

**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: 0325-011-19
Applicant: Lazer Broadcasting, Inc. 200 S A Street, Suite 400 Oxnard, CA. 93030
Community: Oak Glen
Location: Pisgah Peak Road, West side, Approx 1.5 miles south of Wildwood Canyon Road.
Project No: P201000215
Staff: Kevin White
Rep: David Mylnarski, Transtech
Proposal: A) Conditional Use Permit to construct an unmanned radio broadcast facility consisting of a free standing 43' monopole, and a 100 sq. ft. equipment building on 38.12 acres. B) Major Variance to the Fire Safety Overlay to reduce the Fuel Modification area from 100 feet to 30 feet.

USGS Quad: Forest Falls
Lat/Long: 34°01'38.13" N
-116°58'36.32" W
T, R, Section: T2S R4W Sec. 3 NW1/4
Thomas Bros Page 650 Grid H-3

Community Plan: Oak Glen
LUZD: OG/RL-20
Overlays: FS-1, Geologic Hazard -
Low to Moderate Landslide

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department
385 N. Arrowhead Avenue
San Bernardino, CA 92415-0182

Contact person: Kevin White, Senior Planner
Phone No: (909) 387-4131 Fax No: (909) 387-3223
E-mail: kwhite@lusd.sbcounty.gov

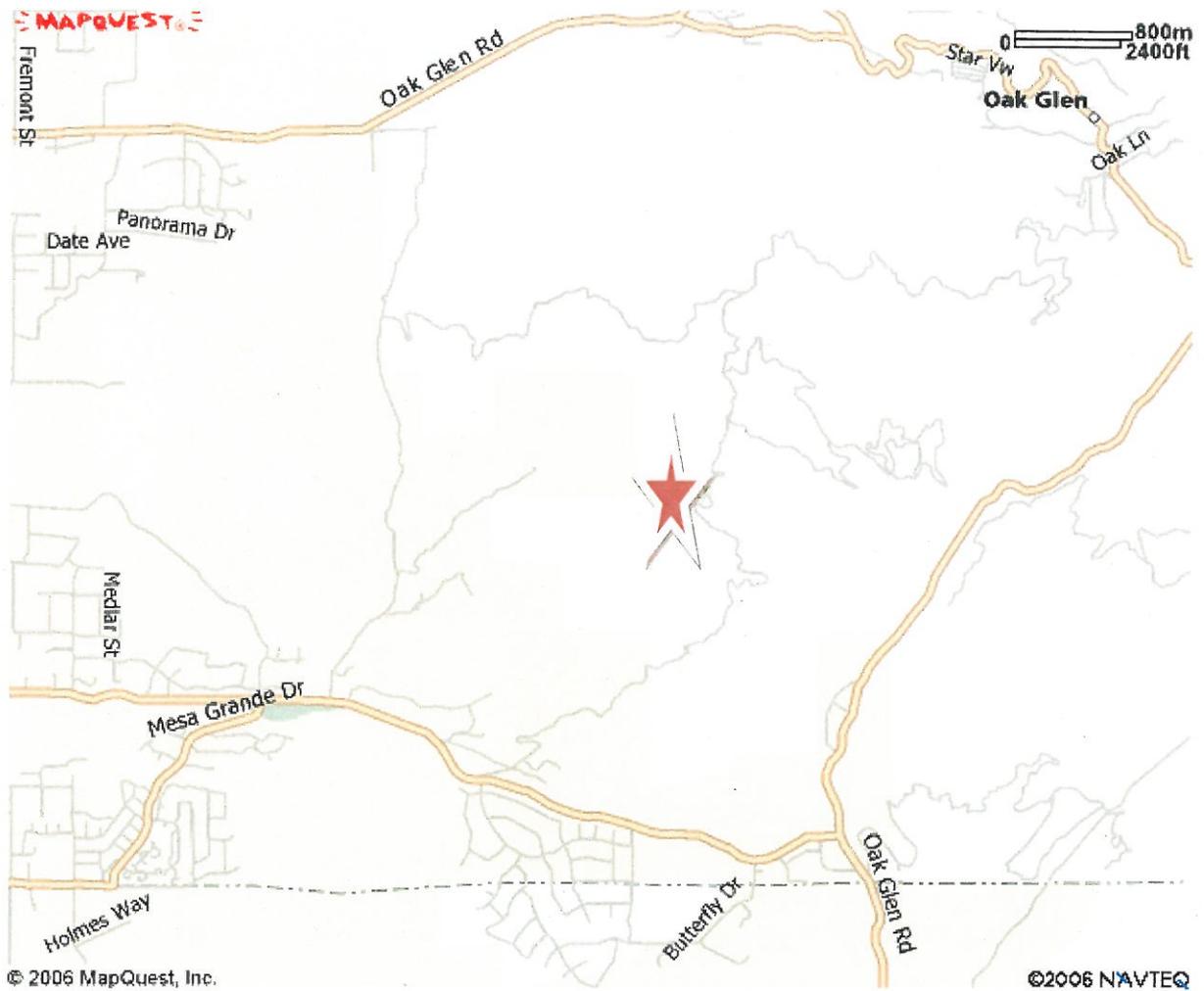
PROJECT DESCRIPTION:

The Conditional Use Permit (CUP) would establish an unmanned self-supporting (no guy wires), 43-foot tall monopole for radio broadcast (KXRS-FM 105.5). The CUP also includes a 100-square foot equipment shelter. A Major Variance is also requested to reduce the required 100-foot perimeter fuel modification area to 30 feet. These proposed improvements (Project) are located in the general proximity of the intersection of Oak Glen and Wildwood Canyon Roads, west of Pisgah Peak Road. The Project site is in the unincorporated portion of the County of San Bernardino in the Oak Glen Planning Area. The County General Plan designates the Land Use District for the Project site as OG/RL-20 (Oak Glen/Rural Living – 20 acre minimum lot size). The Project is within the Fire Safety Overlay Review Area One (FS-1) overlay district.

The project area is situated roughly in the Northwest quarter of Section 3, Township 2 South, Range 4 West, S.B.B.&M. of the Forest Falls, CA USGS 7.5-minute topographic quadrangle at approximately Lat/Long 34°01'38.13" N /-116°58'36.32" W (See **Figure 1: Vicinity Map**).

Exhibit A – Regional Location Map

Lazer Broadcasting, Inc.
Pisgah Peak Rd.



