

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: 0544-311-45-0000
Applicant: LUIS RAMALLO
Community: BAKER/1ST SUPERVISORIAL DISTRICT
Location: EXTENDING BETWEEN BAKER BLVD. & SHERIDAN AVE.
Project No: P201200246/CF
Staff: TRACY CREASON
Rep: STEENO DESIGN STUDIO, INC. – TOM STEENO
Proposal: A) GENERAL PLAN AMENDMENT FROM RS-14M TO CH TO MIRROR THE PROPERTY BOUNDARY ON APPROXIMATELY 1.65 ACRES; B) REVISION TO ADD A 25,900-SQ.FT. 3-STORY HOTEL WITH RESTAURANT, MUSEUM, GIFT SHOP & POOL/SPA, A 5600-SQ.FT. 2-STORY OFFICE BUILDING WITH A POOL BAR, A 7000-SQ.FT. 1-STORY STORAGE BUILDING, AND A 100-SQ.FT. KIOSK TO THE EXISTING RETAIL USES (WITH EXISTING CARETAKER RESIDENCE) ON 5.5 ACRES

USGS Quad: BAKER
T, R, Section: T14N R9E Sec. 30 SW ¼
Thomas Bros.: P2971 / GRID: F4
Planning Area: Desert Region
LUZD: CH & RS-14M
Overlays: AIRPORT REVIEW 3
BIOLOGICAL RESOURCES

PROJECT CONTACT INFORMATION:

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

Contact person: Tracy Creason, Planner III
Phone No: 760.995.8143
E-mail: tcreason@lusc.sbcounty.gov

Project Sponsor: Luis Ramallo
1813 Palo Alto Circle
Las Vegas, NV 89108
Phone: 702.429.1919

Fax No: 760.995.8167

Steen Design Studio, Inc. – Tom Steeno
11774 Hesperia Road
Hesperia, CA 92345
Phone: 760.244.5001

PROJECT DESCRIPTION:

The proposed project is a General Plan Amendment to change the zoning from RS-14m to CH on an approximately 1.65-acre portion of the property will eliminate the split zoning on the parcel and mirror the property line and a Revision to add a 25,900-sq.ft. 3-story hotel with restaurant, museum, gift shop & pool/spa, a 5600-sq.ft. 2-story office building with a pool bar, a 7000-sq.ft. 1-story storage building, and a 100-sq.ft. kiosk to the existing retail uses (with existing caretaker residence) on 5.5 acres. The project site lies within the unincorporated portion of the County of San Bernardino, in the community of Baker. The project is located on the north side of Baker Boulevard, extending between Baker Boulevard and Sheridan Street. Access to the project site comes directly from Baker Boulevard, a paved road. The County's General Plan designates the project site as Highway Commercial (CH) and Single Residential, 14,000-sq.ft. minimum parcel size. Properties adjacent to the north, east, and south are zoned CH; property to the west is zoned RS-14m. The site is regulated by the AR-3 Airport Review Overlay and the Biological Resources Overlay. It is approximately 800 feet east of the boundary of the FP-1 Floodplain Overlay.

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ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is developed with the Alien Jerky retail store and a caretaker's residence. Properties on all sides contain development, although the small property directly across Baker Boulevard is vacant. The site is partially paved and cleared of all vegetation. The property is generally flat with on-site elevations ranging from approximately 936 feet above mean sea level (AMSL) to 941 AMSL. Although the site is regulated by the Biological Resources Overlay, it contains no native vegetation and is developed as indicated above.

AREA	EXISTING LAND USE	ZONING/OVERLAY DISTRICTS
Site	Alien Jerky retail store; caretaker's residence	CH & RS-14m / AR-3, Biological Resources
North	Storage Yard	CH / AR-3, Biological Resources
South	Vacant; Fast food	CH / Biological Resources
East	Gas Station	CH / AR-4, Biological Resources
West	Motel	RS-14m / AR-4, Biological Resources

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

Federal: Army Corps of Engineers, US Fish and Wildlife Service

State of California: Regional Water Quality Control Board – Lahontan Region; California Department of Fish and Wildlife; California Department of Transportation; Mojave Desert Air Quality Management District

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

Local: Baker Community Service District

EVALUATION FORMAT:

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

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

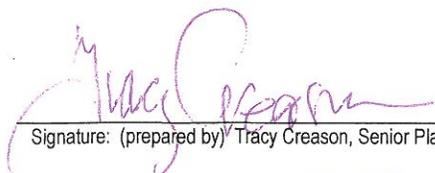
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <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.


