

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:	0335-114-02 & -03
APPLICANT:	MetroPCS (NEE ROYAL STREET COMMUNICATIONS) CONDITIONAL USE PERMIT TO ESTABLISH A 38 FOOT WIRELESS COMMUNICATIONS FACILITY TOWER CAMOUFLAGED AS A 40-FOOT MONOPINE WITH THREE PANEL ANTENNAS, ONE MICROWAVE ANTENNA, ONE GPS ANTENNA, AND FOUR EQUIPMENT CABINETS
PROPOSAL:	WITHIN THE SECOND STORY OF AN EXISTING STORAGE STRUCTURE WITH A VARIANCE TO ALLOW AN OFF-SITE RESIDENTIAL SETBACK LESS THAN THE REQUIRED 300 FOOT DISTANCE SEPARATION STANDARD ON 0.37 ACRES
COMMUNITY:	LAKE ARROWHEAD / 2 ND SUPERVISORIAL DISTRICT
LOCATION:	ON THE NORTH SIDE OF HOLIDAY DRIVE, APPROXIMATELY 70 FEET WEST OF LAKES EDGE ROAD
PROJECT NO.:	P201000221/CF
STAFF:	TRACY CREASON
REP:	CORE COMMUNICATIONS – ALEXANDER LEW

USGS Quad: LAKE ARROWHEAD

T, R, Section: T2N R3W Sec.21 NE 1/4

Thomas Bros.: P517 GRID: J2

Planning Area: LAKE ARROWHEAD COMMUNITY PLAN

LUZD: LA/CG

Overlays: FIRE SAFETY 1
WILDLIFE CORRIDOR

PROJECT CONTACT INFORMATION:

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

Contact person: Tracy Creason, Senior Planner
Phone No: (760) 995-8143
E-mail: tcreason@lusc.sbcounty.gov

Fax No: (760) 995-8167

Project Sponsor: Core Communications – Alexander Lew
2903-H Saturn Street
Brea, CA 92821

PROJECT DESCRIPTION:

The original project proposed to relocate an existing storage shed and build a 200-square foot, approximately 23-foot tall structure to enclose three panel antennas, one GPS antenna, and four equipment cabinets. Because of neighborhood outcry concerning the intrusion of the structure into their views of Lake Arrowhead, MetroPCS revised their proposal. The second design they submitted was a 55-foot tower with six antennas and one microwave antenna camouflaged as a 60-foot monopine, with four equipment cabinets and a GPS antenna underneath the existing storage shed behind a façade to match the exterior of the shed. As part of the second proposal, MetroPCS also submitted photo simulations of another stealth option – a slimline flagpole to replace the existing flagpole on site. Neighborhood concerns over lake views continued in response to the second proposal. Through further discussions with the neighbors, MetroPCS submitted the present design, which is the one evaluated in this Initial Study. The third MetroPCS project proposes to mount antennas on a 40-foot tall monopine, a camouflage option that will closely mimic the existing pine trees on site. The tallest existing trees near the proposed monopine location are 94 feet and 109 feet in height, although numerous smaller trees exist as well. The proposed application is a Conditional Use Permit to establish a 38-foot wireless communications facility tower camouflaged as a 40-foot monopine with three panel antennas and one microwave antenna on a portion of 0.37 acres. The proposal includes locating the four equipment cabinets within the second story of an existing storage structure and the GPS antenna on the eastern exterior wall of the structure. The application includes a variance to allow a setback from an off-site residence less than the required 300-foot setback. The project site lies within the unincorporated portion of the County of San Bernardino in the Lake Arrowhead Community Plan area. It is located

on the north side of Holiday Drive, approximately 70 feet west of Lakes Edge Road. The County's General Plan designates the project area as Lake Arrowhead Community Plan / General Commercial (LA/CG) Land Use Zoning District. The Fire Safety 1 and Wildlife Corridor overlays regulate the site.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The property contains an existing flooring and window covering business known as Arrowhead Coverings. Development exists on all sides: to the north across Highway 189 is the Lake Arrowhead Village shopping center, to the west is a multi-tenant commercial use, and to the east and south single-family residences exist. The topography is sloping generally from the southwest to the north and east, with an overall slope of approximately 21 percent. The site is located in Wildlife Corridor Policy Area 21, which "...includes the environs of Lake Arrowhead ... used as a seasonal perching area by the endangered bald eagle. Substantial private ownership and extensive urbanization have occurred in the area around the lake. Open Space objectives for this area include maintaining perching sites and habitat for the bald eagle and habitat values for other species." The native mountain vegetation that exists on the site will remain if MetroPCS constructs the proposed project. The proposed project will not remove any mature trees.

