

## ***Initial Study/Environmental Checklist***

### **Update of County General Plan, adoption of Community Plans and update of Development Code**



## **SAN BERNARDINO COUNTY INITIAL STUDY/ENVIRONMENTAL CHECKLIST FORM**

This form constitutes the contents of an Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

### **PROJECT DESCRIPTION**

The County of San Bernardino is proposing a comprehensive update of the County's General Plan. The update of the General Plan is part of a larger planning program that includes other associated planning programs/documents including: preparation of thirteen community plans and a corresponding update of the County's Development Code.

The General Plan update is being prepared under the direction of the County's Land Use Services Department, Advance Planning Division. Comments or questions should be addressed to:

County of San Bernardino  
Land Use Services Department, Advance Planning Division  
385 North Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, California 92415-0182  
Contact person: Jim Squire, AICP, Supervising Planner  
Phone number: 909-387-4147

Comments may also be e-mailed to: [www.sbcountygeneralplan.net](http://www.sbcountygeneralplan.net)

### **The General Plan Work Program**

The following provides a brief description of the three major components of the update program: (1) the General Plan Update, including the Plan's goals and policies; (2) the community plans; and (3) the Development Code.

The County Board of Supervisors adopted a work program for the update of the General Plan, the preparation of community plans and an update of the Development Code. The work on these three components has been based on the objectives and issues that were identified and assessed in what is referred to as the Phase 1 Report for the General Plan Update. The following provides a summary of some of the key aspects of the Board of Supervisors director based on that Phase I Report:

- *The Creation of a Vision:* "Vision," once it has been defined, generally agreed upon and adopted, is one of the most powerful tools available to the County to guide rather than to be controlled by current events. Vision, as defined here, is the expression through words and other means (graphs, pictures, charts, etc.) of both what is special about the County and what is yet to be achieved. Vision provides a picture of what the future County should look like and feel like, and what is important to the citizens and the Board of Supervisors, from now through the next twenty years. Vision evolves from the determination at both the individual and group level to have an impact and to make a positive difference--and it requires extensive public participation. As directed by the Board of Supervisors with the adoption of the Phase 1 report on the need to update the General Plan, a "Vision Statement" for the County was prepared and adopted by the Board in the early stages of the update of the Plan. The Vision Statement is a preamble to the General Plan and it is embodied throughout the goals and policies of the draft General Plan. The preparation Vision Statement was prepared with an extensive participation of individuals and stakeholder groups and the process went to extraordinary lengths to capture as much diversity as possible.

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- **Public Participation:** Active citizen participation and a comprehensive public participation process throughout the update of the General Plan provided an opportunity of achieving a relevant General Plan that has the support of County residents (including other public jurisdictions, special interest groups and the business community). The participation process utilized techniques that are designed to inform the public, early in the process, that the General Plan Update is underway. Further, it permitted and facilitated easy accessibility and input into the process. It must be designed so as to allow consideration of multiple points of view yet have a legitimate system of bringing issues and policies to a reasonable conclusion.

The Board directed staff to establish a public participation program centered on three essential components:

- A General Plan Advisory Committee consisting of a sufficient number of people to capture the diversity of the County, but not so many as to “bog down” the effectiveness and progress of the committee (approximately 15-21 members) that reflect the social, business, political, and environmental diversity of the County.
  - An extensive public meeting program that reaches out geographically into the County at convenient locations and at convenient times such as early evenings.
  - Create a framework that encourages ongoing input and participation by the major stakeholder and special interest groups throughout the County.
- **The Organization of the General Plan:** Organizationally, the policy direction of the 1989 General Plan is found in the twenty subsections entitled Planning Issues, where each of the subsections focuses on a planning issue. Each of the planning issues is well developed and includes goals, policies and action items that more fully expand upon the planning issue. Together the twenty subsections form the General Plan. These are presented in the same order and under the same headings as they appear in the General Plan text. This is a rather non-typical organization and presentation approach. State law mandates that there be at least seven elements in any general plan. Those seven elements are land use, circulation, housing, open space, conservation, safety and noise. All of these mandatory elements are addressed in the County's General Plan, however; while most general plans are physically divided into the seven elements (chapters), the County's General Plan has parts of the seven elements dispersed throughout the twenty subsections. The expectation of the authors of the 1989 Plan was that the approach would better focus attention on the planning issues facing the County. In reality, the organizational structure has made the General Plan more difficult to use and to find what one is looking for, particularly for the occasional user.
- **The Volume of the Document:** The current 1989 General Plan is based on solid planning, however, its complexity and volume diminishes its effectiveness. The challenging organizational format discussed above, when added to the sheer bulk of the Plan, combine to make it difficult to use for planning professionals let alone the general public. Unless one is a frequent user of the General Plan, such as a planning commissioner or a staff member who routinely processes development applications, it is intimidating. It is cluttered with hundreds of policies leaving an unclear picture of what is the preferred focus and direction of the County. Unnecessarily adding to the bulk of the document, are trail standards, endangered species lists, lists of public access points to recreational areas, and similar types of lists and discussions that are useful but not appropriate in a general plan. Its less than clear organization, its references to other programs that may or may not exist, and its lack of clear wording have reduced the County's ability to benefit from the good planning work that was done to prepare the General Plan. To reduce the volume of the General Plan to a more manageable size through a number of techniques, including but not limited to the following methods:

