



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
FOR THE MOBILITIE WIRELESS TELECOMMUNICATIONS FACILITY
AT THE YMCA CAMP LOCATION IN BIG BEAR

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Negative Declaration (IS/ND) that identify and evaluate the environmental impacts of the below-named Mobilitie Wireless Telecommunications Facility.

Project Title: Mobilitie

Project No.: P201100403/CF

Project Location: Monte Vista Drive, at east end; North Side of Gocke Valley; Assessor Parcel Number: 0315-291-03

Project Description: Minor Use Permit to establish a wireless telecommunication facility consisting of 12 panel antennas and one GPS antenna mounted on an 80-foot tall monopine tower, and a 336 square-foot equipment shelter within a 4,250 square-foot lease area, with a major variance to allow the height to exceed the maximum 55-feet on a portion of 158 acres.

Environmental Review and Public Comment: The Initial Study and Draft Mitigated Negative Declaration (IS/MND) is available for review at:
<http://cms.sbcounty.gov/lus/Planning/Environmental/NoticesDeterminations/Mountain.aspx> and the following locations:

San Bernardino Government Center
Land Use Services, Planning
385 N. Arrowhead Avenue, First Floor
San Bernardino, CA 92415

San Bernardino Government Center
Clerk of the Board
385 N. Arrowhead Avenue, Second Floor
San Bernardino, CA 92415

The comment period on the IS/MND closes on **October 21, 2012 at 5:00 PM**. Please submit comments to hduron@lusd.sbcounty.gov or to:

Heidi Duron, Supervising Planner
County of San Bernardino
Land Use Services Department
Planning Division
385 N. Arrowhead Avenue, First Floor
San Bernardino, CA 92415

Public Hearing: The Zoning Administrator will consider the project and the IS/MND on **October 25, 2012, beginning at 9:00 AM** in the Joshua Room at the San Bernardino Government Center, 385 N. Arrowhead Avenue, San Bernardino, CA.

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APN:	0315-291-03
APPLICANT:	MOBILITIE
PROPOSAL:	MINOR USE PERMIT TO ESTABLISH A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF 12 PANEL ANTENNAS AND ONE GPS ANTENNA MOUNTED ON AN 80-FOOT TALL MONOPINE TOWER AND A 336 SQ FT EQUIPMENT SHELTER WITHIN A 4,250-SQ FT LEASE AREA WITH A MAJOR VARIANCE TO ALLOW THE HEIGHT TO EXCEED THE REQUIRED 55-FEET ON A PORTION OF 158 ACRES
COMMUNITY:	BIG BEAR CITY / 3RD SUPERVISORIAL DISTRICT
LOCATION:	MONTE VISTA DRIVE, AT EAST END; NORTH SIDE OF GOCKE VALLEY
PROJECT NO.:	P201100403/CF
STAFF:	HEIDI DURON
REP:	SPECTRUM SURVEYING – FIONA HILYER

USGS Quad: MOONRIDGE

T, R, Section: T2N R2E Sec.27 NE 1/4

Planning Area: BEAR VALLEY COMMUNITY PLAN

LUZD: BV/RL-40 (RURAL LIVING-40 ACRE MINIMUM PARCEL SIZE)

Overlays: FIRE SAFETY 1
SOUTHERN RUBBER BOA HABITAT

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department, Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415

Contact person: Heidi Duron, Supervising Planner
Phone No: (909) 387-4108
E-mail: hduron@lud.sbccounty.gov

Fax No: (909) 387-3223

Project Sponsor: Spectrum Surveying – Fiona Hilyer
8390 Maple Place, Suite 110
Rancho Cucamonga, CA 91730

PROJECT DESCRIPTION:

The proposed application is a Minor Use Permit to establish an 80-foot wireless telecommunications tower camouflaged as a monopine with 12 panel antennas and one GPS antenna on a portion of 158 acres. The proposal includes a 336 square foot equipment shelter within a 4,250 square foot lease area. The application also includes a variance to allow the tower to exceed the maximum 55-foot height standard. The project site lies within the unincorporated portion of the County of San Bernardino in the Bear Valley Community Plan area. It is located at the east terminus of Monte Vista Drive, on the north side of Gocke Valley. The County's General Plan designates the project area as Bear Valley Community Plan / Rural Living 40-acre minimum parcels (BV/RL-40) Land Use Zoning District. The Fire Safety Review Area 1 overlay regulates the site. Additionally the site is within Southern Rubber Boa habitat area.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The property contains the existing YMCA Camp Oaks, and is developed with associated cabins, conference rooms, dining hall and a variety of other accessory structures. The project site is adjacent to vacant US Forest Service property to the east and south. The property to the north is also owned by the YMCA. To the west of the site is single-family residential development. The proposed lease area for Mobilitie is cleared area that has previously been used for recreation purposes for the camp, and is approximately 4,253 feet from the roadway and any residential development. The native mountain vegetation that exists on the site will remain if Mobilitie constructs the proposed project. The proposed project will not remove any mature trees.