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT/OVERLAYS
Site	Arrowhead Coverings	LA/CG/FS-1/Biological (Wildlife Corridor)
North	Lake Arrowhead Village	LA/CG/FS-1/Biological (Wildlife Corridor)
South	Residential	LA/RS-14m/FS-1/Biological (Wildlife Corridor)
East	Residential	LA/CG/FS-1/Biological (Wildlife Corridor)
West	Multi-tenant Commercial	LA/CG/FS-1/Biological (Wildlife Corridor)

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

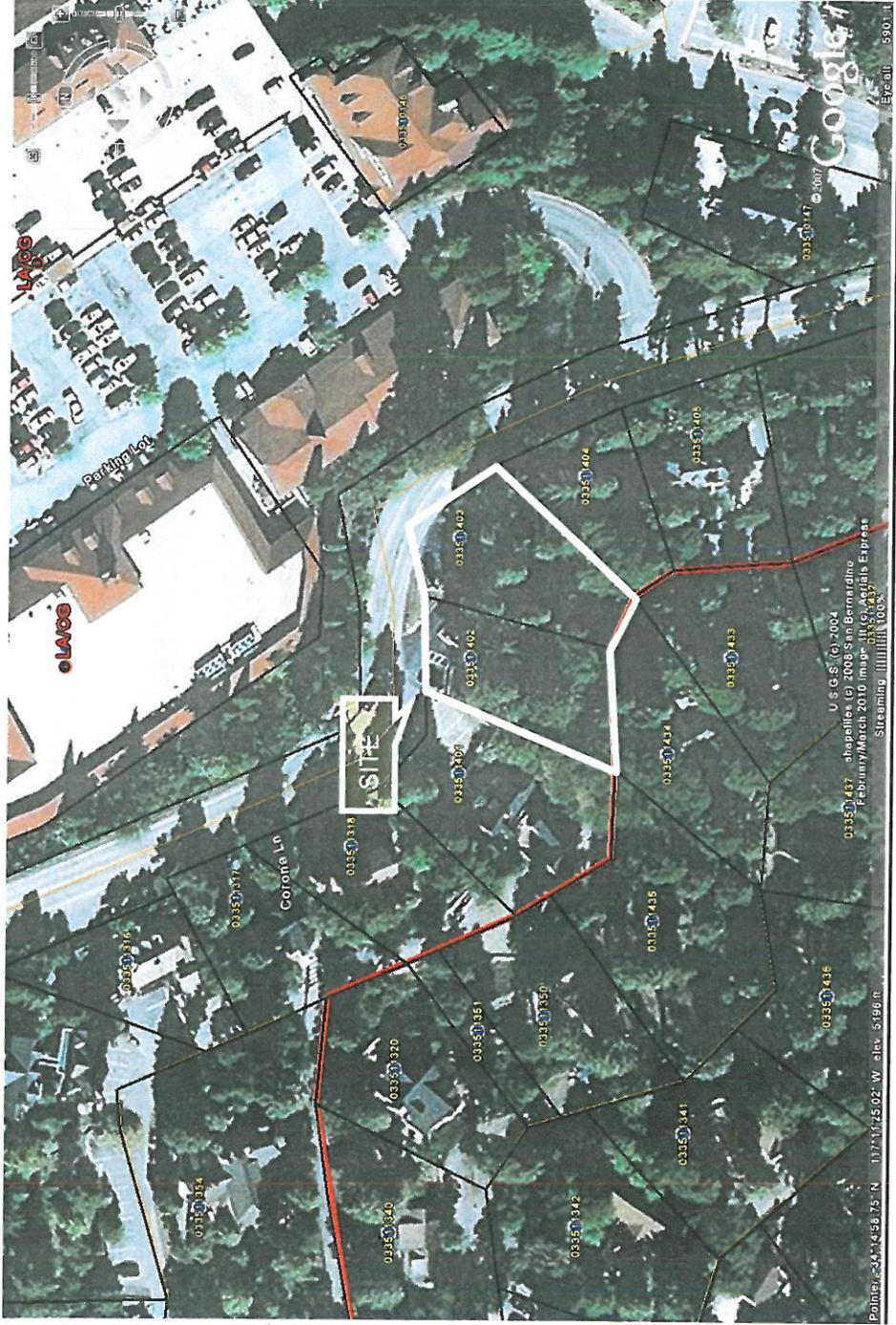
Federal: N/A

State of California: South Coast Air Quality Management District

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

Local: Arrowhead Woods Architectural Committee

VICINITY MAP



SITE PLAN

SAN BERNARDINO COUNTY CONDITIONAL USE PERMIT

<p>USE/AREA BUILDING JANUARY</p> <p>USE OF ZONING DISTRICT: COMMERCIAL GENERAL (CG)</p> <p>APPROVAL BLOCKS: 100% ZONING DRAWING</p> <p>DATE: 06/16/10</p> <p>PROJECT INFORMATION:</p> <p>LA08344 ARROWHEAD COMMUNICATIONS 11310 GARDENS, SUITE 300 7725 EAST 14TH AVENUE DENVER, CO 80231</p> <p>DATE PREPARED BY: PDC</p>	<p>1 NORTHEAST ELEVATION GUEST HOUSE</p> <p>ARCHITECT: PDC 11310 GARDENS, SUITE 300 7725 EAST 14TH AVENUE DENVER, CO 80231</p>	<p>2 MONOPINE ELEVATION</p> <p>ARCHITECT: PDC 11310 GARDENS, SUITE 300 7725 EAST 14TH AVENUE DENVER, CO 80231</p>	<p>3 ANTENNA PLAN</p> <p>ARCHITECT: PDC 11310 GARDENS, SUITE 300 7725 EAST 14TH AVENUE DENVER, CO 80231</p>