Project Setting

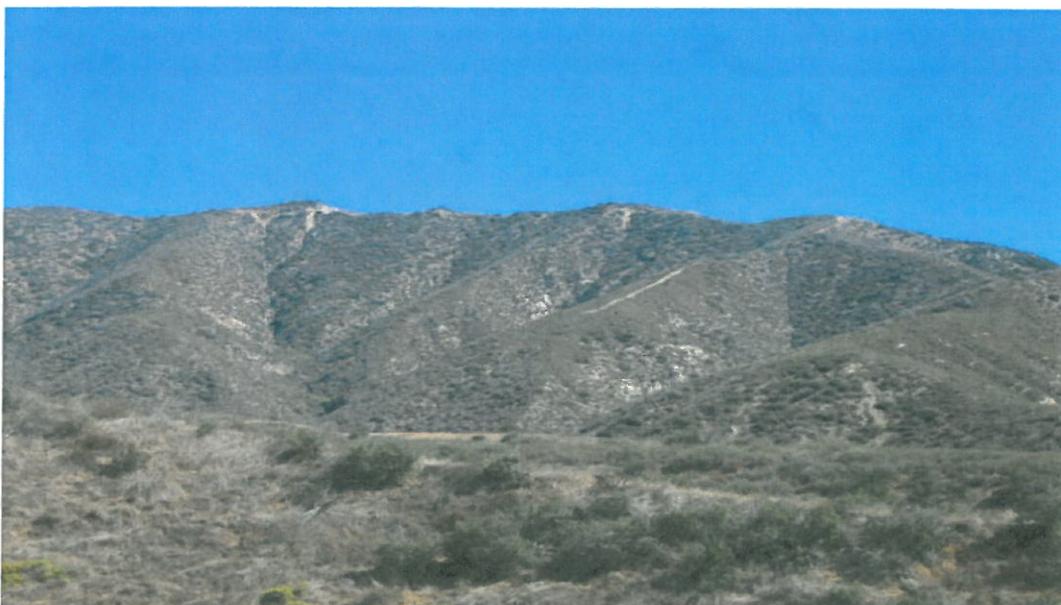
The project site is situated in the steep foothills of the San Bernardino Mountains between the City of Yucaipa and the community of Oak Glen. The site is located on a west facing slope below the ridgeline, and is currently vacant with the exception of a telephone pole that has been installed to identify the location of the monopole and represent the pole height. The site elevation varies from 3,850 ft above mean sea level (amsl) to 4,500 ft amsl. The entire parcel consists of steep slopes greater than 30%, and is dominated by dense mixed chaparral.

The Project Site is located west of Pisgah Peak Road approximately 1.5 miles north of its intersection with Wildwood Canyon within an unincorporated portion of San Bernardino County and in the Oak Glen Planning area (see Figure 1). The Project site is approximately 1.5 miles south of the San Bernardino National Forest.

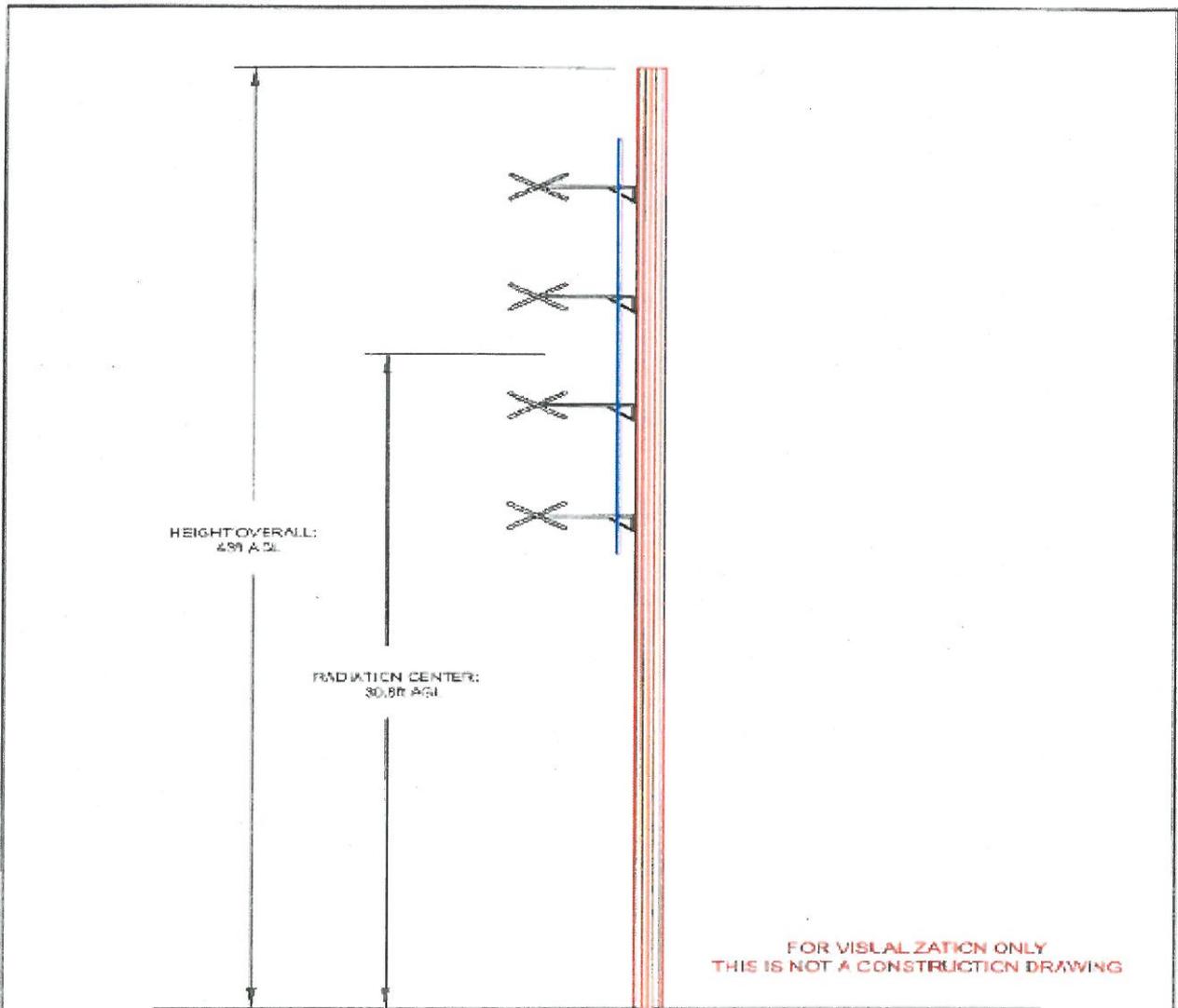
Existing land uses and Land Use Zoning Districts on and adjacent to the proposed Project site are listed below.

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Vacant	OG/RL-20 – Rural Living
North	Vacant	OG/RL-20 – Rural Living
South	Vacant	OG/RL-20 – Rural Living
East	Vacant	OG/RL-20 – Rural Living
West	Vacant	Wildwood Canyon State Park

VIEW OF THE PROJECT SITE LOOKING EAST FROM WILDWOOD CANYON STATE PARK



Scematic Diagram



Rev: A (Rev. HAD)	5/4/2011 2:56 PM	KXRS WOODEN POLE.dwg
HATFIELD & DAWSON CONSULTING ENGINEERS	SCHEMATIC DIAGRAM OF PROPOSED KXRS ANTENNA ON WOODEN POLE	
	PREPARED FOR LAZER LICENSES, LLC	3/2011

Monopole.

The pole is proposed on a western facing slope approximately 227 feet below the ridgeline. The proposed antenna would be attached to the side of the monopole in a due south or due west direction and would begin approximately midway up the pole (about 21.5 feet above the ground) to within one-foot below the top of the pole. The antenna would extend approximately 4.5 feet out from the side of the pole and would have an overall length of 21 feet. The antenna would be composed of four bent dipoles (elements) and be made of copper.

Security Fence

A 6-ft tall wrought-iron fence with apache points will be installed around the equipment building . Non-irrigated, drought resistant landscaping around the fence and building.

Grading

Less than 25 cubic yards, balanced on site.

Traffic

Construction worker commute (car pooling will be implemented) vehicles will account for up to five vehicle trips to and from the site per day depending upon construction activity which is expected to be 8 weeks. Delivery of materials and supplies will account for up to 3 vehicle trips to and from the site per day depending upon construction activity.

During project operation, the project will be unmanned; as a result, minimal traffic (approximately one vehicle trips per month) will be generated by facility operation for periodic maintenance.

Construction Schedule:

It is anticipated that this project will be constructed in approximately 8 weeks and will require a maximum of 10 workers onsite per day.

Utility Service.

A private 6,700 ft underground utility run for power and telephone along Pisgah peak road.