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT/OVERLAYS
Site	YMCA Camp and associated structures	BV/RL-40 (Rural Living 40-acre minimum parcel size)
North	Vacant	BV/RL-40 (Rural Living 40-acre minimum parcel size)
South	Vacant	BV/RC (Resource Conservation)
East	Vacant	BV/RC (Resource Conservation)
West	Single-family residences	BV/RL-20 (Rural Living 20-acre minimum parcel size)/ BV/RS (Single Residential

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

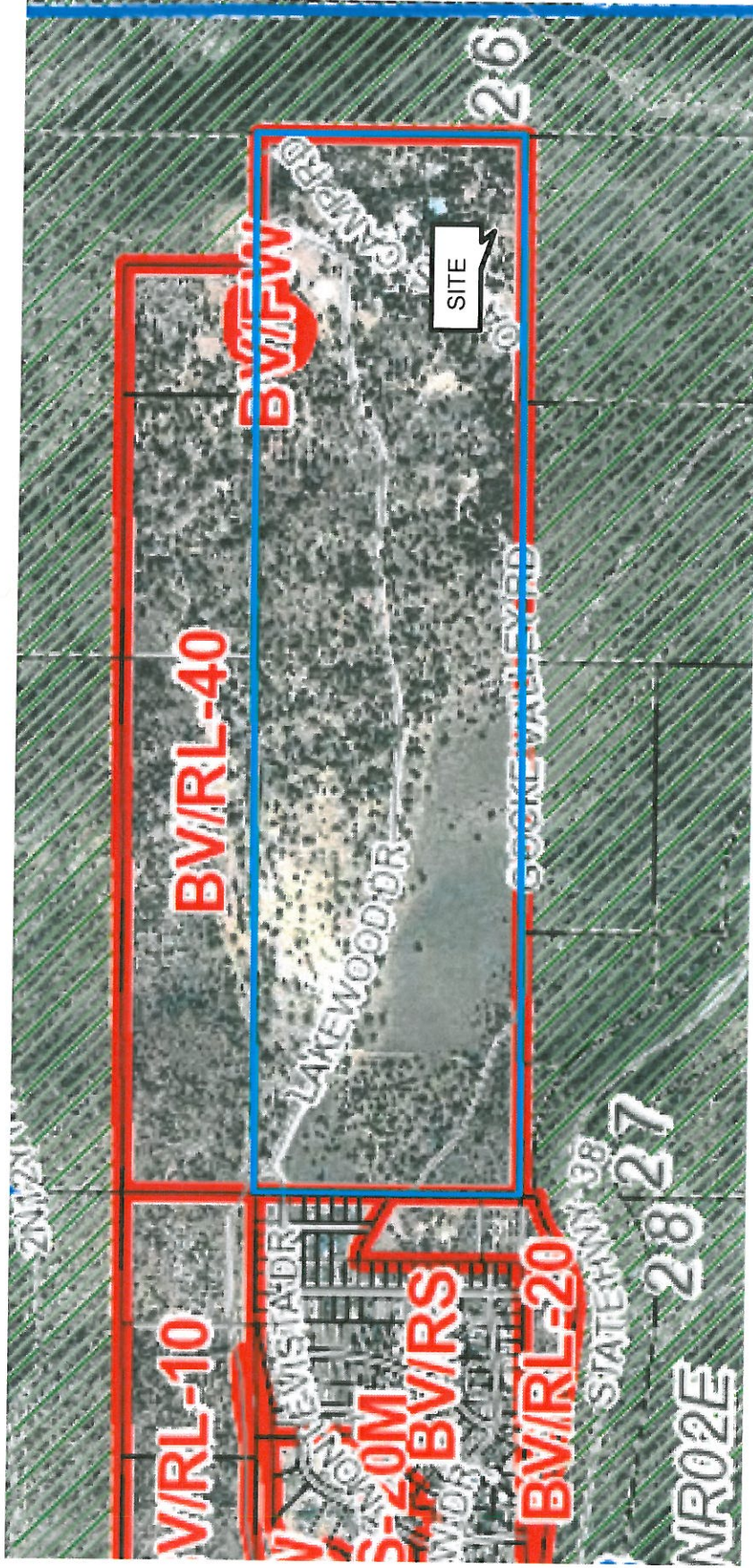
Federal: N/A

State of California: Department of Fish and Game

County of San Bernardino: Land Use Services - Building and Safety, Code Enforcement; and County Fire, Information Services