 Signature: (prepared by) Tracy Creason, Senior Planner

31 Oct 2013
 Date


 Signature: Heidi Duron, Supervising Planner

10/31/2013
 Date

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	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.** Although a majority of Interstate 15 from its junction with Interstate 215 to the Nevada state line is designated as a scenic corridor, the portion within the community of Baker where there is commercial or industrial development is excluded from that designation. To insure that the proposed development is an aesthetic enhancement to the area, the conditions of approval include the requirement that the applicant submit exterior architectural elevations of the proposed development for review and approval by the Planning Division prior to issuance of building permits. 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.** The proposed project will not substantially damage scenic resources, including, but not limited to rock outcroppings and historic buildings within a state scenic highway. The site is not adjacent to a state scenic highway and there are no rock outcroppings or historic buildings on the project site. No protected plants or trees exist on the project site. Prior to any construction, County Building & Safety conducts a pre-construction survey to confirm the absence of such resources.
- 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. To insure that the proposed development is an aesthetic enhancement to the area, the conditions of approval include the requirement that the applicant submit exterior architectural elevations of the proposed development for review and approval by the Planning Division prior to issuance of building permits. Landscaping in compliance with the State Water Model Ordinance and the Code is also a requirement in the conditions of approval.
- 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. Any proposed on site lighting must comply with the Glare and Outdoor Lighting – Valley and Desert Region Code requirements, which include shielding to prevent light trespass and protect the night sky.

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

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II. AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

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

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

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under a Williamson Act land conservation contract. The nearest boundary of the San Bernardino National Forest is approximately 75 miles southwest of the property. The site, along the commercial strip on Baker Boulevard within the High Desert of San Bernardino County, contains existing structures and no vegetation.

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>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:</p>				
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 North Desert portion of the County of San Bernardino is part of the Mojave Desert Air Basin (MDAB) and the Mojave Desert Air Quality Management District (MDAQMD) and is at times adversely impacted by polluted air trapped by an inversion layer. Wind conditions and temperature variations result in the air quality being better at night and during the winter months than during summer days. According to the MDAQMD web site, the MDAQMD is downwind of the Los Angeles basin, and to a lesser extent, is downwind of the San Joaquin Valley. Prevailing winds transport ozone and ozone precursors from both regions into and through the MDAB during the summer ozone season. Local MDAQMD emissions contribute to levels that may exceed established levels for ozone, but the MDAB would be in attainment of both standards without the influence of this transported air pollution from upwind regions. The Air Quality Management Plan (AQMP) for the MDAB sets forth a comprehensive program that will lead the MDAB into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections. The proposed project is consistent with the underlying General Plan designation on the majority of the property. The General Plan Amendment to change the zoning from RS-14m to CH on an approximately 1.65-acre portion of the property will eliminate the split zoning on the parcel and mirror the property line.

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.

The May 2013 TIA Update estimated the project will generate 544 daily primary trips, with 45 Friday PM Peak Hour primary trips, and 55 Sunday Mid-day Peak Hour primary trips. The project will not contribute to the degradation of local or regional air quality. The site will be paved, dust proofed, and landscaped to Code standards, resulting in little or no wind-blown dust or particulate matter. Additional paving on Baker Boulevard to match the existing paving will also be required.

- 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 uses do not exceed thresholds of concern. The site will be paved and landscaped resulting in little or no wind-blown dust or particulate matter. Additional paving on Baker Boulevard will be required, and will thus reduce potential for wind-blown dust and particulate matter.
- 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 proposed uses do not exceed established thresholds of concern.
- III d) **Less Than Significant Impact.** The project will not expose sensitive receptors to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants associated with the project. This site is located approximately 3/10 of a mile southeast of the school complex – Baker Elementary, Junior High, and High School – which are located at 72100 School House Lane, Baker, CA 92309.
- III e) **Less Than Significant Impact.** The project will not create odors affecting a substantial number of people because there are no identified potential uses that will result in the production of objectionable odors.