Water will be delivered to the site as needed for grading/dust suppression and to establish landscaping and revegetation.

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

Federal Communications Commission

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below will 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 |

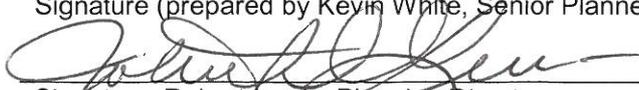
DETERMINATION: (To be completed by the Lead Agency)

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

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall 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 shall be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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 Kevin White, Senior Planner)

10/26/2011
 Date


 Signature: Robert Lewis, Planning Director.
 Land Use Services Department

10/26/2011
 Date

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
I. AESTHETICS - Will the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if project is located within the view-shed of any Scenic Route listed in the General Plan):

a) **Less than Significant Impact with Mitigation.** The project places the proposed tower and equipment shelter on a vacant and undeveloped parcel and includes a fuel modification plan which will thin vegetation within a 30 foot radius of the equipment shelter and monopole, and clear all existing vegetation within 10 feet of the equipment shelter and monopole. The 43 foot monopole is proposed to be located on the western facing slope, 227 feet below the ridgeline of the foothills. Therefore, the proposed improvements will not create negative visual impacts on properties to the east or to the south since the tower will not be significantly visible from these vantage points due to proximity and existing vegetation.

The tower will be visible to some properties west of the project site, including the eastern portions of Wildwood Canyon State Park, and possibly some partially obstructed views from the southwest. The project site is located approximately one-mile west of Oak Glen Road, a County of San Bernardino designated Scenic Route. The proposed improvements are not visible from this roadway as discussed above because the facility is below the ridgeline of the foothills.

A Visual Assessment was conducted by Lilburn Corporation. The Visual Resources Management (VRM) System established by the U.S. Bureau of Land Management ("BLM") was utilized to objectively rate the quality of visual resources and evaluating changes in scenic quality attributed to the proposed facility. The VRM is a contrast rating system designed to be a systematic process to analyze potential visual impacts of proposed projects and activities. Simulations of the Proposed Project elements were overlain on photographs taken of the Project Site from various viewpoints.

The contrast rating is performed from the most critical viewpoints. This is generally along commonly traveled routes or at other likely observation points. Factors considered in selecting the Project's Key Observation Points (KOPs) included: angle of observation, number of viewers, length of time the project is in view, relative project size, season of use, and light condition. Since the Project is linear, it was also rated from several viewpoints representing the following:

- Most critical viewpoints (e.g. views from easternmost trails);
- Typical views encountered in representative landscapes, if not covered by critical viewpoints; and
- Any special project or landscape features such as skyline crossings, river crossings, substations, etc.

Lilburn chose 5 KOP's to evaluate the project site, all from within the Wildwood Canyon State Park, which is the primary location where the project would be visible. Wildwood Canyon State Park (Park) is located west and adjacent to the Project Site in east Yucaipa. The State Park consists of 900 acres of land and provides trails for hikers, mountain bikers and equestrian users. As noted on its website (<http://wildwoodcanyonstatepark.com>), the Park is home to wild animals, ancient oaks, wide open wildlands, and facilities including horse corals and arenas, picnic areas, and meeting areas.

The Project Site and proposed monopole would be visible along portions of trails within the Park. The primary viewshed for hikers and equestrian users within the Park is northeast toward Pisgah Peak, as a majority of the marked trails trend in this direction. Existing utility poles and wires are visible from the gated entrance to the trails as shown in Photograph 1 below. Rolling hills, valleys and steep slopes occur throughout the Park with marked and unmarked trails trending generally southwest to northeast.

The Project Site occurs within an unincorporated area of the County and is not located within the BLM Resource Management Plan. Nevertheless, according to VRM Manual 8431, in the event that BLM Resource Management Plan generated objectives are not designated for an area, then interim VRM classes shall be developed using the guidelines in Handbook H-8410-1.

The purpose of Visual Resource Classes is to establish categories assigned to public lands to serve as: 1) an inventory tool that portrays the relative value of the visual resources; and 2) a management tool that portrays the visual management objectives. There are a total of four classes (I, II, III, and IV) that may be assigned.

Visual resource inventory classes are assigned through the inventory process. Class I is assigned to those areas where a management decision has been made previously to maintain a natural landscape. This includes areas such as national wilderness areas, the wild section of national wild and scenic rivers, and other congressionally and administratively designed areas where decisions have been made to preserve a natural

landscape. Classes II, III and IV are assigned based on a combination of scenic quality, sensitivity levels, and distance zones, and accomplished by combining the three overlays for scenic quality, sensitivity levels, and distance zones and using the guidelines within Handbook H-8410-1 to assign the proper class. According to the BLM Handbook H-8410-1, inventory classes are informational and provide the basis for considering visual values, and do not establish management direction and should not be used as a basis for constraining or limiting surface disturbing activities. Since the Project Site is adjacent to a State park and visible from locations within the park, and because the park was formed to preserve the wilderness aspects of the area, the visual impacts are assessed under the BLM VRM category of Class I.

A contrast rating worksheet was complete of each of the five visual simulations prepared. In order to properly assess the contrasts between the proposed and existing situation, the worksheet reviews the basic features (i.e., landform/water, vegetation, and structures) and basic elements (i.e., form, line, color, and texture) so that the specific features and elements that create contrast can be accurately identified.

As discussed in the Federal VRM Manual 8431, in order to determine whether the VRM objectives are met, the contrast ratings are compared with the objectives for the VRM Class. For comparative purposes, the four levels of contrast (i.e., none, weak, moderate, and strong) roughly correspond with classes I, II, III and IV, respectively. In making these comparisons, the cumulative effects of all the contrast ratings should be considered. The objective of Class I is to preserve the existing character of the landscape. This class provides for natural ecological changes; however, it does not preclude very limited management activity. The level of change to the characteristic landscape should be very low and must not attract attention.

Based on the results of the contrast rating completed for the Proposed Project at the five KOP's it was determined would that the project was not considered a significant visual impact. The Project is not intrusive or dominate. As an example the assessment discussed hiker's perspective along the Stable Ridge Trail. The assessment noted the Project Site is visible at intermittent times (e.g., brief stops) given the importance of footing and safety concerns (i.e., wild animals, poison oak). However, on horseback the Project Site can be viewed for a greater amount of time. The overall degree of contrast for the potential visual impacts is considered weak. The proposed monopole and equipment shelter can be seen but do not attract attention or distract from the scenic aspects of the area. Introduction of small, thin, vertical and horizontal lines would occur in the background. However, the overall existing landscape including its form, line, color and textures would not change. Additionally, the proposed fuel modification does not seem out of place and blends with other natural areas void of vegetation along the ridgeline.

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- b) **No Impact.** The project will not substantially damage scenic resources or historic buildings within a state-designated scenic highway, as none exist onsite and the closest state designated scenic highway is more than 3.5 miles away.
- c) **Less than Significant Impact with Mitigation.** The Project will be visible to some properties west of the project site, including the eastern portions of Wildwood Canyon State Park, and partially obstructed views from the southwest. As noted in Section A, a visual assessment was prepared to evaluate the impacts of the proposed project.

The visual assessment evaluated the project with a contrast rating process, which include four key elements including form, line, color, and texture. It also considered other items such as relative size or scale and distance. This process places the project within four levels of contrast. The four levels of contrast are defined below:

None: The element contrast is not visible or perceived.

Weak: The element contrast can be seen but does not attract attention.

Moderate: The element contrast begins to attract attention and begins to dominate the characteristic landscape.