Local: N/A

VICINITY MAP



EVALUATION FORMAT

This initial study complies with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is as follows. This document evaluates the project 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:

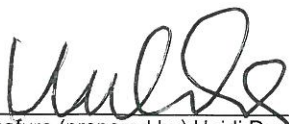
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

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

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



Signature (prepared by) Heidi Dubon, Supervising Planner

10/1/2012

Date



Signature: Terri Rahhal, Planning Director

10-5-2012

Date

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input 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):

- I a) **Less than Significant Impact.** The proposed project is not located within a designated Scenic Corridor and will not have a substantial adverse effect on a scenic vista, as there are none identified within the vicinity of the project site that would be affected by the proposed development.
- I b) **Less than Significant Impact.** The proposed project would not substantially damage scenic resources including but not limited to rock outcroppings and historic buildings within a state scenic highway. As stated above in I a), the site is not adjacent to a scenic corridor. It contains existing structures as part of the YMCA camp. The project will not damage any rock outcroppings or historic buildings on the project site.
- I c) **Less than Significant Impact.** The proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings. The proposal is to locate the monopine tower adjacent to and amid existing pine trees on the site, and approximately 4,253 feet from the nearest road.
- I d) **Less than Significant Impact.** Locating an unmanned telecommunication facility in an existing camp has a small potential to produce new nighttime light and/or glare that may be noticeable from surrounding viewing areas. As a requirement of development, the project conditions of approval will require adherence with County Code that allows only hooded lighting, directed downward in a diffused pattern. There will be no hazard warning lights associated with this project. Due to the location of the project, lighting restrictions, and the nominal intensity of the lights, impacts from lighting are less than significant.

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>II. AGRICULTURE AND FOREST RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project, and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
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 forestland or conversion of forestland 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 forestland 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 proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. There are no agricultural uses currently on the site. Although the community of Big Bear City is within the San Bernardino National Forest and the site supports numerous trees, mostly pine, it does not meet the definitions of forest land, timberland, or timberland zoned Timberland Production.

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

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

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

- III a) **No Impact.** The project will not conflict with or obstruct implementation of the South Coast Air Quality Management Plan, because the proposed uses do not exceed the established air quality thresholds. Traffic increase will be minimal due to the unmanned nature of the proposed use, therefore no significant impact is anticipated and no mitigation measure is deemed necessary.
- III b) **No Impact.** The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed uses do not exceed thresholds of concern as established by the District.
- III c) **No Impact.** The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed uses do not exceed established thresholds of concern.
- III d) **No Impact.** The project would not expose sensitive receptors to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants.
- III e) **No Impact.** The project would not create odors affecting a substantial number of people because there are no identified potential uses that would result in the production of objectionable odors.

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

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

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

- IV a) **No Impact.** The property is within an area known to contain habitat for Southern Rubber Boa. Additionally, sensitive biological resources are present, or potentially present on-site, as identified in a literature review. As a result, a Biological Resources Impact Analysis prepared by Michael Brandman Associates. Sensitive wildlife species that could be impacted include: Andrew's marble butterfly, Coast horned lizard, Lodgepole chipmunk, and Southern Rubber Boa. The study concludes that no portion of the proposed development footprint contain the important habitat suitability elements for the aforementioned sensitive wildlife species. Therefore, no potentially adverse biological impact is anticipated.
- IV b) **No Impact.** This project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service because no such habitat has been identified or is known to exist on the project site.
- IV c) **No Impact.** This project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland.