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- Remove the technical standards and guidelines from the current General Plan that are neither policies nor actions. In many cases, these parts of the General Plan, for example the trail standards, do clearly belong in a County document, but not in the General Plan.
  - Consider each policy and action that is proposed as part of the Update and require that it clearly contribute toward achieving the County's Vision; eliminate those that fail to do so.
  - Eliminate policies and actions that state that the County should implement or enforce another legislative act, for example vehicular noise levels.
  - Eliminate portions of the Plan where County authority is superceded by another layer of government.
- *The One-Map System:* One of the more creative aspects of the current General Plan and development process is the use of the "one-map" system. Most jurisdictions use a two-map system -- one to designate general plan land uses and a second for zoning classifications. The "one map" approach permits the use of a single map on which is shown both General Plan land use designations and zoning classifications. The one-map approach assures that there will always be land use consistency between the County's General Plan and its Zoning Code. The one-map system should be retained, but the terminology should be modified to use more common planning terms.
- *Land Use Planning in Spheres of Influence:* Spheres of Influence are established on the principles of joint cooperation and participation to create logical land use and service plans for the affected areas. Relative to San Bernardino County, the "affected areas" are the unincorporated land areas surrounding the incorporated cities, which at some point in time are expected to be annexed to the cities. Spheres of Influence are intended to play important roles in promoting logical, orderly and financially efficient growth within the County and the affected cities. Within the County's General Plan land use planning in Spheres of Influence areas is addressed in Section II-D-6 (b) iii and suggest coordination between the County, cities, the Local Agency Formation Commission (LAFCO), and their respective Service Agencies.
- *The Link between Land Use and Transportation:* As the development of available land continues, and as the financing of infrastructure becomes more difficult, it has become increasingly important to consider the close relationship between land use and transportation. This is because different land use development configurations with respect to geographic location, type of use, and density, can have profound implications on transportation infrastructure needs.
- *Revisions to the Infrastructure and Improvement Level System:* The County utilizes the Infrastructure/Improvement Level system described in the General Plan to define the types and level of improvements for roads and other capital improvements (drainage, water, and wastewater facilities) required for development. Improvement Levels range from Improvement Level 1 in urban areas with parcel sizes less than one-half acre to Improvement Level 5 in very rural areas with minimum lot sizes of greater than twenty acres. The system is intended to ensure that an adequate level of infrastructure improvement is provided to support development. However, the system is expressed as a mapped component of the land use designation system. It has proven to be inflexible and incapable of keeping pace with the changing infrastructure conditions throughout the County.
- *Community Plans:* Community plans emerged as the collective vision of the local area residents and stakeholders for guiding development in the unincorporated County areas with distinct community identities. In the past, unincorporated communities without the fiscal ability to incorporate as their own City have sought to preserve their community character and spirit through these plans. The 1989 Update proposed that comprehensive plans be incorporated into the General Plan and Development Code, but full incorporation was not completed due to budget and staff constraints. The Board strongly recommended

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that every community plan include implementation and finance plans. Timing of implementation and the fiscal impact of executing the plans should be an integral part of shaping the plans so that responsibility is clearly defined, and that community members and the County understand how the goals of the plan are to be attained.

- *Revisions to the Development Code:* It is virtually certain that following (or in concert with) the Update of the General Plan that significant revisions to the Development Code will need to occur. The changes will be necessary in order to implement revisions to the General Plan that are expected to be adopted as part of the Update process. While we do not anticipate a need for wholesale revision to the Development Code, there will be substantial reorganization and reformatting for clarity and utility.
- *Land Use Revisions:* In most geographical areas of the County, the existing land use designations, when complemented with the policy direction found in the General Plan and the standards of the Development Code, function reasonably well. From the outset of this General Plan Update, it was not anticipated that a wholesale evaluation of the existing land uses or alterations to the mix of land uses was warranted. However, there are several areas in the County where the current land-use designations and the relationship of existing uses are incompatible: West Fontana and Mentone. By way of example, some locations in the West Fontana area are impacted by an inefficient pattern of industrial, commercial and residential uses that has emerged over the years due to a lack of effective planning and land use control. These areas, and other areas which are similarly impacted, often suffer from a lack of cohesiveness, a reluctance of the private sector to invest in the area, aesthetic deterioration and maintenance deterioration, and other factors. A comprehensive analysis of some "hot spot" or candidate areas is necessary and was initiated as part of the Update. The focus should be geographically broad enough to allow for creation or preservation of viable residential areas and industrial areas.
- *Assess Impacts Associated With Growth Patterns:* A comprehensive assessment of alternative growth scenarios that accurately compares traffic impacts, air quality impacts, public services and utilities demand, impacts to natural resources and other indicators of quality of life such as jobs/housing balance, would require the preparation of maps illustrating alternative growth patterns as overlays onto maps of existing conditions. Mapping and analysis of alternative growth patterns is therefore recommended as part of the next General Plan Update, to provide important information in the development of updated General Plan elements, and to satisfy the requirements of the California Environmental Quality Act.
- *Master Environmental Impact Report (MEIR):* To improve the ability to evaluate the variety of environmental, infrastructure, and public services issues that will occur in conjunction with the existing and future growth pressures in the County's three regions, some form of an electronic, GIS-based environmental analysis will be required. The General Plan Environmental Impact Report (EIR) will address long-term, area-wide cumulative impacts, in each major region of the County and in various portions of each region. Programmatic mitigation measures will be included in the General Plan EIR and the accompanying Mitigation Monitoring and Reporting Program (MMRP) to address those impacts, and additional mitigation measures will likely be identified to guide mitigation strategies for project-level and plan-level projects that are proposed subsequent to adoption of the General Plan.