Strong: The element contrast demands attention, will not be overlooked, and is dominant in the landscape.

Based on the results of the contrast rating completed for the Proposed Project at the five KOP's it was determined the Project was not considered a significant visual impact. The Project would not be considered intrusive or dominate. The overall degree of contrast for the potential visual impacts is considered weak. Therefore the project will not substantially degrade the existing visual character of the site and its surroundings. However, to reduce the contrast of the Project-related form, line and color mitigation measures shall be implemented.

- d) **Less than Significant Impact.** The proposed project will not create a new source of substantial light or glare which will adversely affect day or nighttime views in the area. The proposed 43-ft tall monopole is not required by the FAA to be lit for air navigation safety. The proposed 100 sq. ft. equipment shelter may have an exterior light for safety purposes when the site is visited for maintenance after dark.

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

Mitigation Measures:

- AES- 1** The monopole, antenna and shed shall be painted olive green to blend with the surrounding vegetation. In addition to this first layer of treatment, a second layer of paint shall be worked in a random pattern in colors of deep olive, light sage and light brown to further mimic a vegetative pattern or camouflage effect. The random pattern shall be applied in a stippling or sponging in manner to avoid sharp lines.
- AES 2** The Project Proponent shall revegetate the portion of the ridge in which the telephone pole currently occupies. During placement of the telephone pole vegetation was removed. The scraped area, which appears in the form of a line down the slope, and any other areas that may be disturbed during site development shall be revegetated at the direction of a County-approved biologist prior to issuance of occupancy permits.
- AES 3** The developer shall submit a landscape plan for drought tolerant, fire resistive plants in the ten foot, cleared, fuel modification area. The plan shall be approved the Planning Division and the County Fire Department.
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Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<p>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 Dept. 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. Will the project:</p>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) **No Impact.** The proposed Project will not 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, since the proposed Project is not designated as such. There are no

agricultural uses on the site currently. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

- b) **No Impact.** The proposed Project will not conflict with existing zoning for agricultural use, or a Williamson Act contract. The current General Plan land use designation for the proposed Project area is OG/RL-20 (Rural Living), which allows the development of radio broadcast facility with a Conditional Use Permit (CUP). The proposed Project area is not under a Williamson Act contract.
 - c) **No Impact.** The proposed Project will not 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)). The proposed Project area is currently vacant land, which has never been designated as forest land or timberland. No rezoning of the project site will be required as the proposed energy facility is compatible with the current zoning designation: OG/RL-20 (Rural Living).
 - d) **No Impact.** The proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use. The proposed Project area is not forest land or timberland.
 - e) **No Impact.** The proposed Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.
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Issues	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 might be relied upon to make the following determinations. Will the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 Mojave Air Quality Management Plan, if applicable):*

- a) **Less than Significant Impact.** The project will not conflict with or obstruct implementation of the South Coast Air Quality Management Plan, nor will the project violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed uses do not exceed the thresholds established for air quality concerns within the CEQA Air Quality Handbook developed by the South Coast Air Quality Management District. (SCAQMD)

Air quality plans are strategies designed to reduce long-term operational emissions and comply with the Federal and State ambient air quality standards. The operation of the proposed radio tower would generate emissions considered to be negligible. Operational emissions are considered to be negligible because the primary source of emissions would be from maintenance vehicles used by workers to visit the site, and electricity usage. Therefore, operation emissions are expected to be very negligible and well below the significance thresholds, and would not create significant air quality impacts.

Air quality impacts were considered for short-term impacts and long-term regional impacts. Short-term impacts would occur during construction of the proposed project from soil disturbance and equipment exhaust. Long-term regional impacts are those associated with stationary sources and mobile sources involving any project related change during the operation of the proposed project.

Construction Impacts

Major sources of emissions during demolition, grading, site preparation and construction include: 1) exhaust emissions; 2) equipment and fugitive dust generated by construction equipment and vehicles. The site is vacant and no impacts will occur from demolition.

The project will not exceed the thresholds of significance with respect to exhaust emissions established by the SCAQMD, due to the small size of the project, the minimal amount of grading, and crew size. The entire construction time is expected to be approximately 25 days over an 8 week period. The tower is expected to be constructed by utilizing a helicopter to deliver the proposed tower in sections and to set the pier foundations and pour cement. Therefore a single helicopter is expected to be utilized on three construction days, which would not cause a substantial increase of any specific pollutant.

The project would create emission of PM₁₀, although not a significant amount based on the amount of development. The project will require very little grading (less than 25 cubic yards) for construction of the equipment shelter and a single parking space. The project proposes to underground utilities within the existing roadway (Pisgah Peak Road) which is unpaved. Mitigation measures below have been required to control fugitive dust from the grading process and undergrounding of the utility trench.

Long-Term Regional Impacts

Major sources of emissions during the operations phase include: 1) vehicular emissions; 2) stationary emissions.

The proposed radio broadcast tower will result in the emission of very few pollutants. Implementation of the proposed project would generate less than one vehicle trip per week which is well below the thresholds of significance. Therefore the impacts are below the thresholds of the AQMD, and less than significant.

The project is not expected to create total (vehicular and stationary) daily emissions that exceed the daily emissions thresholds established by CEQA.

The project will not violate an air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use does not exceed established thresholds of concern as established by the SCAQMD. A dust control plan may be required as mitigation measure to regulate construction activities that could create wind blown dust.

- b) **No Impact.** The proposed Project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Air quality impacts will include construction exhaust emissions generated from construction equipment, vegetation clearing and earth movement activities (if necessary), construction workers' commute, and construction material hauling for the entire construction period. These activities will involve the use of diesel- and gasoline-powered equipment that will generate emissions of criteria pollutants such as Carbon Monoxide (CO), Nitrogen Oxides (NO_x), Reactive Organic Gases (ROG) or Volatile Organic Compounds (VOC), Sulfur Oxides (SO_x), Particulate Matter less than 10 microns (PM₁₀), and Particulate Matter less than 2.5 microns (PM_{2.5}). The construction component for this project is considered very minor, and will not exceed the thresholds of concern.

Construction-related increases in emissions of fugitive dust, exhaust from construction equipment, and employee commute vehicles will be temporary and localized during the construction phase. The proposed Project will also include dust abatement measures that will limit the generation of pollutants, including particulate matter 10 microns or less in diameter (PM₁₀), consistent with Rule 403.2 *Fugitive Dust Control*.

The proposed radio broadcast tower will result in the emission of very few pollutants. Implementation of the proposed project would generate less than one vehicle trip per week which is well below the thresholds of significance.

- c) **Less than Significant Impact.** The proposed Project will not 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). The project will contribute criteria pollutants in the area during the short-term project construction period. None of the activities associated with the proposed Project will create a substantial permanent increase in the emissions of criteria pollutants that will be cumulatively considerable. Occasional routine maintenance and repairs of the facility will have no impact on the emissions of criteria pollutants that will be cumulatively considerable. There are no sources of potential long-term air impacts associated with the implementation of the proposed project. Therefore, impacts will be less than significant.
- d) **Less than Significant Impact.** The proposed Project will not expose sensitive receptors to substantial pollutant concentrations. Sensitive receptors include residences, schools, daycare centers, playgrounds and medical facilities, none of which are in close proximity to the project site. Furthermore the County's general conditions and standards as well as project-specific design and construction features incorporated into the proposed Project such as dust suppression techniques per Rule 403 will reduce any potential impacts from the project. Dust Suppression techniques may include non toxic chemical stabilizers and covering any temporary storage piles. No significant adverse impacts are identified or
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anticipated and no additional mitigation measures are required.