Mobilitie

P201100403/CF

September 2012

- IV d) **Less than Significant with Mitigation.** This project 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 Biological Resources Impact Analysis prepared by Michael Brandman Associates concluded that no nests were observed on-site, however the trees and shrubs on and within the immediate vicinity of the project site contain suitable nesting habitat for a number of avian species. Mitigation measures have been identified to reduce the impacts to a less than significant level.
- IV e) **Less than Significant Impact.** This project would not conflict with any local policies or ordinances protecting biological resources. Although there are mature pine trees on the site, Mobilitie designed the project so that all existing trees would remain in place.
- IV f) **No Impact.** This project would 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.

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

MITIGATION MEASURES:

BIO-1 Nesting Birds. In order to minimize any potential impact on nesting birds, installation of the proposed facility should be conducted outside the nesting season. The nesting season generally extends from early February through August, but can vary slightly from year to year based upon seasonal weather conditions. If facility installation must occur during the nesting season, a qualified biologist should conduct a nesting bird survey to identify any potential nesting activity. If active nests are observed, construction activity must be prohibited within a 500-foot (~160-meter) buffer around the nest until the nestlings have fledged. All construction activity within the vicinity of active nests must be conducted in the presence of a qualified biological monitor. Construction activity may encroach into the buffer area at the discretion of the biological monitor.

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

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

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

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

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

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

- VI a) **Less than Significant Impact.** (i-iv) The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, or iii) seismic-related ground failure, including liquefaction, because there are no such geologic hazards identified in the immediate vicinity of the project site. Lake Arrowhead is within a low to moderate landslide susceptibility area. The applicant shall comply with all recommendations of the required Geology Report.
- VI b) **Less than Significant Impact.** The project would not result in substantial soil erosion or the loss of topsoil because of the minimal land disturbance associated with the project.
- VI c) **No Impact.** The project is not located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on or off site landslide, lateral spreading, subsidence, liquefaction, or collapse.
- VI d) **No Impact.** The project site is not located in an area that is identified by the County Building and Safety Geologist as having the potential for expansive soils.
- VI e) **No Impact.** There is no wastewater associated with the proposed cell tower. There will be no wastewater facilities as part of the project.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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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's primary contribution to air emissions is attributable to construction activities. Project construction shall result in greenhouse gas (GHG) emissions from the following construction related sources: (1) construction equipment emissions and (2) emissions from construction workers personal vehicles traveling to and from the construction site. Construction-related GHG emissions vary depending on the level of activity, length of the construction period, specific construction operations, types of equipment, and number of personnel.

The primary emissions that would result from the proposed project occur as carbon dioxide (CO₂) from gasoline and diesel combustion, with more limited vehicle tailpipe emissions of nitrous oxide (N₂O) and methane (CH₄), as well as other GHG emissions related to vehicle cooling systems. Although construction emissions are a one-time event, GHG emissions such as CO₂ can persist in the atmosphere for decades.

On December 6, 2011, the San Bernardino County Board of Supervisors adopted the County Greenhouse Gas (GHG) Emissions Reduction Plan. Once built and operational this project will be an unmanned site, with periodic maintenance trips. The project must adhere with the standard requirements contained within the GHG Emissions Reduction Plan. For these reasons, it is unlikely that this project would impede the state's ability to meet the reduction targets of AB32.

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

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

SUBSTANTIATION

- VIII a) **Less than Significant Impact.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because the use proposed is not anticipated to involve such activities. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, and in some instances, to additional land use review.
- VIII b) **Less than Significant Impact.** The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- VIII c) **No Impact.** The project uses would 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

Mobilitie
P201100403/CF
September 2012

does not propose the use of hazardous materials and all existing and proposed schools are more than ¼ mile away from the project site.

- VIII d) **No Impact.** The site is not on the CAL/EPA Facility Inventory Data Base Hazardous Waste and Substances Sites List dated April 15, 1998, as summarized by San Bernardino Land Use Services Department.
- VIII e) **No Impact.** The project is not located within an airport land use plan or within two miles of a public airport or public use airport. It would not result in a safety hazard for people residing or working in the project area.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VIII g) **No Impact.** The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The site has adequate access existing from Monte Vista Drive.
- VII h) **Less than Significant Impact.** The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Any construction must meet the requirements of the Fire Department and shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards (such as use of specific building materials, fuel modification areas, building separations, etc.). These requirements will 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
IX. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structure, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

- IX a) **No Impact.** The project would not violate any water quality standards or waste discharge requirements. The project will not consume or create a demand for any water. It will not generate any wastewater. There will be no impacts.
- IX b) **No Impact.** The project would not violate any water quality standards or waste discharge requirements. The project will not consume or create a demand for any water. It will not generate any wastewater. There will be no impacts.