Based on the direction of the Board of Supervisors, the following are the three major components of the program that will be addressed in the Draft EIR:

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#### ***General Plan***

The state of California requires each city and county to prepare and adopt a general plan to identify goals, policies and programs to guide future development of that jurisdiction. Each general plan in the state is required to address a variety of issues through the preparation of elements, or chapters organized by topics, relating to the seven state-mandated elements: land use, circulation, housing, safety, noise, open space and conservation. The County of San Bernardino last prepared an update of the County's General Plan in 1989. In order to address the changes that have occurred with regards to land use and development in the County since 1989, as well as, to address growth that is forecast to occur over the next 20 years, the Board of Supervisors took action in 1993 to initiate this general plan update.

This Environmental Checklist includes the initial assessment of the potential environmental impacts of the County's proposed comprehensive update of the General Plan. In addition to the update of the seven state-required elements, the County is proposing the addition of an optional element of the General Plan for Economic Development. The County is also proposing the adoption of community plans for 13 areas of the County (Bear Valley, Bloomington, Crest Forest, Hilltop, Homestead Valley, Joshua Tree, Lake Arrowhead, Lucerne Valley, Lytle Creek, Morongo Valley, Muscoy, Oak Glen, and Phelan/Pinon Hills). Finally, the County is proposing to update the Development Code to reflect the update General Plan and community plans.

The General Plan provides a projection of growth in the County through the year 2030. Text, tables and maps in the draft Plan and its elements identify goals and policies that will guide the future development of residential, commercial, industrial, public facilities, transportation facilities and other land uses that are desired by the public and decision-makers. The goals and policies in the draft General Plan are based on a review of the 1989 Plan and extensive public input through workshops held over a two-year period. The goals and policies are intended to provide a basis for achieving the public's objectives while reducing potential impacts on the environment that may result from development during the 25-year planning horizon incorporated in the update.

#### ***Community Plans***

The 1989 General Plan proposed that comprehensive community plans be incorporated into the General Plan and Development Code. However, full incorporation was not completed due to budget and staff constraints. The Phase I Scoping of the 2006 General Plan update recommended that the Community Plan program be reinstated to help fulfill the need for development guidance within certain unique communities within the County. Thirteen areas were selected to have a community plan prepared in conjunction with Phase II of the San Bernardino County General Plan update.

Community plans focus on a particular region or community within the overall County's General Plan. As an integral part of the overall General Plan, community plans must be consistent with the General Plan. To facilitate consistency, the community plans build upon the goals and policies of each element of the General Plan. The goals and policies that are included within the community plans are regarded as refinements of the broader General Plan goals and policies that have been customized to meet the specific needs or unique circumstances raised by the individual communities.

The community plans provide an opportunity to address unique issues facing the community and to establish priorities to guide future development. A series of public meetings for the preparation of the plans were held in 2003 and 2004 to solicit input from residents. By far, the overarching goal articulated by residents in the plan areas was to maintain the existing character of their individual communities. This goal provided key direction for development of the Community Plans. Common priorities were established supporting this goal for each of the individual plan areas. These priorities generally focused on the following issues:

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- To maintain the existing mix of land uses;
- To protect the plan areas natural resources and open space; and
- To ensure the availability of adequate services and infrastructure to serve development.

As a result, the land use elements within each of the community plans, often the core around which other elements develop, do not propose significant land use changes. Instead goals and policies guide development in a manner that maintains the existing mix of land uses, preserves the character of the community, and complements existing development. To preserve the existing community character many of the land use goals and policies in the Community Plans direct the location and concentration of future development areas consistent with the land use map and the scale and arrangement of future development such that it complements the existing community character. Some examples of these types of policies are those which seek to avoid big-box development by limiting the size of commercial buildings and those that encourage development within existing commercial nodes to avoid strip commercial development. The community plans also include the same “element” that are required by the state to be addressed in the County’s General Plan: Circulation and Infrastructure, Open Space, Conservation, Safety and Economic Development elements. Within each of these elements, goals and policies have been developed to further support preservation of the existing character.

The following is a brief description of each of the thirteen community plan areas. The Draft Community Plans are available for review on the County website for Land Use Services, the General Plan Update website or the Advance Planning Division office in San Bernardino.

- *Bear Valley:* The Community Plan area includes approximately 135 square miles of unincorporated area surrounding the City of Big Bear Lake. The plan area is located in the San Bernardino Mountains and is entirely surrounded by the San Bernardino National Forest. The plan area includes the unincorporated communities of Baldwin Lake, Big Bear City, Erwin Lake, Fawnskin, Lake Williams, Moonridge and Sugarloaf.
- *Bloomington:* The community of Bloomington includes approximately 7 square miles of unincorporated area located just north of the San Bernardino/Riverside County line. The plan area is almost entirely surrounded by incorporated cities. The City of Fontana is adjacent to the west and north, and the City of Rialto is located along the north and east boundaries of Bloomington. The community of Bloomington is located entirely within the adjacent cities’ sphere of influence areas.
- *Crest Forest:* The community of Crest Forest includes approximately 18 square miles of unincorporated area located west of Lake Arrowhead and south of Lake Silverwood. The plan area is entirely within the San Bernardino National Forest and includes the communities of Crestline, Cedar Pines Park, Valley of Enchantment, and the Lake Gregory Village area.
- *Hilltop:* The Hilltop Community Plan area is completely within the San Bernardino National Forest, it lies east of Lake Arrowhead, and west of Big Bear Lake. The planning area encompasses approximately 40 square miles, which includes the communities of Running Springs, Arrowbear and Green Valley Lake. Also included are the neighborhoods of Fredalba, Smiley Park Country Club, Nob Hill, Seymour Flats, Crab Tree Flats and the Snow Valley ski area.
- *Homestead Valley:* The community of Homestead Valley is located in the eastern portion of the Mojave Desert and includes approximately 124 square miles of unincorporated County area. The plan area is located north of the Town of Yucca Valley and west of the US Marine Corp Air Ground Combat Training

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Center. The plan area includes the communities of Landers, Flamingo Heights, Johnson Valley and Yucca Mesa.