- e) **No Impact.** The proposed Project will not create objectionable odors that will affect any substantial number of people. Potential odor generation associated with the proposed Project will be limited to construction sources such as diesel exhaust and dust that will be temporary and not be substantial. No significant odor impacts related to project implementation are anticipated due to the nature and short-term extent of potential sources, as well as the intervening distance to sensitive receptors. Therefore, the operation of the project will have a less than significant impact associated with the creation of objectionable odors affecting a substantial number of people.
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Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Will the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) **Less than Significant with Mitigation Incorporated.** The project with mitigation will not 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 (CDFG) or U.S. Fish and Wildlife Service (USFWS).

The project is located on 38.12 acres of undeveloped land near the boundaries of the San Bernardino National Forest. The project site is entirely within the Pisgah Peak Open Space Area which supports a diversity of wildlife species including large mammals.

The primary impact of project implementation would be the ground disturbance associated with the installation of the tower, support building, and supply lines. The actual footprint of the proposed project is small (less than 350 sq. ft. including the tower, shelter, and parking maintenance area) and is located outside of any sensitive habitat areas. No significant impacts are expected as a result of equipment shelter construction. The proposed power and communication supply line would be installed underground in the existing road and would not disturb existing native vegetation.

A biological investigation of the proposed radio tower was conducted by Biological Assessment Services on four separate occasions to determine if there were significant biological resources on the site, and access road. The visits were made June 2, 2006, December 30, 2006, March 5, 2007 and August 10, 2007. Updates to the biological investigation were completed in 2009 and 2010. The biological investigation noted that the none of the site conditions were ephemeral and therefore the results of the field investigation remain accurate. Wildlife previously observed on or near the site at the time of the surveys were common chaparral species, with the exception of migratory birds high overhead. The Western Fence Lizard was common on the shoulder of Pisgah Peak Mountain Road and several Coast Horned Lizards (a sensitive faunal species) were noted as well.

Coast Horned Lizard - There is limited potential to impact sensitive faunal resources, the coast horned lizard and protected bird species, in particular. The coast horned lizard forages on Pisgah Mountain Road. The species' primary defense is cryptic coloration and it "freezes" when it senses danger to minimize its visibility. The species also buries itself in the sand when the temperatures get too hot or cold. The developer has stated they will reduce or eliminate direct mortality to the coast horned lizard during construction, by requiring a biologist to complete a pre-survey the construction site and access road each day prior to the start of work and periodically throughout the day during construction. Any coast horned lizards (or other wildlife incidentally observed) found to be in harm's way will be relocated to a safe place. The

Avian Impacts From Towers - It is documented that communication towers can cause mortality in migratory birds and the compilation of data presented in Travis Longcore, Ph.D. et al., *Scientific Basis to Establish Policy Regulating Communications towers to Protect Migratory Birds*, Land Protection Partners (2005) presents a summary of most of the relevant studies on the subject. Evidence presented in the Longcore paper leads to the conclusion that the four factors increasing avian mortality from tower strikes are tower placement on the topography, tower height, lighting, and guy wires. Towers on ridgelines and peaks kill more migratory birds than those not placed on ridgelines or peaks. Tall towers, especially those over 500 feet kill more birds than shorter towers. Lighted towers, especially those with continuous lights, kill more birds than towers with strobe lights or unlighted towers. Towers with guy wires kill more birds than towers without guy wires.

Avian Impacts from Construction- Site clearing and construction during nesting season could result in the disruption of successful reproduction of bird species considered sensitive or protected under the California Fish and Game Code and Migratory Bird Treaty Act. Per CEQA, any disruption of successful reproduction for sensitive or protected wildlife species is considered independently and cumulatively significant.

With the mitigation measures below, this project will not have a substantial adverse effect, 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, because mitigation measures are proposed to reduce potential impacts to a level of insignificance.

- b) **No Impact.** The project implementation will not have any impacts to sensitive or regulated habitat because the project site is devoid of native riparian vegetation or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or USFWS.
- c) **No 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.
- d) **Less than Significant.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors or nursery sites within or near the project site.
- e) **Less than Significant Impact.** This project will not conflict with any local policies or ordinances protecting biological resources, as the site has been previously disturbed and there are no identified biological resources that are subject to such regulation.
- f) **No Impact.** The project area is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There will be no take of critical habitat and, therefore, no land use conflict with existing management plans will occur.

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

Mitigation Measures.

BIO-1 Biology Monitoring: In order to reduce or eliminate direct mortality to the coast horned lizard during construction, a biologist will pre-survey the construction site and access road each day prior to the start of work and periodically throughout the day during construction. Any coast horned lizards (or other wildlife incidentally observed) found to be in harm's way will be relocated to a safe place.

BIO-2 Avian Guidelines and Monitoring: The proposed project meets all four criteria for reducing avian mortality as recommended in the Longcore report. The tower is not located on a peak or ridgeline; at 100 feet, it is short; it is not lighted; and it is not guyed.

Although the tower would be built within all the recommended parameters for minimizing avian mortality resulting from accidental bird strikes, the following measures will be implemented to further reduce avian mortality.

- The developer will follow the Fish and Wildlife Service's "*Service Interim Guidelines For Recommendations On Communications Tower Siting, Construction, Operation, and Decommissioning*"
- If diversion devices intended to reduce avian mortality are unsuccessful, additional mitigation measures may be suggested.
- Monitor for five years for avian mortality. All species of birds found dead around the towers will be recorded. Tower maintenance workers will note bird mortality and will call the project biologist to retrieve and identify dead birds.
- If a problem of avian mortality is determined by the project biologist, additional mitigation measures intended to reduce bird mortality will be developed. An annual report will be submitted to the CDFG for each of the first five years of operation.

BIO-3 Construction Months and Monitoring: To prevent the take of nesting native bird species, all clearing and grubbing of the project site and construction shall take place between August 15 and February 15. Winter site clearing and construction will insure that nesting birds are not present and impacted. If construction is scheduled during bird nesting season (February 15 to August 15), a qualified biologist will survey the area within 200 feet (or up to 300 feet depending on topography or other factors and 500 feet for raptors) of the construction activity to determine if construction is disturbing nesting birds. If nesting activity is being compromised, construction will be suspended in the vicinity of the nest until fledging is complete.]

BIO-4 Open Space Easement: The Developer has offered to deed restrict the unused portion of the 38.12-acre parcel – more than 37 acres – for passive use by visitors to the Wildwood Canyon State Park.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
V. CULTURAL RESOURCES - Will 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):

- a) **No Impact.** This project will not cause a substantial adverse change in the significance of a historical resource, because there are no such resources identified in the project vicinity.
- b) **No Impact.** The proposed Project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 because there are no such resources identified in the project vicinity.
- c) **No Impact.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no such resources have been identified on the site..
- d) **No Impact.** The project site is not located a known cemetery, and no human remains are anticipated to be disturbed during the construction phase. However, in accordance with applicable regulations, construction activities will halt in the event of discovery of human remains, and consultation and treatment will occur as prescribed by law.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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VI. GEOLOGY AND SOILS - Will 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) **Less than Significant Impact.** (i-iii) 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, or iii) Seismic-related ground failure, including liquefaction, because there are no such geologic hazards identified in the immediate vicinity of the project site. The project will be reviewed and approved by County Building and Safety with appropriate seismic standards.

iv) Less than Significant Impact. The project is within the Geologic Hazards Overlay District, as the site is designated on County maps as having low-to-moderate potential for landslides. A soil and geotechnical report was submitted to the County Building and Safety Geologist by Southern Californai Geotechnical. The report determined that the site is

suitable for the proposed development.