<p>4 EQUIPMENT LAYOUT @ 2nd FLOOR</p> <p>ARCHITECT: PDC 11310 GARDENS, SUITE 300 7725 EAST 14TH AVENUE DENVER, CO 80231</p>	<p>5 VICINITY MAP</p> <p>ARCHITECT: PDC 11310 GARDENS, SUITE 300 7725 EAST 14TH AVENUE DENVER, CO 80231</p>	<p>6 PROPERTY INFORMATION</p> <p>PROJECT INFORMATION:</p> <p>LA08344 ARROWHEAD COMMUNICATIONS 11310 GARDENS, SUITE 300 7725 EAST 14TH AVENUE DENVER, CO 80231</p> <p>DATE PREPARED BY: PDC</p>	

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.

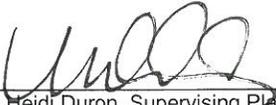
The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures 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) Tracy Creason, Senior Planner

2 MAR 2012
Date



Signature: Heidi Duron, Supervising Planner

3/13/2012
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. Kuffel Canyon Road, the nearest scenic route, is approximately 1/2 mile southeast of the site. As mentioned previously, the original project proposed to relocate an existing storage shed and build a 200-square foot, approximately 23-foot tall structure to enclose three panel antennas, one GPS antenna, and four equipment cabinets. Because of neighborhood outcry concerning the intrusion of the structure into their views of Lake Arrowhead, MetroPCS revised their proposal.

The second design MetroPCS submitted was a 55-foot tower with six antennas and one microwave antenna camouflaged as a 60-foot monopine, with four equipment cabinets and a GPS antenna underneath the existing storage shed behind a façade to match the exterior of the shed. As part of the second proposal, MetroPCS also submitted photo simulations of another stealth option – a slimline flagpole to replace the existing flagpole on site. Neighborhood concerns over lake views continued in response to the second proposal.