- *Joshua Tree:* Joshua Tree is nestled in the foothills of the Mojave Desert in south-central San Bernardino County. The plan area covers approximately 94 square miles generally bordered on the north by the Twentynine Palms Marine Corps Base, partially on the east by the City of Twentynine Palms, on the south by the Joshua Tree National Park, on the southwest by the Town of Yucca Valley and on the northwest by the eastern boundary of the Homestead Valley Community Plan area.
- *Lake Arrowhead:* The Plan area is located in the San Bernardino Mountains and is surrounded by the San Bernardino National Forest. The Lake Arrowhead Plan area is bound to the southwest by the Crestline Community Plan and to the southeast by the Hilltop Community Plan. The Lake Arrowhead Community Plan area encompasses approximately 30 square miles and includes the communities of Agua Fria, Blue Jay, Cedar Glen, Crest Park – Meadowbrook Woods, Deer Lodge Park, Lake Arrowhead, Rimforest, Skyforest and Twin Peaks.
- *Lucerne Valley:* The Lucerne Valley Community Plan Area is located at the southwestern edge of the Mojave Desert and covers an area of approximately 433 square miles. It is located approximately 35 miles south of Barstow, 45 miles northwest of Yucca Valley on State Highway 247, 15 miles southeast of Apple Valley and is approximately 20 miles north of Big Bear Lake on Highway 18. The intersection of Highways (state routes) 18 and 247 is a central point for the community, and adjacent to the downtown commercial center.
- *Lytle Creek:* The Lytle Creek planning area is roughly 6 square miles of unincorporated area. It is approximately 15 miles northwest of the City of San Bernardino and 10 miles from the cities of Fontana and Rialto. This small remote community is located in a large southeast-trending canyon on the eastern portion of the San Gabriel Mountains completely within the boundaries of the San Bernardino National Forest. The plan area is accessible by a single road off the I-15.
- *Morongo Valley:* Morongo Valley is located in the south central portion of San Bernardino County, in the southern Mojave Desert. The Morongo Valley plan area covers about 44 square miles. The planning area is bordered by the Sawtooth Mountains on the north, the Town of Yucca Valley to the northeast, Joshua Tree National Park to the east, Riverside County on the south, and the San Bernardino Mountain Range on the west.
- *Muscoy:* The community of Muscoy includes approximately 3 square miles of unincorporated area directly abutting the City of San Bernardino, and in its sphere of influence. The City of San Bernardino surrounds the plan area on the north, east and south. The plan area is separated from the City of Rialto on the west by a railroad line, the Lytle Creek Wash and the Cajon Creek Wash. Cajon Boulevard runs along the eastern boundary of the plan area. State Route 210 borders the community on the south. Railroad lines border the community on both the east and west boundaries.
- *Oak Glen:* The Oak Glen community is located at the foot of the San Bernardino National Forest, 60 miles east of the City of Los Angeles and just east of the City of Yucaipa. Oak Glen Road is the only main access road through the Oak Glen community. The planning area includes approximately 14,213 acres, or 22 square miles of unincorporated County area.

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- *Phelan/Pinon Hills:* The community plan area of Phelan/Pinon Hills includes approximately 134 square miles of unincorporated area located at the transition between the foothills of the San Gabriel Mountains and southwestern portion of the Mojave Desert. The plan area is bordered on the south by the San Bernardino National Forest, Los Angeles County to the west, the Oak Hills community plan area and the cities of Adelanto and Victorville to the east, and the unincorporated area of El Mirage to the north. The community plan area includes the communities of Phelan and Pinon Hills.

**Development Code**

The proposed San Bernardino Development Code (Title 8 of the County Code) would replace the existing Development Code in its entirety. The proposed Development Code contains twelve Divisions, as follows:

Division 1 – Development Code Authority and Applicability
Division 2 – Zoning Districts and Allowable Land Uses
Division 3 – Countywide Development Standards
Division 4 – Regional Standards – Valley, Mountain, Desert
Division 5 – Standards for Specific Land Uses
Division 6 – Plant Protection and Management
Division 7 – Soil and Water Conservation
Division 8 – Permit Procedures
Division 9 – Subdivisions
Division 10 – Public Facilities Financing
Division 11 – Development Code Administration
Division 12 – Definitions and Land Use Classifications

The Development Code implements the policies of the San Bernardino County General Plan by classifying and regulating the uses of land and structures within the County. The purpose of the Development Code is to promote and protect the public health, safety and general welfare of County residents.

The purpose of updating the Development Code is to implement policies of the County General Plan, including policies contained in the various Community Plans. In addition, the Development Code will be reorganized and portions will be rewritten to be more understandable and user friendly.

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**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

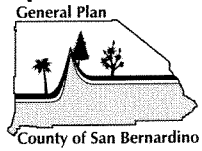
- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics                    | <input checked="" type="checkbox"/> Agriculture Resources              | <input checked="" type="checkbox"/> Air Quality            |
| <input checked="" type="checkbox"/> Biological Resources          | 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

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

- The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
  
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
  
- The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
  
- The proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

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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.