The geotechnical report was completed for a larger scale project which included 250 square foot structure and a 100+foot high tower. The project components have now been significantly reduced to a 100 square foot structure for equipment and a 43 foot monopole antenna.

- b) **No Impact.** No substantial grading or vegetation removal will occur for the installation of the proposed Project. It is expected that vegetation will be cleared for the footprints of the equipment building (being less than 350 sq. ft) and ten feet around the building and monopole for fuel modification. This allows the retention of the majority of the vegetation onsite, which consist primarily of mixed chapparal. Therefore the proposed project does not threaten to produce substantial soil erosion or loss of top soil.
- c) **Less than Significant Impact.** The project is not located on a geologic unit that may become unstable as a result of the project, and potentially result in on or off site, lateral spreading, subsidence, liquefaction or collapse. The project is within the Geologic Hazards Overlay District, as the site is designated on County maps as having low-to-moderate potential for landslides. See Section VI-a (IV) above.
- d) **Less than Significant.** The project site is not located in an area which has been identified by the County Building and Safety Geologist as having the potential for expansive soils, as determined by a required soils report.
- e) **No Impact.** The project does not propose to use septic tanks or alternative wastewater disposal systems; therefore, no impacts are anticipated.

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

GEO-1 Foundation and Footings. The developer shall submit foundation plans to the County Geotechnical Engineer for review and approval. Alternatively, the project Geotechnical Engineer may submit a written review of the plan, but must indicate whether the plans appear to incorporate the geotechnical recommendation for site development as outlined in the preliminary geotechnical report. The project Geotechnical Engineer shall also inspect and approve footing excavations prior to the pouring of concrete.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII GREENHOUSE GAS EMISSIONS - Will the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. In September 2006 Governor Schwarzenegger signed the Global Warming Solutions Act (Assembly Bill 32), which was created to address the Global Warming situation in California. The Act requires that the greenhouse gas (GHG) emissions in California be reduced to 1990 levels by 2020. This is part of a larger plan in which California hopes to reduce its emissions to 80 percent below 1990 levels by 2050. This reduction shall be accomplished through an enforceable statewide cap on GHG emissions that shall be phased in starting in 2012 and regulated by the California Air Resources Board (CARB). With this Act in place, CARB is in charge of setting specific standards for different source emissions, as well as monitoring whether they are being met.

As discussed in Section III of this document, the proposed project's primary contribution to air emissions is attributable to construction activities. Project construction will result in greenhouse gas (GHG) emissions from construction equipment and construction workers personal vehicles traveling to and from the 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 will 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.

Currently, neither the AQMD nor the County has established a quantitative threshold or standard for determining whether a project's GHG emissions are significant. In December 2008, SCAQMD adopted interim CEQA GHG significance thresholds of 10,000 metric tons of CO₂e (MTCO₂e) per year for stationary/industrial projects that include a tiered approach for assessing the significance of GHG emissions from a project (SCAQMD 2008). For the purposes of determining whether or not GHG emissions from a project are significant, SCAQMD recommends summing emissions from amortized construction emissions over

the life of the proposed project, generally defined as 30 years, and operational emissions, and comparing the result with the established interim GHG significance threshold. While the individual project emissions will be less than 10,000 MTCO₂e/yr, it is recognized that small increases in GHG emissions associated with construction and operation of the proposed Project will contribute to regional increases in GHG emissions.

The project size is considered very small, requiring less than 25 cubic yards of grading, very limited traffic trips, and minimal construction impacts. For these reasons, it is unlikely that this project will impede the State's ability to meet the reduction targets of AB32.

- b) **Less than Significant Impact.** The proposed Project will not significantly conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Currently, neither the AQMD nor the County has adopted any Plan, policy or regulation intended to reduce greenhouse gas emissions. (see also VII(a)).
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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VIII HAZARDS AND HAZARDOUS MATERIALS - Will 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, will 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, will 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, will 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:

- a) **Less than Significant Impact.** Implementation of the proposed Project will not entail the routine transport, use or disposal of hazardous materials, with the potential exception of short-term construction-related substances such as fuels, lubricants, adhesives, and solvents. The potential risk associated with the accidental discharge during use and storage of such construction-related hazardous materials during project construction is considered low because the handling of any such materials will be addressed through the

implementation of Best Management Practices (BMPs) pursuant to the intent of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit.

- b) **Less than Significant Impact.** The proposed 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. With the exception of construction-related hazards such as fuels, lubricants, adhesives, solvents and asphalt wastes, the proposed Project will not generate or require the use or storage of significant quantities of hazardous substances. There is no a battery backup component, thus minimizing the need for transporting, using, or disposing of the hazardous materials that may be associated with the project. Furthermore, standard operating procedures will prevent the use of these materials from causing a significant hazard to the public or environment.
 - c) **No Impact.** There are no existing or proposed schools within one-quarter mile of the proposed Project site. Additionally, operation and maintenance of the project will not produce hazardous emissions. No significant adverse impacts are anticipated and therefore, no mitigation measures are required.
 - d) **No Impact.** The Project site is not located on a known site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed Project shall not create a significant hazard to the public or the environment. No impacts to this topic shall occur as a result of implementing the proposed Project and, therefore, no mitigation measures are required.
 - e) **No Impact.** The proposed Project area is not located within an Airport Land Use Compatibility Plan Area and it is not within two miles of a public airport.
 - f) **No Impact.** The proposed Project area is not located within the vicinity of a private airstrip; therefore, it will not result in a safety hazard for people residing or working in the project area.
 - g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because the project is in an unpopulated area that will not require evacuation.
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- h) **Less than Significant Impact.** The proposed project is located within the Fire Safety Area 1 Overlay District, which is characterized by areas with moderate to steep terrain and moderate to heavy fuel loading. The project does not include any habitable structures or residences. The project will included a fuel modification plan which will thin the vegetation within a 30 foot radius of the equipment shelter and monopole, and clear all existing vegetation within 10 feet of the equipment shelter and monopole. The shelter shall be a pre-fabricated structure, with fire suppression mechanisms built-in. The walls are required to have a multi-hour fire rating, and there will be an automated fire suppression system that utilizes an inert gas to extinguish fire inside the shelter.
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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX HYDROLOGY AND WATER QUALITY - Will 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 will 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 will 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 will result in substantial erosion or siltation on- or offsite?	<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 will result in flooding on- or offsite?	<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:

- a) **No Impact..** The project will not violate any water quality standards or waste discharge requirements, because the project does not require or include water service, nor does it

require any wastewater discharge.

- b) **No Impact.** The proposed Project will not entail the use of groundwater and; thus will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level. Most of the ground within the proposed Project area will not be covered with impermeable material, so water percolation and groundwater recharge will not be significantly impacted by the implementation of the project.
 - c) **No Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, because the project consists of less very minor grading and very little conversion of permeable surface to impermeable surface. The project is located on a steep sloping hillside with no stream or rivers.
 - d) **No Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, because the project consists of less very minor grading and very little conversion of permeable surface to impermeable surface. The project is located on a steep sloping hillside with no stream or rivers.
 - e) **No 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. Impermeable soil will encompass less than 1% of the project site.
 - f) **No Impact.** The project will not otherwise substantially degrade water quality, as the project involves no waste water discharge.
 - g) **No Impact.** The proposed Project will not 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. The project proposes no habital structures.
 - h) **No Impact.** The proposed Project will not place within a 100-year flood hazard area structures that will impede or redirect flood flows.
 - i) **No Impact.** The Project 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, because 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.
 - j) **No Impact.** The Project site will not be subject to inundation by seiche, tsunami, or mudflow. A tsunami is a series of ocean waves generated in the ocean by an impulsive
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disturbance. Due to the inland location of the proposed project, tsunamis are not considered a threat. A seiche is an oscillating surface wave in a restricted or enclosed body of water generated by ground motion, usually during an earthquake. Inundation from a seiche can occur if the wave overflows a containment wall or the banks of a water body. No impacts are expected to occur because the project is not adjacent to any marine or inland water bodies. The soils in the project area are moderately well-drained, the terrain is relatively flat, and mudflows have not historically been an issue in the proposed Project area.