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

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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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or 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 type="checkbox"/>	<input checked="" 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) **Less Than Significant Impact.** Although the site is regulated by the Biological Resources Overlay and is located within designated Desert Tortoise habitat, it contains no native vegetation and is developed with the Alien Jerky retail store and a caretaker's residence. Another retail building and another caretaker's residence were previously on the site, but were demolished. The site is surrounded by development on all sides and is adjacent to Baker Boulevard. It is within the commercial district of the community of Baker.

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, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. No riparian habitat or protected wetlands exist on or near the site.

- 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, because the project is not within an identified protected wetland. No riparian habitat or protected wetlands exist on or near the site.
- IV d) **Less Than Significant Impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors or nursery sites within or near the project site. As mentioned, the property is adjacent to Baker Boulevard and within the commercial district of the community of Baker.
- IV e) **No Impact.** This project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because there are no such plants on the site. Regardless, prior to issuance of any building permits County Building and Safety conducts a pre-construction inspection to verify the location of any proposed construction.
- 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 on the project site. The Mojave National Preserve exists on the east side of Interstate 15, but does not cover the commercial district of the community of Baker.

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

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

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

- V a) **Less Than Significant Impact.** This project will not impact nor cause a substantial adverse change in the significance of a historical resource because the project site is not located on or near any known historical resource, as defined in §15064.5.
- V b) **Less Than Significant Impact.** This project will not cause a substantial adverse change to an archaeological resource because no resources have been identified on the site. To further reduce the potential for impacts, a condition shall be added to the project that requires the developer to contact the San Bernardino County Museum for determination of appropriate measures, if any finds are made during project construction.
- V c) **Less Than Significant Impact.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no resources have been identified on the site. To further reduce the potential for impacts, a condition shall be added to the project that requires the developer to contact the County Museum for determination of appropriate measures, if any finds are made during project construction.
- V d) **Less Than Significant Impact.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such 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.

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
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 will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) Seismic-related ground failure, including liquefaction or iv) Landslides, because there are no such geologic hazards identified in the immediate vicinity of the project site. The nearest known earthquake fault is approximately 21 miles northwest of the site. The project shall 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.
- VI b) **Less Than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil because the site will be developed, paved, and landscaped. Erosion control plans must be submitted, approved, and implemented.

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- VI c) **No Impact.** The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on or off site landslide, lateral spreading, subsidence, liquefaction, or collapse.
- VI d) **No Impact.** The project site is not located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property.
- VI e) **No Impact.** The method of sewage disposal shall be by the Baker Community Service District. Approvals from County Environmental Health Services and the Lahontan Regional Water Quality Control Board are required.

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 is consistent with the underlying General Plan designation on the majority of the property. The General Plan Amendment to change the zoning from RS-14m to CH on an approximately 1.65-acre portion of the property will eliminate the split zoning on the parcel and mirror the property line. 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 CO₂ equivalents (MTCO_{2e}) level were established. The threshold for general commercial office space is 162,000 square feet. The threshold for retail space is 160,000 square feet. The threshold for sit down restaurants is 8,200 square feet. GHGs and criteria pollutants associated with a 31 room hotel, an office building, a storage building and the existing retail use will remain below the established threshold. For this reason, it is unlikely that this project would impede the state's ability to meet the reduction targets of AB32.

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

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 none of the uses proposed are subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. Prior to occupancy, the operator must submit a Business Emergency/Contingency Plan to the Hazardous Materials Division of the County Fire Department.

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- VIII b) **Less Than Significant Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. Typical hotel cleaning supplies and pool/spa chemicals are anticipated to be the only potentially hazardous materials used on site.
- VIII c) **Less Than Significant Impact.** The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school, because the project does not propose the use of hazardous materials within ¼ mile of an existing or proposed school. The closest schools are Baker Elementary, Junior High, and High School, all of which are located at 72100 School House Lane, Baker, CA 92309, and are approximately 3/10 of a mile to the northwest of the proposed project site.
- VIII d) **Less Than Significant Impact.** The project site is not included on the San Bernardino County list of hazardous materials sites compiled pursuant to Government Code 65962.5 and will not create a significant hazard to the public or environment.
- VIII e) **Less Than Significant Impact.** The Baker Airport is located at 7070 Summit Valley Road in Baker, CA, which is approximately 1.2 miles northwest of the site. This airport is used primarily as an emergency airfield. The northerly 331 feet of the parcel is within the Baker Airport Comprehensive Land Use Plan (ACLUP), within the Airport Safety Review Area 3, and the horizontal surface of Runway 33. The proposed development is not within this portion of the site. If any future structures are proposed within this portion of the site, they cannot exceed an elevation of 1,070 feet AMSL. Any proposal for highly reflective roof surfaces or use of radio frequencies requires analysis to confirm consistency with the ACLUP. A condition of approval to comply with the ACLUP is required and included as part of this proposal.
- VIII f) **Less Than Significant Impact.** The closest private airstrip is Zzyzx Airstrip, which is approximately 8.5 miles southwest of the project site. The project site is not within the vicinity or approach/departure flight path of this airstrip.
- VIII g) **Less Than Significant Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from two or more directions.
- VIII h) **Less Than Significant Impact.** Prior to any construction occurring on any parcel, the applicant shall contact the County Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