The third MetroPCS project proposes to mount three panel antennas on a 40-foot tall monopine, a camouflage option that will closely mimic the existing pine trees on site. The tallest existing trees near the proposed monopine location are 94 feet and 109 feet in height, although numerous smaller trees exist as well. MetroPCS, which has made every effort to eliminate impacts to existing lake views, proposes to install the four equipment cabinets in the second floor of an existing storage structure. The existing façade of this structure will not change. The site contains Arrowhead Coverings, a carpet and window covering business, which uses the first floor of the existing storage structure for storage. MetroPCS will locate the panel antennas at azimuths between 290 degrees true North and 110 degrees true North, a 180-degree range pointing towards the lake and away from residences within Tract 53, Arrowhead Woods.

PDC Corporation prepared photo simulations of the proposed monopine from two locations along State Route 189. These showed the existing views from the northwest elevation looking southeast and from the north elevation looking south, and then inserted the proposed monopine into the photographs. These simulations show the proposed monopine amid existing, mature trees.

Section 84.27.050 of the County Development Code lists measures to minimize impacts from telecommunication facilities. Included in these is subsection (k), which states, “no aboveground power or communication lines shall be extended to the site, unless clear and convincing evidence demonstrates that undergrounding these lines would result in substantial environmental impacts. Undergrounding utilities shall be installed in a manner to minimize the disturbance of existing vegetation and wildlife habitats.”

According to the MetroPCS utilities coordinator, Southern California Edison (SCE) records show that the neighborhood currently experiences frequent power outages, especially in the winter. As it exists, the neighborhood’s power supply is inadequate for both the existing uses and the proposed MetroPCS project.

Upgrading the neighborhood power supply would consist of the removal of two existing 35-foot tall power poles along Holiday Drive and replacement of them with two 45-foot tall power poles in the same locations. This upgrade would improve power reliability in the area.

Residents expressed concern about the impact this upgrade would have on lake views. In response, MetroPCS and SCE discussed the possibility of undergrounding the power run. According to Alexander Lew, the Core Communications representative for MetroPCS, he had a discussion with Mike Marshall from SCE related to undergrounding. From an operational perspective, undergrounding could result in winter-season repair delays because of the snowfall and freezing ground conditions, and access via the unmaintained, private roads. From a safety perspective, Mr. Marshall expressed concern for the wellbeing of maintenance personnel. Flash incidents within an underground vault can result in immediate death, while the worst-case scenario associated with similar incidents aboveground is serious burns.

In further response to resident concerns, MetroPCS contracted with Artistic Engineering to produce photo simulations of the proposed power poles. These simulations were from three locations on Holiday Drive and one on Corona Lane. These simulations showed the taller power pole replacements in the locations where the existing power poles along Holiday Drive are proposed for removal.

Because a large part of the appeal of the Lake Arrowhead community revolves around the community's natural setting, small-town atmosphere, mountain character, and "community in a forest" public sentiment, retention of the natural environment prevails among residents. The Arrowhead Woods neighborhood character thrives because of deep-rooted and generational families, and mature trees. In an effort to determine potential environmental impacts associated with root zone disturbance, MetroPCS commissioned a certified arborist to assess the potential impacts of installing underground utilities. In February 2012, Douglas Craig, an ISA (International Society of Arboriculture) Certified Arborist, Utility Specialist, and Risk Assessor with Urban Wildland Interface Services visited the site. His report concluded, "the trees in this area are mature of age and will not tolerate critical root zone disturbance...Root damage and or disturbance to these trees may be detrimental to their long-term health and also to public safety."