Prepared by:

Frank B. Wein  
Signature  
Frank B. Wein, FAICP, DPDS  
Vice President, Urban & Environmental Planning  
URS Corporation

10/5/05  
Date

Prepared for:

Randy Scott  
Randy Scott, AICP, Division Chief  
Advance Planning Division  
Land Use Services Department

10/5/05  
Date

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
<b>I. AESTHETICS</b> — Would the General Plan, community plans and Development Code:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of a site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** *The draft General Plan includes numerous recommended goals and policies to reduce the impacts of future development on the County’s scenic (aesthetic) resources, including scenic routes. The development pattern of the past 20-30 years has resulted in numerous communities in the County where scenic resources have been threatened with more urban, less rural and less scenic developments that were not anticipated by the public and County decision-makers. The proposed update of the general Plan includes goals, policies and programs to give more definition to aesthetic and scenic resources so that more certainty can be given to how the County will preserve these resources. Nonetheless, although the draft General Plan has several goals and policies relating to aesthetics, the potential impacts of build-out of the General Plan, including changes to the County’s existing visual character and the potential for additional development to create new sources of light which could adversely affect nighttime views, may be significant.*

**II. AGRICULTURE RESOURCES** — Would the General Plan, community plans and Development Code:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** *Issues identified and evaluated in the technical background reports for the General Plan update have identified several issues facing competition for land from other uses (particularly low to medium density single-family residential developments). The County has seen for a couple of decades the trend of in the loss of farmland of statewide importance for residential development. Citrus orchards and dairy farms, once a mainstay in the agricultural industry of the County, have been reduced substantially over the last two decades. The public’s concerns expressed during public meetings held during the visioning process and community plan preparation identified the need to protect the smaller, local agricultural operations that support specialized activities such as ostrich and emu farms, horse ranches and equestrian centers and*

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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*small fruit and citrus orchards. Various unincorporated communities seek to maintain localized agriculture as a lifestyle as much as a business interest. These issues have been addressed with goals and policies in the updated General Plan. The County will continue to rely on existing regulations to protect these resources in the future. Although the draft updated General Plan seeks ways to maintain rural lifestyles that incorporate small agriculture, the draft updated General Plan projects that the current trend will continue with agricultural use will remain in the short term but replaced with other land uses in the long-term. Recognizing this trend but consistent with these goals, the updated General Plan identifies land use policies and regulatory techniques and incentives to encourage landowners to maintain agricultural land in agricultural production. The draft General Plan includes numerous recommended goals and policies to reduce the impacts of future development, such as conversion of existing farmlands, on the County's agricultural resources, prime farmlands and existing farms as well as changes in the existing environment that could result in adverse impacts to farmlands and farms. In spite of the draft goals and policies there is potential for significant impacts that will result from development during the life of the General Plan.*

**III. AIR QUALITY** — The significance criteria established by the South Coast Air Quality Management District and the Mojave Desert Air Quality Management District for the desert region of the County were relied upon to make the following determinations. Would the General Plan, community plans and Development Code:

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:** *Critical air quality issues addressed in the County in the General Plan update include:*

- a) Identification of the County's responsibilities, expectations, and role in assisting other regulatory agencies with the compliance with the California Ambient Air Quality Standards; and*
- b) Coordination with other government agencies such as Southern California Association of Governments, San Bernardino Associated Government, California Air Resources Board, Mojave Desert Air Quality Management District, South Coast Air Quality Management District, and cities who are working cohesively to attain the Ambient Air Quality Standards without either creating redundancy or conflicting the goals of another agencies or not meeting the requirements and procedures of these districts.;*

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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*Land development patterns influences travel decisions and, therefore, have a direct impact on air quality. Land use and transportation issues are the primary contributors to non-attainment of ozone and PM<sub>10</sub> in the County. The goals and policies in the draft General Plan update seek the coordination of land use, transportation, and air quality planning as a means to reduce air pollution.*

*The draft General Plan includes numerous recommended goals and policies to reduce the impacts of future development on the County's air quality. Although the potential impacts of development consistent with the General Plan are to be reduced through implementation of applicable federal, state and regional standards and requirements and with the adoption and subsequent implementation requirements consistent with these goals, policies and programs, the impacts of development consistent with the General Plan are expected to be significant.*

**IV. BIOLOGICAL RESOURCES** — Would the General Plan, community plans and Development Code:

- |  |                                     |                                     |                          |                          |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a) 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? | <input checked="" type="checkbox"/> | <input 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, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:** *San Bernardino County, the largest county in the contiguous United States, is situated in the most biologically diverse state in the nation. The County possesses three distinct biogeographical regions,*

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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*the Valley, Mountain and Desert regions that have unique climatic and geomorphic conditions. These three regions of the County support an extensive variety of flora and fauna. Numerous plant communities are present within each region that, in turn, provides habitat to a wide array of wildlife. Some of these plant communities are endemic to the County or part of the bioregion in which the County is situated. Other plant communities and wildlife species are more common and found in other parts of California, the western United States and North America. Several species of plants and wildlife found within the County have specialized and/or limited habitats, which in turn, has led to their being recognized as special status species deserving careful attention to the impacts that may result from development activities that. The build-out of the County as projected in the draft update of the General Plan may result in substantial adverse effects in many areas of the County, such as habitat modifications and corresponding impacts to sensitive or special status flora and fauna.. In addition, build-out of the General Plan may have a substantial adverse effect on riparian habitat and other sensitive natural communities recognized by the California Department of Fish and Game or US Fish and Wildlife Service. Although the draft goals and policies of the General Plan identify means to reduce impacts, future development of the County consistent with the updated General Plan is expected to result in significant impacts.*

**V. CULTURAL RESOURCES** — Would the General Plan, community plans and Development Code:

- |   |                                     |                                     |                          |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:** *Currently, more than 11,000 prehistoric and historic archaeological sites and over 2,000 historic structures have been documented within San Bernardino County. Many of these sites are located on private lands under the jurisdiction of the County. The preponderance of both prehistoric and historic sites throughout the County, and the vast areas that have yet to be systematically surveyed for cultural resources, indicate that an equal amount of cultural resources, as yet unidentified, are present.*

