

# SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

## PROJECT LABEL:

<b>APN:</b>	0314-221-08 & -09	<b>USGS Quad:</b>	Big Bear City
<b>Applicant:</b>	LA SMSA LP dba VERIZON WIRELESS	<b>T, R, Section:</b>	T2N R2E Sec. 8
<b>Community:</b>	Baldwin Lake	<b>Planning Area:</b>	Bear Valley
<b>Project No:</b>	P201500389/CF	<b>LUZD:</b>	Bear Valley/Single Residential (BV/RS)
<b>Staff:</b>	TYLER MANN		
<b>Rep:</b>	Chris Colten – Spectrum Services, Inc.		
<b>Proposal:</b>	Minor Use Permit (MUP) to construct a 35-foot tall unmanned wireless telecommunication facility disguised as a water tank, installation of two (2) above ground equipment cabinets and installation of a 15-kilowatt emergency backup generator within a 784 square-foot lease area enclosed by a six-foot tall decorative block wall.	<b>Overlays:</b>	Geologic Hazard (GH) Fire Safety 1 (FS1) Biological Resources (BR)

## PROJECT CONTACT INFORMATION:

**Lead agency:** County of San Bernardino  
Land Use Services Department – Planning Division  
15900 Smoke Tree Street, Suite 131  
Hesperia, CA 92345

**Contact person:** Tyler Mann, Planner

**Phone No:** (760) 995-8172

**E-mail:** [Tyler.Mann@lus.sbcounty.gov](mailto:Tyler.Mann@lus.sbcounty.gov)

**Fax No:** (760) 995-8167

**Project Sponsor:** LA SMSA LP dba Verizon Wireless  
15505 Sand Canyon Ave. Bldg D, 1<sup>st</sup> Floor  
Irvine, CA 92618

## PROJECT DESCRIPTION:

The proposed project is a Minor Use Permit (MUP) to construct and operate a 35-foot tall unmanned wireless telecommunication facility that is designed as a faux water tank. The facility will consist of twelve (12) panel antennas, twelve (12) remote radio units and two (2) parabolic antennas that will be placed inside the faux water tank structure. Within the proposed 784 square-foot lease area there will be two above ground equipment cabinets and a fifteen (15) kilowatt emergency backup generator enclosed by a six (6) foot tall block wall. Underground telecommunication lines will be trenched from the tower site to a proposed 100 amp meter pedestal and then trenched underground along Boron Lane to an existing utility pole at Baldwin Lake Road and Boron Lane where the site will be connected to the existing fiber optic network. The project site is located 165-feet west of Baldwin Lake Road and just south of Boron Lane. The County's General Plan designates the project area as Bear Valley/Single Residential (BV/RS). The site is regulated by the Geologic Hazard (GH) Overlay, the Biological Resources (BR) Overlay and the Fire Safety 1 (FS1) overlay.