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

SUBSTANTIATION:

- a) **No Impact.** The project will not physically divide an established community, because there are no established community present in the Project area. The proposed Project area is located in an unincorporated part of the County that has sparse residential development and will occupy an area that is currently vacant.
- 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. The project is consistent with all applicable land use policies and regulations of the County Code and General Plan, including the Oak Glen Community Plan. The project complies with all hazard protection, resource preservation and land use modifying Overlay District regulations. The proposed use is allowed within the Official Land Use Zoning District, and is not prohibited by the Community Plan.

The project site is adjacent to the Wildwood Canyon State Park. The Oak Glen Community Plan encourages the support and to actively pursue the expansion of the park with cooperation with the Wildlands Conservancy and Yucaipa Valley Conservancy. The proposed project would only develop approximately 425 sq. ft. of the 38.12 acre project site. Furthermore, the developer has agreed to provide an open space easement to the Wildwood Canyon Park and relinquish future development rights for the greater portion surrounding the parcel, within the FCC guidelines and safety regulations. The Community Plan does encourage utilities to be placed underground, which has been implemented into the project design

- c) **No Impact.** The proposed Project does not conflict with any applicable habitat conservation plans or natural community conservation plans.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XI. MINERAL RESOURCES - Will the project:				
a) Result in the loss of availability of a known mineral resource that will 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):

- 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 and the site is not within a Mineral Resource Zone Overlay.
- 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.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XII. NOISE - Will the project result in:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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, will 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, will 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):

- a) **Less than Significant.** The project will 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 no noise exceeding these standards is anticipated to be generated by the proposed uses. During normal operations, the project will only generate noise via the air-conditioning units, which will meet County standards. Noise generation from construction equipment/vehicle operation will be localized, temporary, and transitory in nature; therefore, no significant impacts will be anticipated. Operation of the proposed Project will not generate audible levels of noise or perceptible levels of vibration in the surrounding community.
- b) **No Impact.** The project will not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, because no vibration exceeding these standards is anticipated to be generated by the proposed uses.

- c) **No Impact.** The proposed Project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Specifically, the project will result in temporary noise increases during construction but will not create any substantial permanent increase in the ambient noise levels due to the operation activities consisting of maintenance vehicles and equipment onsite with hardly discernible noises.

 - d) **Less than Significant.** The proposed Project is adjacent to mostly undeveloped and/or vacant lands; therefore, noise generated from the proposed Project could potentially result in some temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the projects. Specifically, construction of the proposed Project may potentially create some elevated short-term construction noise impacts from construction equipment; however, these activities shall be limited to daytime hours. Furthermore, the site is in a remote area with very limited development occurring in the project vicinity, the impact will not be significant.

 - e) **No Impact.** The proposed Project area is not located within an airport land use plan and it is not within two miles of a public airport or public use airport.

 - f) **No Impact.** The proposed Project area is not located within the vicinity of a private airstrip.
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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIII. POPULATION AND HOUSING - Will 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **No Impact.** The proposed Project will not induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). No houses are being proposed as part of the proposed Project for construction workers or those that will be employed during operation of the facility. During operation, the project site will be unmanned. Accordingly, the proposed Project will not result in any impacts to housing or related infrastructure, nor will it require construction of additional housing. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.
- b) **No Impact.** The proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere because the project site is currently undeveloped. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.
- c) **No Impact.** The proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project site is currently undeveloped. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XIV. PUBLIC SERVICES

- a) Will 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 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:

- a) **Fire - Less than Significant Impact.** The proposed Project area is serviced by the San Bernardino County Fire Department. The proposed Project will not substantially impact service ratios, response times, or other performance objectives related to fire protection.

Any development, along with the associated human activity, in previously undeveloped areas increases the potential of the occurrence of wildfires. Comprehensive safety measures that comply with federal, state, and local worker safety and fire protection codes and regulations will be implemented for the proposed Project that will minimize the occurrences of fire due to project activities during construction and for the life of the project. Because of the low probability and short-term nature of potential fire protection needs during construction, the proposed Project will not result in associated significant impacts.

The developer met with County Fire Department prior to submitting the CUP application and incorporated the department suggestions into the project description.

Police Protection – Less than Significant Impact. The proposed Project area and other unincorporated portions of the County are served by the San Bernardino County Sheriff's Department. The proposed Project will not impact service ratios, response times, or other performance objectives related to police protection.

Schools – No Impact. Long-term operation of the proposed facilities will place no demand on school services because it will not involve the construction of facilities that require such services (e.g., residences) and will not involve the introduction of a temporary or permanent human population into this area.

Parks – No Impact. Long-term operation of the proposed facilities will place no demand on parks because it will not involve the construction of facilities that require such services (e.g., residences) and will not involve the introduction of a temporary or permanent human population into this area.

Other Public Facilities – No Impact. The proposed Project will not result in the introduction and/or an increase in new residential homes and the proposed Project will not involve the introduction of a temporary or permanent human population into this area. Based on these factors, the proposed Project will not result in any long-term impacts to other public facilities.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XV. RECREATION				
a) Will the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will 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:

- a) **No Impact.** The proposed Project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated. No new residences or recreational facilities will be constructed as part of the proposed Project and the proposed Project will not induce population growth in adjacent areas. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.
- b) **No Impact.** The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. No new residences or recreational facilities will be constructed as part of the proposed project. The proposed Project will not induce population growth in adjacent areas and will not increase the use of recreational facilities in surrounding neighborhoods. No significant adverse impacts are anticipated and, therefore, no mitigation measures are required.

The Developer has offered to deed-restrict the unused portion of the 38.12-acre site for passive Open Space uses in conjunction with the adjacent Wildwood Canyon State Park.

XVI. TRANSPORTATION/TRAFFIC - Will the project:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 greenways, pedestrian and bicycle paths, and mass transit. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- a) **Less-Than-Significant Impact.** The project will not cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system, because the increase in the number of vehicle trips, the volume-to-capacity ratio on roads, and the congestion level at intersections remains below the planned thresholds for those facilities. Pisgah Peak Road is a private, gated road that does not receive regular traffic.

Vehicle trips on Pisgah Peak Road will increase temporarily during construction but will not exceed the capacity of the road. During regular operation, service personnel will visit the site for routine maintenance 2-4 times per month.

- b) **No Impact.** The project will not exceed, either individually or cumulatively, any level of service [LOS] standard established by the county congestion management agency for designated roads or highways, because traffic will only increase by routine maintenance visits once or twice monthly.