- 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: a business building and associated outbuildings. 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. As stated above in I a), MetroPCS proposes to locate the wireless communications equipment cabinets in the second story of an existing structure. They propose to locate the monopine tower adjacent to and amid existing pine trees on the site.
- I d) **Less than Significant Impact.** Locating an unmanned telecommunication facility in a resort area 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. The location of the equipment cabinets in the second story of an existing structure will further reduce any adverse impact from lighting. Site lighting will consist of overhead fluorescent lights within the second story of the structure. 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 Lake Arrowhead 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 would not conflict with or obstruct implementation of any air quality plan. Installation of the equipment cabinets is within an existing structure – there will be no additional land disturbance. Minimal land disturbance will occur because of the small size of the area needed for installation of the monopine.
- 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 not within an area known to contain habitat for 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. According to County Assessor records, the property has contained structures since 1922. As depicted on the Open Space Valley – Mountain Map and described in the Explanation Sheet of Open Space Map contained in the County General Plan, Wildlife Corridor Policy Area 21 covers the entire area of Lake Arrowhead. The Open Space objective for this area is to maintain perching sites and habitat for the bald eagle and habitat values for other species. MetroPCS does not propose to remove any existing trees or develop any undeveloped land. They propose to install a wireless communications facility on two contiguous parcels that support an existing business, which are adjacent to development on all sides.
- 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.

- IV d) **No Impact.** This project would 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. As mentioned previously, Wildlife Corridor Policy Area 21 covers the entire area of Lake Arrowhead. The Open Space objective for this area is to maintain perching sites and habitat for the bald eagle and habitat values for other species. MetroPCS does not propose to remove any existing trees or develop any undeveloped land. Due to the existence of development on site and on adjacent properties, the site contains no established wildlife corridors.
- 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, MetroPCS 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.

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
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 would not impact nor cause a substantial adverse change in the significance of an historical resource because the project site is not located on or near a known historical resource, as defined in §15064.5. The structures on site, which according to County Assessor records date to 1922, are not listed as historic resources. They will maintain their existing exterior façades. MetroPCS proposes to locate their equipment cabinets on the second floor within the storage structure. Only interior modifications will occur.
- V b) **No Impact.** This project would not cause a substantial adverse change to an archaeological resource because the San Bernardino County Museum was notified of this project and had no comment regarding archaeological resources on the site, as defined by §15064.5
- V c) **No Impact.** This project would not destroy, directly or indirectly, a unique paleontological resource or site or unique geologic feature because the San Bernardino County Planning Division notified the San Bernardino County Museum of this project. The Museum had no comment regarding paleontological resources on the site.
- V d) **No Impact.** This project would not disturb any human remains, including those interred outside of formal cemeteries. Such burial grounds do not exist in the project area.

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. The nearest earthquake fault is the Cleghorn fault zone – Southern Cleghorn Section, which is approximately 2.9 miles northwest of the site.
- 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
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 would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Although MetroPCS sometimes uses lead acid batteries and diesel fuel for backup power, they are not proposing such backup at this facility. Should they decide to add such a backup system, they would need to submit an additional land use application. As part of that process, Hazardous Materials Division of the County Fire Department would require a Business Emergency/Contingency Plan and tank permits.

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 does not propose the use of hazardous materials and all existing and proposed schools are more than ¼ mile away from the project site. The nearest school is Mary P. Henck Intermediate School, which is approximately 1.54 miles northwest of the site. Lake Arrowhead Elementary School is approximately 1.78 miles northeast of the project site, and Rim of the World Senior High School is approximately 1.60 miles southwest of the proposed 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. The nearest public airport is Hesperia Airport, which is approximately 11.24 miles northwest of the site.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. The nearest private airstrip is Rabbit Ranch Airport, which is approximately 16.83 miles northeast of the project site. Mountains Community Hospital Heliport, which is approximately 1.55 miles northeast of the site, is the nearest landing pad.
- 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 is adjacent to State Highway 189, near its intersection with State Highway 173. A 12-foot wide access easement from State Highway 189 will be dedicated to provide access to this proposed cell site, which will be unmanned.
- 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.

- 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 Lake Arrowhead 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 Lake Arrowhead 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 proposes to provide cellular phone service for mountain residents, commuters, and tourists. Because the neighborhood experiences frequent power outages and the current power supply is inadequate to power the proposed project, SCE and MetroPCS intend to upgrade the existing power supply in the area. Although there are a few vacant lots within Tract 53, the majority of the lots contain homes built decades ago. While upgraded power could induce growth, other constraints limit potential growth. No employees will report to the site for work. This project will not create the need for additional housing.
- 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. As stated in XIII b), the on-site business uses the structure for storage.