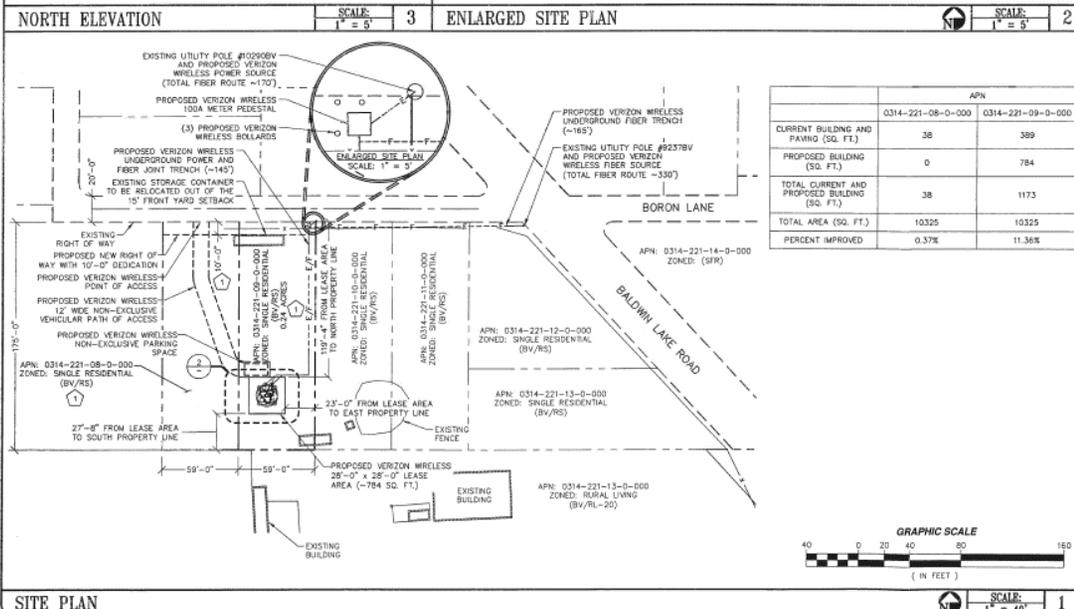
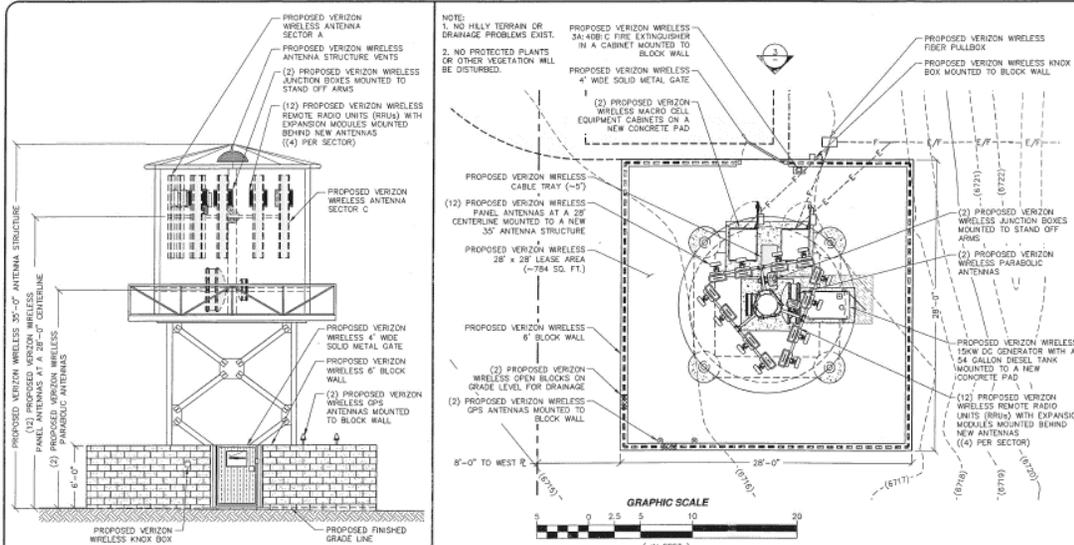
## ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is an active ranch with associated equipment on site. The project location has been heavily disturbed and graded and has a metal conex box. The property to the west is vacant, undisturbed and in a natural state, the property to the east has been graded and cleared of vegetation and the properties to the north across Boron Lane are vacant and undisturbed.

### Project Vicinity Map







REV:	DATE/BY:	REVISION DESCRIPTION:
1	08/04/15/R.C.	90% ZONING
2	08/10/15/T.R.	100% ZONING
3	09/25/15/R.S.	PLANNING REVISION
4	10/20/15/R.C.	PLANNING REVISION
5	02/25/16/R.C.	PLANNING REVISION

SITE BUILDER:  
35'-0"