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- c) **No Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, because there are no airports in the vicinity of the project and 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.
 - d) **No Impact.** The proposed Project will not include design features that will affect traffic safety, nor will it cause incompatible uses (such as farm equipment) on local roads. In addition, no new roads are being proposed as part of this project; consequently, there shall be no impacts.
 - e) **No Impact.** The proposed Project will not result in inadequate emergency access to the project area. During project construction, all vehicles will be parked off public roads and will not block emergency access routes. The proposed Project will not result in any road closures.
 - f) **No Impact.** The proposed Project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of safety of such facilities. No alternative transportation policies, plans, or programs have been designated for the proposed Project area.
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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVI. UTILITIES AND SERVICE SYSTEMS - Will 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 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:

- a) **No Impact.** The proposed Project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board. The County General Plan defers to applicable Regional water control requirements, and the proposed project's water discharge does not require treatment or permitting according to the regulations of the RWQCB.
- b) **No Impact.** The proposed Project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which will cause significant environment effects.
- c) **No Impact.** The proposed Project will not require the construction or expansion of storm water drainage facilities. Most of the ground within the proposed Project area will not be covered with impermeable material.
- d) **No Impact.** The proposed project will have no impact on existing water supplies because water is not required for the proposed use.

- e) **No Impact.** The proposed Project will not require or result in the construction of new wastewater treatment facilities or the expansion of existing wastewater treatment facilities. Accordingly, no impacts are anticipated from implementation of the proposed project.
 - f) **Less than Significant Impact.** Less than significant impacts related to landfill capacity are anticipated from the proposed project. The proposed Project largely consists of short-term construction activities (with short-term waste generation limited to minor quantities of construction debris) and will not result in long-term solid waste generation. Solid wastes associated with the proposed Project will be disposed as appropriate in local landfill or at a recycling facility.
 - g) **Less than Significant Impact.** The proposed Project will comply with all federal, state, and local statutes and regulation related to solid waste. The project will consist of short-term construction activities (with short-term waste generation limited to minor quantities of construction debris) and thus will not result in long-term solid waste generation. Solid wastes produced during the construction phase of this project, will be disposed of in accordance with all applicable statutes and regulations. Accordingly, no significant impacts related to landfill capacity are anticipated from the proposed project.
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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

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| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which shall cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

- a) **Less than Significant.** Implementation of the proposed Project, with mitigation, will not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

Refer to *Section 1, Aesthetics*, where the visual resources are discussed. The project was determined to have a less than significant effect on the environment with the incorporation of mitigation measures

Refer to *Section IV, Biological Resources*. The project has the potential to affect, a special status species, particularly the coast horned lizard and various bird species. Implementation of mitigation measures will reduce potential impacts to a level considered less than significant.

- b) **Less than Significant Impact.** Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The proposed project’s impacts are considered cumulatively less than significant when considered in conjunction with related past, present, and reasonably foreseeable or probable future developments in the area. An existing tower is located in the vicinity of the project site. The Project could have a cumulative impact with

respect to aesthetics however because the existing tower and proposed Project are on opposite sides of the ridge, the two projects can not both be seen from a single vantage point.

- c) **Less than Significant Impact.** The incorporation of design measures, County policies, standards, and guidelines will ensure that there will be no substantial adverse effects on human beings, either directly or indirectly. Impacts of the proposed Project will be less than significant.
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MITIGATION MEASURES

(The following mitigation measures, which are also included within the Conditions of Approval and coupled with the required Condition Compliance Release Forms (CCRF) shall serve as the Mitigation Monitoring and Reporting Program for this project.)

AESTHETICS

- AES- 1** The monopole, antenna and shed shall be painted olive green to blend with the surrounding vegetation. In addition to this first layer of treatment, a second layer of paint shall be worked in a random pattern in colors of deep olive, light sage and light brown to further mimic a vegetative pattern or camouflage effect. The random pattern shall be applied in a stippling or sponging in manner to avoid sharp lines.
- AES 2** The Project Proponent shall revegetate the portion of the ridge in which the telephone pole currently occupies. During placement of the telephone pole vegetation was removed. The scraped area, which appears in the form of a line down the slope, and any other areas that may be disturbed during site development shall be revegetated at the direction of a County-approved biologist prior to issuance of occupancy permits.
- AES 3** The developer shall submit a landscape plan for drought tolerant, fire resistive plants in the ten foot, cleared, fuel modification area. The plan shall be approved the Planning Division and the County Fire Department.
- BIO-1** Biology Monitoring: In order to reduce or eliminate direct mortality to the coast horned lizard during construction, a biologist will pre-survey the construction site and access road each day prior to the start of work and periodically throughout the day during construction. Any coast horned lizards (or other wildlife incidentally observed) found to be in harm's way will be relocated to a safe place.
- BIO-2** Avian Guidelines and Monitoring: The proposed project meets all four criteria for reducing avian mortality as recommended in the Longcore report. The tower is not located on a peak or ridgeline; at 100 feet, it is short; it is not lighted; and it is not guyed.

Although the tower would be built within all the recommended parameters for minimizing avian mortality resulting from accidental bird strikes, the following measures will be implemented to further reduce avian mortality.

- The developer will follow the Fish and Wildlife Service's "*Service Interim Guidelines For Recommendations On Communications Tower Siting, Construction, Operation, and Decommissioning*"
 - If diversion devices intended to reduce avian mortality are unsuccessful, additional mitigation measures may be suggested.
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- Monitor for five years for avian mortality. All species of birds found dead around the towers will be recorded. Tower maintenance workers will note bird mortality and will call the project biologist to retrieve and identify dead birds.
 - If a problem of avian mortality is determined by the project biologist, additional mitigation measures intended to reduce bird mortality will be developed. An annual report will be submitted to the CDFG for each of the first five years of operation.

BIO-3 **Construction Months and Monitoring:** To prevent the take of nesting native bird species, all clearing and grubbing of the project site and construction shall take place between August 15 and February 15. Winter site clearing and construction will insure that nesting birds are not present and impacted. If construction is scheduled during bird nesting season (February 15 to August 15), a qualified biologist will survey the area within 200 feet (or up to 300 feet depending on topography or other factors and 500 feet for raptors) of the construction activity to determine if construction is disturbing nesting birds. If nesting activity is being compromised, construction will be suspended in the vicinity of the nest until fledging is complete.]

BIO-4 **Open Space Easement:** The Developer has offered to deed restrict the unused portion of the 38.12-acre parcel – more than 37 acres – for passive use by visitors to the Wildwood Canyon State Park.

GEO-1 **Foundation and Footings.** The developer shall submit foundation plans to the County Geotechnical Engineer for review and approval. Alternatively, the project Geotechnical Engineer may submit a written review of the plan, but must indicate whether the plans appear to incorporate the geotechnical recommendation for site development as outlined in the preliminary geotechnical report. The project Geotechnical Engineer shall also inspect and approve footing excavations prior to the pouring of concrete.

GENERAL REFERENCES

- Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)
- California Department of Water Resources Bulletin #118 (Critical Regional Aquifers).
- CEQA Guidelines, Appendix G
- California Standard Specifications, July 1992
- County Museum Archaeological Information Center
- County of San Bernardino Hazard Overlay Map FI-25
- County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998
- County of San Bernardino, Countywide Integrated Waste Management Plan.
- County of San Bernardino, *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
- South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993.
- County of San Bernardino Road Planning and Design Standards
- Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map
- State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, *San Bernardino County Important Farmland 2000*, December 2001.
- South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993
- San Bernardino County General Plan (Available online at http://www.co.san-bernardino.ca.us/landuseservices/general_plan/Default.asp)
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San Bernardino County Development Code (Available online at <http://www.co.san-bernardino.ca.us/landuseservices/DevCode/Default.asp>)

PROJECT SPECIFIC STUDIES::

Lilburn Corporation., October, 2011, *Visual Impact Assessment for Lazer Broadcasting Radio Monopole.*

Biological Assessment Services, *Biological Investigation.*

Southern California Geotechnical, Geotechnical Report.