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
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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 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.** According to the Lake Arrowhead Community Plan, most roadways within the plan area operate at acceptable levels of service (LOS). With the exception of the section of State Route 173 between Kuffel Canyon Road and State Route 189, State Routes 173 and 189 operate at or above the LOS established by the County General Plan. Once completed, 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 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 would not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road with good site distance access points and properly controlled intersections. The proposed cell tower is approximately 645 feet north-northwest of the intersection of State Routes 173 and 189. There are no incompatible uses proposed by the project that would impact surrounding land uses. Periodic maintenance vehicles would visit the unmanned site.

- 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 State Route 189.
- XVI g) **No Impact.** The project would not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). The Mountain Area Regional Transit Authority (MARTA) currently provides a bus-based alternative transportation system, which serves the Big Bear Valley, Running Springs, Lake Arrowhead, and Crestline areas, and provides off-the-mountain service to San Bernardino. The proposed cell tower project will not affect this existing service.

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.** Although the Lake Arrowhead Community Services District (LACSD) provides wastewater treatment services for most of the Lake Arrowhead Community Plan area, the proposed project does not produce wastewater. There will be no impacts.
- XVII f) **No Impact.** The proposed project would not generate on-going solid waste. MetroPCS 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 type="checkbox"/>	<input checked="" 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 project does not 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. The property contains existing structures, which according to County Assessor records were built in 1922. The existing on-site trees will remain.

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. MetroPCS needs this proposed telecommunication facility to fill a coverage gap in their network. Other sites within the MetroPCS 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 would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. There are no such impacts identified by review of other sources or by other agencies. Due to concerns expressed by surrounding property owners, MetroPCS commissioned an Engineering Report Radio Frequency Exposure Study for the site. Trott Communications Group, Inc. in Irving, Texas prepared the report. It concluded, "for all accessible locations ... no area approached or exceeded either of the FCC Maximum Permissible Exposure (MPE) Limits. The highest Radio Frequency (RF) field measured at this site during the survey was 0.2% of the FCC Occupational/Controlled MPE Limit and correspondingly 1.0% of the FCC General Population/Uncontrolled MPE Limit. No RF field measurements exceeded or approached one or both of the FCC MPE Limits." Furthermore, MetroPCS will adhere to the County requirement that the azimuths of the antennas be kept within the range of 290 degrees true North and 110 degrees true North, which encompass the 180 degrees pointing toward the lake and away from residences.

At a minimum, the project is required to meet the conditions of approval in order for the project to proceed. The County anticipates that all such conditions of approval would further insure that construction activities,

initial or future land uses authorized by the project approval would not introduce any potential for adverse impacts.

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

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
- County of San Bernardino, June 2004, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.
- County of San Bernardino Road Planning and Design Standards
- Environmental Impact Report, San Bernardino County General Plan, 2007
- Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map
- Google Earth EC
- South Coast Air Quality Management District, *CEQA Air Quality Handbook*, November 1993
- South Coast Air Quality Management District, *Air Quality Significance Thresholds*, March 2009

PROJECT SPECIFIC REFERENCES

- Alexander Lew, Project Manager – Zoning, Core Development Services, 2/2/12 email reiterating personal conversation with Mike Marshall, SCE
- Artistic Engineering, Photo simulations of replacement power poles, undated
- County of San Bernardino Assessor-Recorder-County Clerk, Residential Building Record for APN 335-114-02
- County of San Bernardino, Lake Arrowhead Community Plan, April 12, 2007
- MetroPCS, Propagation maps, Site LA4034, undated
- PDC Corporation, Photo simulations of proposed monopine, undated
- Southern California Edison, Proposed Construction Plan, Job No. 277166_0.01, June 24, 2010

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Trott Communications Group, Inc., *Engineering Report, Radio Frequency Exposure Study, Arrowhead Coverings (LA4034)*, January 13, 2010; Updated September 28, 2010

Urban Wildland Interface Services, *MetroPCS Site ID "LA4034A" – Report # 5787*, February 9, 2012