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

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

SUBSTANTIATION

ALR Engineering & Testing completed a Preliminary Hydrology Study on August 13, 2012, which was revised January 14, 2013. Patel & Associates, Inc. prepared a Preliminary Water Quality Management Plan (WQMP) in August 2012, which was revised by ALR Engineering & Testing in January 2013.

- IX a) **Less Than Significant Impact.** The Baker Community Service District provides water and sewer to the property. The project will not violate any water quality standards or waste discharge requirements because the required sewer systems must be approved by the County Environmental Health Services based on requirements by the Lahontan Region of the Regional Water Quality Control Board.
- 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 proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, as Baker Community Service District has given assurance that it has adequate water service capacity to serve the project demand, in addition to the provider's existing commitments.
- IX c) **Less Than Significant Impact.** According to the Hydrology Study, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site. The Hydrology Study states that "the offsite water follows Sheridan Avenue and drains to an existing San Bernardino County Drainage Easement west of the project. ... The parcel receives no off site flow from any direction. All water falling on site will remain on site and be intercepted by a **StormTech System**." The project does not propose any alteration to a drainage pattern, stream, or river. Submittal and implementation of an erosion control plan is required within the conditions of approval by the Building and Safety Division.
- IX d) **Less Than Significant Impact.** As stated in IX c) above, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The project does not propose any alteration to a drainage pattern, stream, or river. County Public Works has reviewed the proposed project drainage and all necessary drainage improvements both on and off site have been required as conditions of the project.
- IX e) **Less Than Significant Impact.** The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, because County Public Works has reviewed the proposed project drainage and has determined that the proposed systems are adequate to handle anticipated flows. There will be adequate capacity in the local and regional drainage systems, so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of stormwater flows originating from or altered by the project. Adherence with the requirements of the Hydrology 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 are required. As stated in IX e) above, adherence with the BMPs contained in the Preliminary WQMP are required.

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- IX g) **Less Than Significant Impact.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map, because the project has been reviewed by County Public Works.
- IX h) **Less Than Significant Impact.** The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- 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 Impact	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) **Less Than Significant Impact.** The project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. A reciprocal access agreement was recorded as document number 2013-0001489 to insure an additional access point from Baker Boulevard. A Commercial Land Lease and an amendment to the lease authorize the project to use a portion of APNs 0544-311-33 and 0544-311-34 for parking. The proposed development conforms to the Highway Commercial (CH) Land Use Zoning District, which allows the various uses proposed as part of this project, including various lodging, retail, and restaurant services. The parcel is approximately 5.5 acres.
- 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 Code, the General Plan, and the Baker community. The project complies with all hazard protection, resource preservation, and land use modifying Overlay District regulations.
- X c) **No Impact.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchase as mitigation for the proposed project. The Mojave National Preserve exists on the east side of Interstate 15, but does not include the commercial district in the community of Baker.

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

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

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

- XI a) **No Impact.** The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site.
- 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.

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

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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XII.	NOISE - Would the project:				
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check if the project is located in 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.** County Environmental Health Services has required a preliminary acoustical checklist be prepared to evaluate noise and verify compliance with established standards. The project will not expose persons to or generate noise levels in excess of standards established in the San Bernardino County General Plan or noise ordinance because the project is required to comply with the noise standards of the County Development Code, section 83.01.080. No noise exceeding these standards is anticipated to be generated by the proposed uses.
- XII b) **Less Than Significant Impact.** The project will not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, because the project is required to comply with the vibration standards of the County Development Code, section 83.01.090. No vibration exceeding these standards is anticipated to be generated by the proposed uses.
- XII c) **Less Than Significant Impact.** The project, which is in the commercial district of the community of Baker, will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project, because the project is required to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the project.

