality impacts to an acceptable level as required by state and federal regulations. These design features are identified in the *PWQMP* prepared for the Project. Additionally, the Project must prepare a Storm Water Pollution Prevention Plan (SWPPP) to determine and reduce the Project's potential impacts on water quality caused by storm event runoff during construction. If future construction

exceeds disturbance greater than an acre, the Project proponent needs to obtain a General Construction Permit under the National Pollutant Discharge Elimination System (NPDES) permit program of the federal Clean Water Act. The SWPPP requires submittal of a Notice of Intent to the Colorado River Basin Regional Water Quality Control Board prior to construction activities. The objectives of a SWPPP are to identify pollutant sources (i.e., sediment) that may affect storm water discharge quality, and reduce the pollutants using Best Management Practices. The Parcel Map proposes to use individual, on-site water wells to service the future residences. On-site wastewater treatment systems (OWTS) must be approved by the County Environmental Health Services based on the requirements of the Colorado River Basin Region of the State Regional Water Quality Control Board. All the above are mandatory requirements and are not considered mitigation measures.

- IX b) **Less Than Significant Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The Parcel Map project proposes to use on-site water wells to service the property. Documentation that sufficient resources exist to serve future residences is required to be submitted to and approved by EHS prior to recordation.
- IX c) **Less Than Significant 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 any substantial alteration to a drainage pattern, stream, or river. The NDCs on site will be left in their natural state and will be dedicated as San Bernardino County Drainage Easements (SBCDEs) as part of the map recordation process. Additionally, future construction projects are required to submit and implement erosion control plans.
- IX d) **Less Than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The project does not propose any substantial alteration to a drainage pattern, stream, or river. County Land Development Division reviewed the *Preliminary Drainage Study*. All necessary drainage improvements both on and off site have been required as conditions of construction. Review of detailed plans prior to construction is a mandatory requirement and not considered a mitigation measure.
- IX e) **Less Than Significant Impact.** Because of the Project design, implementation of the Water Quality Management Plan and Storm Water Pollution Prevention Plan requirements, and the lack of change to the drainage pattern, the subdivision project will not 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. County Land Development Division reviewed the preliminary project drainage and determined that the proposed systems are adequate to handle anticipated flows. All necessary drainage improvements both on- and off-site will be required as conditions of the project. There will be adequate capacity in the local and regional drainage systems so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of storm water flows originating from or altered by the project. Adherence with the requirements of the Drainage Study and the Best Management Practices (BMPs) outlined in the Preliminary WQMP will be part of the conditions of approval.
- IX f) **Less Than Significant Impact.** The project will not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures have been included in the project design. As stated in IX a) and IX e) above, adherence with the requirements in the SWPPP and the BMPs contained in the Preliminary WQMP are required.
- IX g) **No Impact.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The project has been reviewed by the County Land Development Division, which determined that the site is not located within a 100-year flood hazard area. The on-site NDCs will be left in their natural state and dedicated as SBCDEs as part of this subdivision.

The project site is lies within Flood Zone X (unshaded) as determined by the Federal Emergency Management Agency (FEMA). Areas within Zone X (unshaded) have a minimal flood hazard from the source of flooding in the area and are

determined to be outside of the 0.2 percent annual chance floodplain.

- IX h) **No Impact.** The project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows because the site is not located within a 100-year flood hazard area. As stated above, the on-site NDCs will be left in their natural state and dedicated as SBCDEs as part of this subdivision.
- IX i) **No Impact.** The Project site is not within any locally identified Flood Plain, so will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- IX 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.