*Given the rapid development within the County, numerous cultural resource sites may be impacted by development. Impacts to cultural resource(s) should be avoided through design modification or protective measures, such as exclusion zones and protective fencing established around the resource. If it is determined that the resource is significant, and the resource cannot be avoided, measures to mitigate impacts shall be devised via consultation between these agencies, and shall be carried out by the project proponent.*

*San Bernardino County is host to numerous locales of significant paleontological resources. The County has developed a Paleontologic Resource Overlay to assist in the planning process, and consideration of these resources is required. Qualified professional paleontologists can determine what resources are considered significant, and can mitigate impacts to significant resources if required.*

*The critical issue that needs attention is how the County addresses changes in the interpretation of CEQA and pending Federal legislation that relates to sensitive paleontological resources. Procedural efforts have been*

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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updated to provide for better protection of this nonrenewable resource, and addresses shortcomings identified by the San Bernardino County Museum in the current general plan procedures.

The draft General Plan includes numerous recommended goals and policies to reduce the impacts of future development on the County’s cultural resources. Nonetheless, the potential impacts of development of the County consistent with the General Plan will result in significant impacts.

**VI. GEOLOGY AND SOILS** — Would the General Plan, community plans and Development Code:

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 type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18 1-B of the California Building Code (2001), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** The draft General Plan includes numerous recommended goals and policies to reduce the impacts of future development on or caused by the County’s geology and soils. The build-out of the General Plan will increase the exposure people and structures to potential substantial adverse effects, from seismic activities. However, the Development Code provides substantial mitigation through the requirement for geologic and geotechnical studies to identify and recommend development designs to avoid significant impacts. Other potential significant adverse impacts that may result from build-out of the General Plan include proposals for development on a geologic unit or soil that is unstable, or that would become

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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*unstable as a result of the project (with the potentially result a landslide, lateral spreading, subsidence, liquefaction or collapse. Finally, other potential significant impacts that may occur incur proposals for development to be located on expansive soil, creating substantial risks to life or property due to soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste. Although the draft General Plan has numerous goals and policies relating to geology and soils, the potential impacts of development consistent with the General Plan may result in significant impacts even with the adoption and subsequent implementation of these goals, policies and programs.*

**VII. HAZARDS AND HAZARDOUS MATERIALS** — Would the General Plan, community plans and Development Code:

- |  |                                     |                                     |                          |                          |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where   |                                     |                                     |                          |                          |

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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residences are intermixed with wildlands?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**SUBSTANTIATION:** *Plans, procedures, and processes for permitting and managing hazardous materials and wastes used, stored, generated, transported, and disposed of in the County of San Bernardino are in place and being applied throughout the areas under the jurisdiction of County personnel. The following issues have been considered in the General Plan update:*

- a) *Over 1,000 businesses or activities that should be permitted under the CUPA (Certified Unified Program Agency) program may not have permits based on discussions with County personnel. An active effort to identify these facilities is recommended, especially facilities that present significant risks to the County, or have significant materials handling issues or waste generation rates.*
- b) *A significant amount of hazardous materials and wastes are transported through San Bernardino County on an annual basis. A review of emergency plans and response assets in case of an accidental release is recommended.*
- c) *The updated General Plan seeks future development of employment centers that may include industrial uses that emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, a potentially significant impact on the environmental and other developments in the immediately area.*
- d) *Future development projects may be located on a site or sites which are on a list of hazardous materials sites (compiled pursuant to Government Code Section 65962.5) and, as a result, could create a significant hazard to the public or the environment;*
- e) *For areas 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, future development projects may result in a safety hazard for people residing or working in the project area;*
- f) *Future development projects within the vicinity of a private airstrip may result in a safety hazard for people residing or working in the project area;*
- g) *Projects may physically interfere with an adopted emergency response plan or emergency evacuation plan; and*
- h) *People may be exposed (or structure may be exposed) to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where Modifications to the Accident Prevention Program may have an impact on land use planning decisions and the County permit review process. A review of the permitting process is recommended, especially in terms of how to verify that facilities requesting to be removed from the Accident Prevention Program should actually be removed and potential impacts on proposed or existing schools.*

*The draft General Plan includes numerous recommended goals and policies to reduce the impacts of future development on the County's hazards and hazardous materials. Nonetheless, the potential development of the County consistent with the General Plan may result in significant impacts even with the adoption and subsequent implementation of these goals, policies and programs.*

**VIII. HYDROLOGY AND WATER QUALITY** — Would the General Plan, community plans and Development Code:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** *The County has identified in the technical background reports to the General Plan update several existing and potential future problems relating to hydrology and water quality, including:*

- 1) *the protection of water reservoirs and their water sources from degradation related to a particular land development. Such degradation may be caused by sewage spills and overflows, siltation,*

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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*pollution from fertilizers, dry weather urban runoff flows, first flush storm runoff, and other identified causes; and*

2) *the impacts created by stormwater runoff from urban areas.*

*The build-out of the draft updated General Plan may contribute to degradation of the region’s water quality due to expanded urban uses (including intense residential, industrial and/or commercial uses). Additional potential future impacts that may result include locating 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). Build-out may result in structures within a 100-year flood hazard area which would impede or redirect flood flows. Finally, the build-out of the General Plan will 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. The proposed General Plan proposes measures to decrease the impacts created by increased water demand and consumption and from development, as well as the degradation of water quality. Reviewing development projects should identify potential impacts from increased quantity or velocity of runoff from proposed improvements (e.g., parking lots, roof tops, storm drains) and require necessary improvements to mitigate the adverse impacts. Furthermore, the review development projects should determine the potential degradation of the quality of stormwater runoff, and require measures to mitigate any negative impacts. The draft General Plan includes numerous recommended goals and policies to reduce the impacts of future development on the County’s hydrology and water resources. The potential impacts of development consistent with the General Plan may result in significant impacts even with the adoption and subsequent implementation of these goals, policies and programs.*

The County has recently prepared a Storm Water Management Plan for the area within the Santa Ana Region of the State Water Quality Control Board. This plan will ensure compliance with the County’s NPDES permit and provide mitigation for water quality impacts.