- XII d) **Less Than Significant Impact.** During construction of the project, noise generated may increase the existing ambient noise levels periodically. Once completed, 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. Adherence with the noise standards of the County Development Code is a condition of approval.
- XII e) **Less Than Significant Impact.** As mentioned in the Hazards and Hazardous Materials Section of this document, the project is approximately 1.2 miles southeast of the Baker Airport, which is located at 7070 Summit Valley Road in Baker. The northerly 331 feet of the parcel is within the Baker Airport Comprehensive Land Use Plan (ACLUP), within the Airport Safety Review Area 3, and the horizontal surface of Runway 33. The proposed development is not within this portion of the site. If any future structures are proposed within this portion of the site, they cannot exceed an elevation of 1,070 feet AMSL. Any proposal for highly reflective roof surfaces or use of radio frequencies requires analysis to confirm consistency with the ACLUP. A condition of approval to comply with the ACLUP is required and included as part of this proposal. Because this airport is used primarily as an emergency airfield, it will not expose people residing or working in the project area to excessive noise levels.
- XII f) **No Impact.** The project is not within the vicinity of a private airstrip. The closest private airstrip is Zzyzx Airstrip, which is approximately 8.5 miles southwest of the project site.

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	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 development project will not induce substantial population growth in the area either directly or indirectly. The project will serve the existing population and in the area and the traveling public. Jobs created would most likely be absorbed by the employment needs of the existing residents of the area. The proposed motel unit provides temporary, overnight lodging.
- XIII b) **No Impact.** The proposed uses will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished as a result of this proposal. The site is currently developed with a retail structure and a caretaker's residence. These existing uses will remain.
- XIII c) **No Impact.** The proposed uses 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. The site is currently developed with a retail structure and a caretaker's residence. These existing uses will remain.

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

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

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

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

SUBSTANTIATION

XIV a) **Less Than Significant Impact.** The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services, including fire and police protection, schools, parks, or other public facilities. Various lodging, retail, and restaurant services will be provided by this project. Construction of the project will increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this project. The Baker CSD currently provides services to the community and will continue to provide them. The traveling public, which will be the majority users of the proposed project, will not impact governmental facilities.

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

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P201200246/CF

January, 2013; Revised/Updated June 2013, October 2013

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

SUBSTANTIATION

XV a) **No Impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. The project will not generate any new residential units and the impacts generated by the employees of this project will be minimal. Its purpose is to serve the needs of the existing residents of the area and persons traveling throughout the Baker community.

XV b) **Less Than Significant Impact.** This project includes an on-site swimming pool and spa for patrons of the hotel. It will not require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment, because the type of project proposed will not result in an increased demand for off-site recreational facilities.

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

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

SUBSTANTIATION

Hall & Foreman, Inc. completed a draft Traffic Impact Analysis (TIA) for the proposed project on October 11, 2012. The TIA was updated on January 21, 2013, on May 6, 2013, and again on August 12, 2013 in response to comments from the County Department of Public Works, Traffic Division, and Caltrans.

XVI a) **Less Than Significant Impact with Mitigation Incorporated.** The May 2013 TIA Update estimated the project will generate 544 daily primary trips, with 45 Friday PM Peak Hour primary trips, and 55 Sunday Mid-day Peak Hour primary trips. The August 12, 2013 revised Traffic Study determined that the applicant needs to provide a two way left turn lane along the Project frontage, along with adequate storage and transitions for left-turning vehicles at Project driveways. The revised Traffic Study also concluded that the Project will impact three intersections – Baker Boulevard at Death Valley Road aka State Route 127, Interstate 15 Southbound Ramps at Death Valley Road aka State Route 127, and Baker Boulevard at Mojave Pointe Drive. When building permits are issued for the Project, the fair share contributions toward intersection improvements at the three intersections listed above will be required. The Project’s fair shares are 6.5 percent, 7.9 percent, and 1.9 percent, respectively. These fair share fees are estimated based on current improvement costs but will be calculated at the time of building permit issuance. Identified improvements include signalizations and turn lanes. **See Mitigation Measures XVI a-1 through a-3.**