Mobilitie
P201100403/CF
September 2012

- IX c) **No Impact.** The project would 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 erosion or siltation on- or off-site. The project does not propose any alteration to a drainage pattern, stream, or river.
- IX d) **No Impact.** The project would not substantially alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The project does not propose any alteration to a drainage pattern, stream, or river.
- IX e) **No Impact.** The site is outside of any natural flows, flood prone areas, or other hazards associated with water resources.
- IX f) **No Impact.** The project would not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures are required.
- IX g) **No Impact.** The project would not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map because the project is not in a flood hazard area.
- IX h) **No Impact.** The project would 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.
- IX i) **No Impact.** The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding because of the failure of a levee or dam. The project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake, or sheet flow situation.
- IX j) **No Impact.** The project would 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 impacts are identified or anticipated and no mitigation measures are required.

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

SUBSTANTIATION

- X a) **No Impact.** This use is subject to the County Ordinance regarding the siting and design of telecommunications facilities. The design and location are consistent with the ordinance and the County Development Code. The Bear Valley Community Plan is silent on wireless communication facilities.
- X b) **No Impact.** The project would 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 Bear Valley Community Plan, the County Development Code, and the General Plan. The project complies with all hazard protection, resource preservation, and land-use-modifying Overlay District regulations.
- X c) **Less than Significant Impact.** The project would not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site. No habitat conservation lands are currently required to be purchased as mitigation for the proposed project.

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

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

SUBSTANTIATION (Check if project is located within the Mineral Resource Zone Overlay): MRZ-4

- XI a) **No Impact.** The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site. The classification of MRZ-4 designates 'Areas of Unknown Mineral Resource Significance with no known mineral occurrence'.
- XI b) **No Impact.** The project would 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 classification of MRZ-4 designates 'Areas of Unknown Mineral Resource Significance with no known mineral occurrence'.

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

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

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

- XII a) **No Impact.** The project would not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because the project will be conditioned to comply with the noise standards of the County Development Code.
- XII b) **No Impact.** The project would not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, because the project must comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by the proposed uses.
- XII c) **No Impact.** The project would not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project, because the project must comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the project.
- XII d) **Less Than Significant Impact.** Any noise associated with the cell tower would be temporary construction noise impacts. The project would not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project because adherence with the noise standards of the County Development Code is required as part of the conditions of approval. Subsequent noise from maintenance vehicles and any associated repair activity will be periodic and minor.
- XII e) **No Impact.** The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.
- XII f) **No Impact.** The project is not within the vicinity of a private airstrip.

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

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

SUBSTANTIATION

- XIII a) **Less Than Significant Impact.** The project will not induce population growth in the area either directly or indirectly because the project will only expand specific cellular use capabilities in the region. The project is not proposing any new residential development and will make use of the existing roads and infrastructure, therefore, no significant impact is anticipated.
- XIII b) **No Impact.** The proposed use would not displace any housing units, necessitating the construction of replacement housing because an existing business exists on the site. The on-site business uses the structure proposed to house the equipment cabinets for storage. The project does not propose to demolish any housing units.
- XIII c) **No Impact.** The proposed use would not displace any people necessitating the construction of replacement housing elsewhere, because the project would not displace any existing residents.

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

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

SUBSTANTIATION

XIV a) **No Impact.** The project has no identifiable impacts upon any of these public services. The proposed telecommunications facility does not increase the need for any public service. There are no significant impacts to any public service anticipated because of this project.

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

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

SUBSTANTIATION

- XV a) **No Impact.** The proposed project will not increase use of any existing parks or recreational facilities. The project proposes to provide cellular phone service for mountain residents, commuters, and tourists.
- XV b) **No Impact.** This project proposes no recreational facilities as a part of the proposal. The project proposes to provide cellular phone service for mountain residents, commuters, and tourists.

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

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

SUBSTANTIATION

- XVI a) **No Impact.** The propose project will not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections because County Traffic Division has reviewed and determined that the minimal increase in traffic will fall short of County thresholds of impact.
- XVI b) **No Impact.** Most roads within the plan area are currently operating at a LOS at or above the standard established by the County General Plan. The facility would be unmanned; a maintenance worker would conduct periodic visits to the site, approximately every four to six weeks. This would not constitute a significant number of new traffic trips on area roadways, nor interfere with emergency routes or alternative transportation opportunities.
- XVI c) **No Impact.** The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There are no airports in the immediate vicinity of the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed use.
- XVI d) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to an established road, Monte Vista Drive, and has adequate physical access with appropriate sight distance and properly controlled intersections. Periodic maintenance vehicles would visit the unmanned site.