**IX. LAND USE AND PLANNING** — Would the General Plan, community plans and Development Code:

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Physically divide an established community?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:** *The draft General Plan includes numerous recommended goals and policies to reduce the potential land use and planning impacts due to future development consistent with the County’s draft General Plan. The objective of the updated Land Use Element and the Community Plans, as well as the proposed updated Development Code, is to avoid or minimize potential physical divides of an established community. Moreover, the updated Elements, the Community Plans and the Development Code seek to avoid 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, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. Finally, the land use element, consistent with the conservation element, seeks to avoid or minimize potential conflict with any applicable habitat conservation plan or natural community*

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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conservation plan. The draft General Plan’s goals and policies relating to land use and planning address the potential impacts of build-out of the General Plan and, as a result, the potential land use impacts will be less than significant with the adoption and subsequent implementation of these goals, policies and programs.

**X. MINERAL RESOURCES** — Would the General Plan, community plans and Development Code:

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:** Critical issues related to minerals that have been identified through the General Plan preparation include:

- a) Identifying and implementing existing regulations that affect mineral resources and developing County policies to protect these resources in the future;
- b) The mineral industry’s contribution to the County, State, and country;
- c) Identifying lands within the County with the potential for mineral resource recovery; and
- d) Preventing the future loss of important mineral lands due to urban expansion.

The updated General Plan has been prepared recognizing the mineral/mining resources in the County, with the objective to protect these resources while taking advantage of the potential economic benefits of such resources. Specifically, an objective of the updated General Plan, specifically the Conservation Element’s goals and policies relative to mineral resources, is to protect the availability of known mineral resources that are of value to the County, the region and the residents of the state. In addition, the General Plan seeks to protect availability of a locally important mineral resource for recovery.

The draft General Plan includes numerous recommended goals and policies to reduce the impacts of future development on the County’s mineral resources. The potential impacts of development consistent with the General Plan will be significant even with the adoption and subsequent implementation of these goals, policies and programs.

**XI. NOISE** — Would the project result in:

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** *Critical issues identified in the technical background report prepared for the updated General Plan include land use conflicts, primarily where noise-sensitive uses are close to transportation facilities. The most prevalent examples are residences and schools. This issue is specifically addressed in the proposed update Noise Element of the draft General Plan. The continued growth and development of the County will increase the potential for exposure of residents to unacceptable noise levels from vehicular noise (corresponding to the projected increase in vehicular traffic on the County’s principal roadways that will be associated with the build-out of the draft updated General Plan). The draft General Plan includes numerous recommended goals and policies to reduce the impacts of future development on the County’s noise levels and environment. The potential impacts of build-out of the General Plan may still be significant with the adoption and subsequent implementation of these goals, policies and programs.*

**XII. POPULATION AND HOUSING** — Would the General Plan, community plans and Development Code:

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** *The draft General Plan includes numerous recommended goals and policies to reduce the impacts (such as demands on roadways, public facilities, public utilities, law enforcement, etc.) of future development on the County’s population and housing. Specifically, the General Plan projects a continued rate of growth for the County that will be substantial in some parts of the County through the development of new housing and business centers). Nonetheless, significant impacts may occur as existing neighborhoods are affected by infill development (with short-term construction noise impacts affecting existing housing stock) and in future neighborhoods as development is developed in phased or over a number of years. Some residential development may become unsuitable (for reasons ranging from future traffic levels, demand on local public facilities and future ambient noise levels) and provide reasons for residents to seek new housing locations. The potential impacts of build-out of the General Plan maybe significant even with the adoption and subsequent implementation of these goals, policies and programs.*

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**XIII. PUBLIC SERVICES** — Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities (e.g., safety)?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** *As the County grows in population and employment over the 25-year period projected in the updated General Plan, demands on all public services (ranging from sheriff, fire, schools, parks and other public services) will continue to increase. Infrastructure planning for sheriff, schools, parks and other public services to be coordinated with future growth in the County has been identified as a high priority in the General Plan, planning to ensure that the demand for future facilities and services are addressed in land planning by the County and addressed in reviews of projects.*

*Of the various public services, fire infrastructure planning is a high priority for the County, especially after the wildfire disasters of 2003. Fire hazard planning continues to be coordinated with land use planning to minimize the detrimental impacts to life and safety of the County residents and the firefighters, as well as damages to property and structures; these issues will be addressed under “safety” in the impact analysis.*

*Public schools are not under County control; growth, as projected in the General Plan update, will increase student population and require future consideration of additional school sites for new school facilities. The County has a responsibility to work with school districts to ensure adequate site location for future school facilities. Collaborating with local colleges and universities to further higher education, which in turn can support a well-educated work force, will be important for the County.*

*Maintaining adequate library facilities to keep pace with the growing population will also be a challenge to offset the impact on library services.*

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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*The draft General Plan includes numerous recommended goals and policies to reduce the impacts of future development on the County's public services. The potential impacts of build-out of the General Plan will continue to great significant impacts even with the adoption and subsequent implementation of these goals, policies and programs.*