- XVI b) **Less Than Significant Impact with Mitigation Incorporated.** The existing level of service [LOS] at the intersections analyzed in the May 2013 TIA Update range from LOS B to LOS F. The County standard is LOS C, while the Caltrans standard is LOS D. With incorporation of the Mitigation Measures discussed in XVI a, the Project will not exceed, either individually or cumulatively, a standard established by the county congestion management agency for designated roads or highways. County Public Works Department, Traffic Division and Caltrans have reviewed the traffic generation of the proposed Project and anticipate that proposed intersection improvements will ease the existing traffic congestion. **See Mitigation Measures XVI a-1 through a-3**
- 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. Although the Baker Airport is within approximately 1.2 miles of the proposed project, it operates primarily as an emergency airfield. There is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed uses and 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, because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- 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 regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. This project will have no impact on alternative methods of transportation. The Barstow Area Transit provides bus service to Barstow, Daggett, Hinkley, and Newberry Springs, but not to Baker. The proposed project will not impact alternative methods of transportation in this community as none currently exist.

The following mitigation measures are required as conditions of project approval to reduce any potential impacts to a level below significance.

[Mitigation Measure XVI a-1]

Based on the revised Traffic Study dated August 12, 2013 from Hall and Foreman, Inc., the applicant shall design Baker Boulevard to provide a Two Way Left Turn Lane along the project frontage and provide adequate storage and transitions for vehicles turning left into the project driveways.

[Mitigation Measure XVI a-2]

The total fair share contribution for this project is required by the revised Hall and Foreman, Inc. Traffic Study dated August 12, 2013. The study concluded that the additional traffic generated by this project will have an impact at three intersections:

- **Baker Boulevard/Death Valley Road (State Route 127):** The applicant is required to pay a fair share contribution towards the installation of a traffic signal and towards the construction of a northbound left-turn lane, a southbound left-turn lane, an additional westbound left-turn lane, and a northbound free right turn lane. The project's fair share percentage is 6.5 percent for the cost of these improvements.

The total fair share contribution will be based on the fair share percentages listed above and the estimated contribution costs at the time of application for a building permit and shall be paid by a cashier's check made out to the Department of Public Works. At the present time, the estimated construction cost is \$600,000 for the improvements at the intersection of Baker Boulevard and Death Valley Road (State Route 127). When an application for a building permit is filed, this amount will be adjusted to reflect actual construction costs incurred, if available, or will be adjusted to account for future construction costs using the Caltrans Construction Cost Index.

- Interstate 15 Southbound Ramps/Death Valley Road (State Route 127): The applicant is required to pay a fair share contribution towards the construction of two additional lanes to accommodate a southbound right-turn lane at the Interstate 15 Freeway Southbound Ramp and a northbound right-turn lane at the intersection with Baker Boulevard. The project's fair share percentage is 7.9 percent for the cost of these improvements.

The total fair share contribution will be based on the fair share percentages listed above and the estimated contribution costs at the time of application for a building permit and shall be paid by a cashier's check made out to the Department of Public Works. At the present time, the estimated construction cost is \$200,000 for the improvements at the intersection of Interstate 15 Southbound Ramps/Death Valley Road. When an application for a building permit is filed, this amount will be adjusted to reflect actual construction costs incurred, if available, or will be adjusted to account for future construction costs using the Caltrans Construction Cost Index.

- Baker Boulevard/Mojave Pointe Drive: The applicant is required to pay a fair share contribution towards the installation of a traffic signal. The project's fair share percentage is 1.9 percent for the cost of these improvements.

The total fair share contribution will be based on the fair share percentages listed above and the estimated contribution costs at the time of application for a building permit and shall be paid by a cashier's check made out to the Department of Public Works. At the present time, the estimated construction cost is \$400,000 for the improvements at the intersection of Baker Boulevard and Mojave Pointe Drive. When an application for a building permit is filed, this amount will be adjusted to reflect actual construction costs incurred, if available, or will be adjusted to account for future construction costs using the Caltrans Construction Cost Index.

[Mitigation Measure XVI a-3]

The applicant shall submit street improvement plans to the County and Caltrans for an all-way stop control at the intersection of Interstate 15 Northbound Ramps and Kelbaker Road.