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

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

- X a) **No Impact.** The project will not physically divide an established community. It is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. The subdivision will actually resolve a very unusual property boundary configuration (see Tentative Parcel Map on Page 3 of this document) by creating three 2.5-acre parcels, one 10-acre parcel, and an approximate 39.5-acre remainder.
- X b) **Less Than Significant Impact.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because the project is consistent with all applicable land use policies and regulations of the County Development Code, the County General Plan, and the Morongo Valley Community Plan. The project complies with all hazard protection, resource preservation, and land use modifying Overlay District regulations.
- X c) **No Impact.** The Project is subject to and in conformance with the California Desert Conservation Area Plan (West Mojave Plan). As discussed in the Biological Resources section of this Initial Study Checklist, with implementation of the mitigation measures no impacts to biological resources were identified. Therefore, the Project's activities will be in compliance with the West Mojave Plan, which covers 9.3 million acres in the western portion of the Mojave Desert.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XI. MINERAL RESOURCES</b> - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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): MRZ-4

- XI a) **No Impact.** The project site is located within the MRZ-4 Mineral Resource Zone. There are no known mineral resources that would result in the loss of availability at this time. The project is consistent with the land use district, surrounding, and adjacent properties. No mining has been, or is, occurring on site.
- 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 are no identified locally important mineral resources on the project site. The site is within a Mineral Resource Zone of unknown significance.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XII. NOISE</b> - Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- XII a) **Less Than Significant Impact.** Noise sensitive land uses shall include residential uses, schools, hospitals, nursing homes, religious institutions, libraries, and similar uses. The proposed minor subdivision will not generate noise. Future residential structures are required to maintain noise levels at or below County Standards identified in Development Code Section 83.01.080. This is a mandatory requirement and not considered a mitigation measure.
- XII b) **No Impact.** The project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels, because the Project is required to maintain vibration and groundborne noise levels at or below standards identified in the County Development Code, Section 83.01.090. This is a mandatory requirement and not considered a mitigation measure.
- XII c) **Less Than Significant Impact.** The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project. The proposed minor subdivision will not generate noise.
- XII d) **Less Than Significant Impact.** The project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project because no development is proposed at this time. Future residential development on the proposed parcels may result in temporary or periodic noise increases associated with construction activities. These activities will be required to adhere to County Noise Standards including restricted days and hours of construction, resulting in no substantial noise.
- XII e) **No Impact.** The project is not located within an airport land use plan area or within two miles of a public/public use airport. The nearest airport, Yucca Valley Airport, is approximately 12 miles northeast of the site.
- XII f) **No Impact.** The project is not within the vicinity of a private airstrip. The nearest private airstrip is the Yucca Valley Service Center Heliport, which is approximately 10.5 miles northeast of the project site.

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

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

**SUBSTANTIATION**

- XIII a) **Less Than Significant Impact.** The project will not induce substantial population growth in an area either directly or indirectly. The project will generate approximately 11 new residents to the area. Based on the 2000 U.S. Census and as contained in the Morongo Valley Community plan, the population in the Morongo Valley was 3,381 persons. This proposed project would add approximately 0.325 percent to the total population. The Morongo Valley Community Plan projects that the area will reach between 20 and 30 percent of its potential population by 2030. Existing roads are dirt and will remain as such.
- XIII b) **No Impact.** The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing. The site is vacant, thus no housing units are proposed to be demolished as a result of this proposal.
- XIII c) **No Impact.** The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere because the project will not displace any existing housing or existing residents. As stated in XII b) above, the site is vacant.

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

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

**SUBSTANTIATION**

XIV a) **Less Than Significant Impact.** The proposed minor subdivision project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. The minor subdivision will result in a population increase of approximately 11 persons.

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

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

**SUBSTANTIATION**

- XV a) **Less Than Significant Impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will generate 4 new residential lots, generating approximately 11 new residents. Because the 2.5-acre lot sizes provide for some on-site recreational uses, impacts from these new residents will be minimal.
- XV b) **Less Than Significant Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. County requirements dictate that park lands be dedicated at a ratio of three acres per 1,000 residents. Based on the anticipated population increase, open space requirement for this subdivision would be 0.033 acres. The SBCDEs proposed on site will remain as open space.