Mobilitie

P201100403/CF

September 2012

- XVI e) **No Impact.** The project would not result in inadequate emergency access because there is access from a minimum of two directions.
- XVI f) **No Impact.** The project would not result in inadequate parking capacity. The project is unmanned. Periodic maintenance vehicles would visit the site, using the dedicated access road from Monte Vista DDDrive.
- XVI g) **No Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because the scope and nature of the proposed project will not add any substantial transportation needs and/or burden to the existing infrastructure, therefore, no impact is anticipated and no mitigation measures are deemed necessary.

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

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

SUBSTANTIATION

- XVII a) **No Impact.** The proposed project does not produce wastewater. There will be no impacts.
- XVII b) **No Impact.** The proposed project does not use water. There will be no impacts.
- XVII c) **No Impact.** The proposed project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that would cause significant environmental effects. All construction must meet the requirements from the County Public Works, Land Development Division (Roads/Drainage).
- XVII d) **No Impact.** The proposed project does not use water. There will be no impacts.
- XVII e) **No Impact.** The proposed project will not have any wastewater needs due to the nature of its development. Any future development or expansion that will demonstrate such needs will be subject to DEHS approval; therefore no impact is anticipated.
- XVII f) **No Impact.** The proposed project would not generate on-going solid waste. Mobilite must divert construction related waste as required by County Solid Waste. There will be no impacts.
- XVII g) **No Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

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

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

SUBSTANTIATION

XVIII a) **No Impact.** The property is within an area known to contain habitat for Southern Rubber Boa. Additionally, sensitive biological resources are present, or potentially present on-site, as identified in a literature review. As a result, a Biological Resources Impact Analysis prepared by Michael Brandman Associates. Sensitive wildlife species that could be impacted include: Andrew's marble butterfly, Coast horned lizard, Lodgepole chipmunk, and Southern Rubber Boa. The study concludes that no portion of the proposed development footprint contain the important habitat suitability elements for the aforementioned sensitive wildlife species. Therefore, no potentially adverse biological impact is anticipated. This project 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 Biological Resources Impact Analysis prepared by Michael Brandman Associates concluded that no nests were observed on-site, however the trees and shrubs on and within the immediate vicinity of the project site contain suitable nesting habitat for a number of avian species. Mitigation measures have been identified in Section IV Biological Resources to reduce the impacts to a less than significant level.

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

XVIII b) **No Impact.** The project does not have impacts that are individually limited, but cumulatively considerable. Mobilite needs this proposed telecommunication facility to fill a coverage gap in their network. Other sites within the Mobilite network, as well as sites associated with other telecommunication providers have conducted environmental reviews and complied with conditions of approval, including required mitigation measures.

XVIII c) **No Impact.** The project will not have other environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of the design of the proposed project. The project will be conditioned to ensure that all necessary mitigation measures are followed prior to occupancy.

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

XVIII. MITIGATION MEASURES

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

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

MM# Mitigation Measures

BIO-1 Nesting Birds. In order to minimize any potential impact on nesting birds, installation of the proposed facility should be conducted outside the nesting season. The nesting season generally extends from early February through August, but can vary slightly from year to year based upon seasonal weather conditions. If facility installation must occur during the nesting season, a qualified biologist should conduct a nesting bird survey to identify any potential nesting activity. If active nests are observed, construction activity must be prohibited within a 500-foot (~160-meter) buffer around the nest until the nestlings have fledged. All construction activity within the vicinity of active nests must be conducted in the presence of a qualified biological monitor. Construction activity may encroach into the buffer area at the discretion of the biological monitor.

GENERAL REFERENCES

- Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)
- California Department of Water Resources Bulletin #118 (Critical Regional Aquifers), 2003 Update
- CEQA Guidelines, Appendix G
- California Standard Specifications, July 1992
- California website – ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/sbd08_so.pdf
- County Museum Archaeological Information Center
- County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995
- County of San Bernardino Development Code, 2007, amended 2010
- County of San Bernardino General Plan, 2007, amended 2010
- County of San Bernardino, Greenhouse Gas Emissions Reduction Plan, September 2011
- County of San Bernardino Hazard Overlay Map FH23-B
- County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998
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