Implementation of the above mitigation measures shall reduce traffic impacts to below a level of significance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 will not exceed wastewater treatment requirements of the Regional Water Quality Control Board, *Lahontan* Region, as determined by County Public Health – Environmental Health Services. The Baker CSD provides sewer services to the project site and the general area.
- XVII b) **Less Than Significant Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. Baker Community Service District will serve the water and sewer needs of the project. The Lahontan Region of the State Regional Water Quality Control Board oversees the sewer system operated by the Baker CSD. Based on a telephone conversation with Mike Coony from the Lahontan Region’s Victorville office, the Baker CSD sewer facility is operational and has no established limit to the quantity of wastewater it can accept.
- XVII c) **Less Than Significant Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects. As stated in the Hydrology and Water Quality Section of this document, the Hydrology Study states that “all water falling on site will remain on site and be intercepted by a **StormTech** System.” County Public Works has determined that there is sufficient capacity in the existing storm water system to absorb any additional storm water drainage caused by the project.

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- XVII d) **Less Than Significant Impact.** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources. The local water purveyor, Baker CSD, has given assurance that it has adequate water service capacity to serve the projected demand for the project, in addition to the provider's existing commitments.
- XVII e) **Less Than Significant Impact.** The Baker CSD provides sewer services, a system which the Lahontan Region of the State Regional Water Quality Control Board oversees. Based on a telephone conversation with Mike Coony from the Lahontan Region's Victorville office, the Baker CSD sewer facility is operational and has no established limit to the quantity of wastewater it can accept.
- XVII f) **Less Than Significant Impact.** The proposed project is served by the Baker CSD, which provides trash collection services. The community of Baker has a transfer station for interim storage of trash and recyclables. Solid waste is transported from the Baker transfer station to the Barstow Sanitary Landfill, which has sufficient permitted capacity to accommodate the proposed project's future 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 Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | | |
|----|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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.** The project does not appear to have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Although the site is regulated by the Biological Resources Overlay, it contains no native vegetation and is developed with an existing retail structure and a caretaker's residence. To further reduce the potential for impacts to archeological, paleontological, and/or historical resources, a condition shall be added to the project that requires the developer to contact the San Bernardino County Museum for determination of appropriate measures, if any finds are made during project construction.
- XVIII b) **Less Than Significant Impact with Mitigation Incorporated.** The project may have impacts that are individually limited, but cumulatively considerable. Although the sites of projects in the area to which this project would add cumulative impacts have both existing and planned infrastructure, the existing level of service on the local roads is insufficient, especially during peak travel times for tourists and recreational enthusiasts along Interstate 15 stopping in Baker. County Public Works Department, Traffic Division and Caltrans have reviewed the traffic generation of the proposed Project and anticipate that proposed intersection improvements will ease the existing traffic congestion. **See Mitigation Measures XVI a-1 through a-3**
- XVIII c) **Less Than Significant Impact.** The project will not result in environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Construction of the proposed commercial development will not cause substantial environmental effects. 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.

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

XIX. MITIGATION MEASURES

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

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

[Mitigation Measure XVI a-1]

Based on the revised Traffic Study dated August 12, 2013 from Hall and Foreman, Inc., the applicant shall design Baker Boulevard to provide a Two Way Left Turn Lane along the project frontage and provide adequate storage and transitions for vehicles turning left into the project driveways.

[Mitigation Measure XVI a-2]

The total fair share contribution for this project is required by the revised Hall and Foreman, Inc. Traffic Study dated August 12, 2013. The study concluded that the additional traffic generated by this project will have an impact at three intersections:

- Baker Boulevard/Death Valley Road (State Route 127): The applicant is required to pay a fair share contribution towards the installation of a traffic signal and towards the construction of a northbound left-turn lane, a southbound left-turn lane, an additional westbound left-turn lane, and a northbound free right turn lane. The project's fair share percentage is 6.5 percent for the cost of these improvements.

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[Mitigation Measure XVI a-3]

The applicant shall submit street improvement plans to the County and Caltrans for an all-way stop control at the intersection of Interstate 15 Northbound Ramps and Kelbaker Road.

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California Standard Specifications, July 1992

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<http://cms.sbcounty.gov/lus/Planning/DevelopmentCode.aspx>

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<http://cms.sbcounty.gov/lus/Planning/GeneralPlan.aspx>

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Hall & Foreman, Inc., *Traffic Impact Analysis – Updated Draft Report*, August 12, 2013

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