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

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

**SUBSTANTIATION**

- XVI a) **Less Than Significant Impact.** The 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 the increase in the number of vehicle trips, the volume to capacity ratio on roads, and the congestion level at intersections remain below the planned thresholds for those facilities. The Morongo Basin Transit Authority provides weekday bus transportation in the Morongo Valley with Route 12, which stops at the Morongo Valley Country Market, Circle K, and Post Office. The minor subdivision will not interrupt or affect this existing service.
- XVI b) **No Impact.** The project will not exceed, either individually or cumulatively, a level of service [LOS] standard established by the San Bernardino Associated Governments (SANBAG), the county-designated congestion management agency for designated roads or highways. County Public Works – Traffic Division has reviewed the traffic generation of the proposed project and anticipates that traffic service will be remain at LOS C or better, as required by the County General Plan.
- XVI c) **No Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There are several small airports in the vicinity of the project, but there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed use. No new air traffic facilities are proposed.
- XVI d) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses. The project site is adjacent to San Jacinto Street, an established road that is accessed at points with good site distance and properly controlled intersections. The minor subdivision will create four parcels and a remainder parcel. There are no incompatible uses proposed by the project that will impact surrounding land uses.

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

XVI f) **No Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks) because the Morongo Basin Transit Authority provides bus service to the communities of Palm Springs, Morongo Valley, Yucca Valley, Joshua Tree, Landers, and Twentynine Palms. The proposed project will not adversely affect this existing service.

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

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

**SUBSTANTIATION**

- XVII a) **Less Than Significant Impact.** The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Colorado River Basin Region, as determined by County Public Health – Environmental Health Services. Future residential development must meet the wastewater treatment requirements of the Colorado River Basin Region. This is a mandatory requirement and not a mitigation measure.
- XVII b) **No Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The Colorado River Basin Regional Water Quality Control Board and the County Environmental Health Services Division will review on-site septic systems when future homes are constructed. Individual water wells will be reviewed and permitted by County EHS and Building & Safety Divisions to provide water to future residences.
- XVII c) **No Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects. The proposed minor subdivision will not increase storm flow rates from the site. The existing drainages will remain untouched within San Bernardino County Drainage Easements. Future residential construction will not create any additional impacts on downstream drain facilities that will necessitate expansion of existing facilities or construction of new facilities.
- XVII d) **Less Than Significant Impact.** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources. Parcels created by this minor subdivision project will be served by individual water wells when future residential construction occurs.
- XVII e) **Less Than Significant Impact.** The project proposes to use on-site septic systems for future residences. These will be reviewed and approved by both the Colorado River Basin Regional Water Quality Control Board and the County's Division of

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Environmental Health Services (DEHS). Septic system pumpers must be approved by DEHS. Septage, the waste or sewage in a septic tank, is accepted at the Landers Sanitary Landfill, which is approximately 17 miles northeast of the site.

XVII f) **Less Than Significant Impact.** Both the Trail's End Transfer Station and the Landers Sanitary Landfill will serve the solid waste needs of future residences. According to the CalRecycle webpage, the Landers Sanitary Landfill has sufficient capacity to accommodate 765,098 cubic yards of solid waste. The estimated closure date is 2018. There is adequate capacity to accommodate the project's solid waste disposal needs.

XVII g) **Less Than Significant Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste, construction waste diversion, and recycling.

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

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

**SUBSTANTIATION**

XVIII a) **Less Than Significant Impact with Mitigation Incorporated.** With incorporation of mitigation measures for biological and cultural resources, this lot-sales only subdivision project does not have the potential to degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The site is located within a designated Desert Tortoise habitat area. The *Focused Survey for the Desert Tortoise* found no tortoise or tortoise sign on the site during the field visit. The likelihood of desert tortoise to occur on site is low due to the fragmented nature of the habitat and the existing development on adjacent parcels. Because potential habitat exists, a mitigation measure to conduct pre-construction surveys to confirm the continued absence of desert tortoise shall be included in the conditions of approval as Composite Development Plan notes prior to any land disturbance. Adherence with any recommended mitigation measures within the pre-construction survey is required.

Although the project site contains several natural drainage courses, running from northwest to southeast, the subdivision will not have a substantial adverse effect on any riparian habitat. The map is designed to allow these natural drainage courses (NDCs) to remain in their natural state, by dedicating San Bernardino County Drainage Easements (SBCDEs) over them.