**XIV. RECREATION —**

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Would the General Plan update, the community plans and the Development Code increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:** *The draft General Plan includes numerous recommended goals and policies to reduce the impacts of future development on the County's recreation facilities and resources. The General Plan projects continued growth in the County's resident population will increase visits to the County's recreational facilities. Increased visitors from surrounding counties will occur on ski areas in the national forest ski areas, and on BLM sites for OHV use in the National Parks and Preserves. This continued demand for recreation facilities will continue to burden the County's ability to provide recreational facilities and opportunities that match the objectives sought in the General Plan. The potential impacts of build-out of the General Plan will be significant even with the adoption and subsequent implementation of these goals, policies and programs.*

**XV. TRANSPORTATION/TRAFFIC —** Would the General Plan, community plans and Development Code:

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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f) Result in inadequate parking capacity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** Critical issues identified in the background report for the General Plan update, and reflected in the draft goals and policies in the updated General Plan, include the following:

- a) **Roadway System:** Continued maintenance and development of a comprehensive roadway system is a critical issue facing San Bernardino County. Existing roadways are experiencing increasing traffic volumes due to continuing growth in the County’s residential sector and expanding commercial and industrial use. As traffic volumes continue to increase, portions of the roadway system will begin to experience substantial delays and possibly gridlock. Regional traffic from the Alameda Corridor East and the concept of “inland ports” contribute to localize congestion and congestion on the regional roadway network;
- b) **Public Transit:** Local transportation agencies seek to increase transit usage and provide more and better alternatives to single occupancy trips. The identification of future source of funding for needed improvements in public transit is also a critical issue;
- c) **Railroads:** With the number of trains traveling through San Bernardino County expected to nearly triple over the next 20 years, the interaction between roadway and rail traffic is a crucial issue for the County to evaluate. The completion of the Alameda Corridor project and the continuing work on both the Alameda Corridor East and ONTrac projects will only increase the amount of rail traffic occurring in the County. Overall rail capacity and safety are issues that transportation planning agencies throughout the County must address;
- d) **Aviation:** The aviation industry is on the leading edge of a major expansion in San Bernardino County. Ontario and San Bernardino International Airports are beginning to establish footholds in both passenger and freight markets and the Southern California Logistics Airport is slated to become one of the busiest intermodal facilities in the country. These increases in aviation traffic will result in the need to improve access and circulation to and within these facilities for passengers and commercial vehicles;
- e) **Goods Movement:** The amount of freight traveling through San Bernardino County is expected to significantly increase over the next 20 years. This increase will create severe stress on the existing rail and roadway infrastructure if improvements are not made. Not only will this increase in freight traffic result in greater congestion but also create potential safety issues at rail crossings and along high-volume roadways. Transportation planning agencies within the county must develop a comprehensive plan to address the needed improvements and to identify potential funding sources to implement these improvements;
- f) **Transportation Demand Measures:** To ensure the quality of life for residents currently living in or potentially moving into the County, planning agencies throughout the County must work to develop methods through which traffic congestion and pollution can be alleviated. The development of new Park & Ride facilities along congested corridors and the implementation of a comprehensive non-motorized transportation plan to encourage greater use of bicycle and pedestrian facilities are two primary areas of focus; and

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g) **Funding Sources:** *The most critical issue facing transportation agencies within San Bernardino County is the need to identify and secure funding sources to address all the other critical issues contained within this section. As the State of California struggles to overcome the current budget deficit, new evaluation techniques and processes must be developed to allow the County a more efficient method of prioritizing projects to ensure the greatest benefit. If conditions are allowed to worsen due to a lack of funding, traffic congestion will result in substantial economic loss in terms of productivity and continued growth. Potential health and safety issues may also occur if roadways are allowed to increase in usage without capacity and safety improvements.*

*The draft General Plan includes numerous recommended goals and policies to reduce the impacts of future development on the County's transportation and traffic. The potential impacts of build-out of the General Plan may be significant even with the adoption and subsequent implementation of these goals, policies and programs.*

**XVI. UTILITIES AND SERVICE SYSTEMS** — Would the General Plan, community plans and Development Code:

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:** *Critical issues relating to energy, utilities and related services identified in the background report include the County's need to:*

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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- a) Provide resources necessary to provide utilities to address future water, energy and other demands that result directly and indirectly from the growth projected in the updated General Plan;
- b) The development of systems to provide utilities to developed and developing areas of the County may create significant environmental, social and economic benefits and costs of various energy policies and choices;
- c) Expand non-polluting energy sources;
- d) Identify and publicize energy efficiency opportunities; and
- e) Enable and contribute to the attainment of regional decision-making regarding energy policies.

The draft General Plan includes numerous recommended goals and policies to reduce the impacts of future development on the County's utilities and service systems. The potential impacts of build-out of the General Plan will be significant even with the adoption and subsequent implementation of these goals, policies and programs.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE—**

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

**SUBSTANTIATION:** The draft General Plan includes numerous recommended goals and policies to reduce the impacts of future development on the County's natural and built environmental resources. The draft General Plan's goals and policies relating to these resources are intended by the County to mitigate potential significant environmental impacts to less than significant levels. The potential impacts of build-out of the General Plan will be significant even with the adoption and subsequent implementation of these goals, policies and programs.

**XVIII. MITIGATION MEASURES**

The Draft General Plan includes numerous goals, policies and programs that when implemented by the County will reduce potential significant impacts. The intent of the County is for the General Plan to be self-mitigated by the implementation of these goals, policies and programs.

## REFERENCES

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