Although there are no locally protected Joshua Trees on site, future construction must adhere with the standard condition that all building permits require a pre-construction inspection to verify the location of any protected plants. Any removal will comply with the County's ordinance regarding plant and tree protection. This is a mandatory requirement and is not considered a mitigation measure.

The potential for the presence of historic and/or archaeological resources within the project area is high as to Prehistoric Archaeological Resources; high as to Historic Archaeological Resources; and low as to Historic Resources based on the Historic maps examined (Blackburn, 1932; USGS San Gorgonio Mountain, 1899, 1954; Beasley, 1892; AAA-various.) Historic Archeological Resources reported to exist within or adjacent to the project area include a large prehistoric village

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site to the southwest. Prior to any land disturbance, a qualified professional shall conduct an archaeological survey and prepare a historical resource management report. The results shall be provided to the County Museum for review prior to any ground disturbance, with a copy to County Planning. Any and all recommended mitigation will be implemented, which will reduce any potential impact in this area to a level below significant.

- XVIII b) **Less Than Significant Impact.** The analysis in this Initial Study Checklist demonstrates that the Project is in compliance with all applicable regional plans including but not limited to water quality control plan, air quality maintenance plan, and greenhouse gas emissions reduction plan. Compliance with these plans serves to reduce impacts on a regional basis so that the Project will not produce impacts, that when considered with the effects of other past, present, and probable future projects, will be cumulatively considerable.
- XVIII c) **Less Than Significant Impact.** As discussed in this Initial Study Checklist, the Project will not expose persons to adverse impacts related to Air Quality, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, or Population and Housing. These impacts are identified as having no impacts or less than significant impacts. Adherence with the following mitigation measures will reduce potential impacts to a level less than significant. At a minimum, the project will be required to meet the conditions of approval in order for the Project to be implemented. It is anticipated that all such conditions of approval will further insure that no potential for adverse impacts will be introduced by construction activities, or land uses authorized by the Project approval.

**Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures BIO-1 and CUL-1.**

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## 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)

### ***[Mitigation Measure BIO-1]***

The following note shall be placed on the Composite Development Plan for future residential construction:

"Prior to and within thirty days of land disturbance, pre-construction surveys for Desert Tortoise will be conducted by a qualified biologist. The report documenting the survey results shall be submitted to the County Land Use Services Department, Planning Division for review prior to ground disturbance."

Furthermore, this requirement for pre-construction surveys for Desert Tortoise is required prior to any land disturbance, including road and other infrastructure improvements.

### ***[Mitigation Measure CUL-1]***

The following note shall be placed on the CDP:

"The project site lies within a designated Cultural Resource Zone. Prior to any land disturbance, an archeological survey conducted by a qualified archeologist shall be conducted to inventory all resources, to evaluate their significance and integrity and, if necessary, to propose appropriate mitigation measures. A historical resources management report shall be prepared by the archaeologist to document the survey, to document any subsurface testing, to document archival research, to evaluate resource significance and integrity, and if necessary, to evaluate project impacts and propose mitigation measures to mitigate potential adverse impacts in accordance with appropriate laws. The results of the archaeological survey and historical resources management shall be supplied to the San Bernardino County Museum Archaeological Information Center for review and approval, with a copy to County Planning. For a list of qualified archaeologists, go to <http://chrisinfo.org>."

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California Environmental Protection Agency, <http://www.calepa.ca.gov/SiteCleanup/CorteseList/>

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CalRecycle, <http://www.calrecycle.ca.gov>

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Institute of Transportation Engineers, *Trip Generation Manual*, 9<sup>th</sup> edition

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Mojave Desert Air Quality Management District, *Mojave Desert Planning Area – Federal Particulate Matter (PM10) Attainment Plan*, July 1995

Mojave Desert Air Quality Management District, *Rule 403.2 Fugitive Dust Control for the Mojave Desert Planning Area*. 1996.  
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