VICINITY MAP	N.T.S.	PROJECT INFORMATION
<p>APPLICANT/LESSEE: VERIZON WIRELESS, 15505 SAND CANYON AVENUE, BUILDING D-104, IRVINE, CALIFORNIA 92618, PHONE: (949)286-7000</p>		<p>APPLICANT REP.: SPECTRUM SERVICES, INC., 4405 E. AIRPORT DRIVE, SUITE 100, ONTARIO, CALIFORNIA 91761, CHRIS WENER, PHONE: (909) 456-8401, FAX: (909) 456-8408</p>
<p>OWNER: MICHAEL STEPHENSON, P.O. BOX 53192, BIG BEAR LAKE, CALIFORNIA 92315</p>		<p>CIVIL ENGINEER: SPECTRUM SERVICES, INC., 4405 E. AIRPORT DRIVE, SUITE 100, ONTARIO, CALIFORNIA 91761, CHRIS WENER, PHONE: (909) 456-8401, FAX: (909) 456-8408</p>
<p>CONTACT: MIKE STEPHENSON, (909) 289-5157</p>		<p>ELECTRICAL ENGINEER: DOS CONSULTING ENGINEERING SERVICES LLC, 9811 W. CHARLESTON BOULEVARD, SUITE 2530, LAS VEGAS, NEVADA 89117, DEREK G. STEPHENSON, PHONE: (702) 885-1552</p>
<p>APN: 0314-221-08-0-000, 0314-221-09-0-000</p>		<p>SURVEYOR: DAMONBUCK LAND SURVEYING, 5508 SOUTH FORT MONROE ROAD, SUITE 110, LAS VEGAS, NEVADA 89148, TRENT J. KEENAN, PHONE: (702) 823-3257</p>
<p>STREET ADDRESS: UNADDRESSED PARCEL, BIG BEAR CITY, CALIFORNIA 92314</p>		<p>UTILITIES: SOUTHERN CALIFORNIA EDISON, 4900 RIVERGRADE ROAD, BUILDING 2-B FIRST FLOOR, IRVINDALE, CALIFORNIA 91706, PHONE: (626) 543-8106</p>
<p>CURRENT ZONING: SINGLE RESIDENTIAL (BV/RS)</p>		<p>VERIZON TELEPHONE, 235 NORTH SUNSHINE WAY, PALM SPRINGS, CALIFORNIA 92262, PHONE: (760) 778-3811</p>
<p>OVERLAY DISTRICT: F31</p>		
<p>AREA OF PROPERTY: 0.48 ACRE</p>		
<p>AREA OF CONSTRUCTION: ~784 SQ. FT.</p>		
<p>JURISDICTION: SAN BERNARDINO COUNTY</p>		
<p>OCCUPANCY TYPE: S-2</p>		
<p>CONSTRUCTION TYPE: V-B</p>		

APN	APN
0314-221-08-0-000	0314-221-09-0-000
CURRENT BUILDING AND PAVING (SQ. FT.)	
38	389
PROPOSED BUILDING (SQ. FT.)	
0	784
TOTAL CURRENT AND PROPOSED BUILDING (SQ. FT.)	
38	1173
TOTAL AREA (SQ. FT.)	
10325	10325
PERCENT IMPROVED	
0.37%	11.36%

**PROJECT SUMMARY**

**DESCRIPTION:**  
 INSTALLATION OF A NEW 784 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY. INSTALLATION OF (12) PANEL ANTENNAS AT A 28' CENTERLINE MOUNTED ON A NEW 35' ANTENNA STRUCTURE. INSTALLATION OF (12) REMOTE RADIO UNITS (RRUs). INSTALLATION OF (2) TOWER MOUNTED JUNCTION BOXES. INSTALLATION OF (2) MACRO CELL EQUIPMENT CABINETS ON A NEW CONCRETE PAD. INSTALLATION OF AN 8' BLOCK WALL WITH A 4' WIDE SOLID METAL GATE. INSTALLATION OF (2) GPS ANTENNAS. INSTALLATION OF (2) PARABOLIC ANTENNAS.

**NOTES & TITLE REPORT EXCEPTIONS**  
 ONLY THOSE EXCEPTIONS LISTED IN TITLE REPORT ORDER NO. 00339571-890-604, DATED JULY 20, 2015 AND AMENDED JULY 29, 2015, PREPARED BY TIGER TITLE COMPANY OF CALIFORNIA, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEMS NUMBERS IN SAID TITLE REPORT.

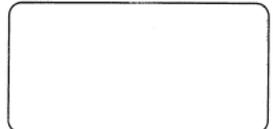
**COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R)**  
 ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

**RECORDING DATE:** AUGUST 05, 1922  
**RECORDING NO. BOOK 10, PAGE 178 OF MISCELLANEOUS RECORDS**  
 AFFECTS THE ENTIRE SUBJECT PROPERTY

APN	APN
0314-221-08-0-000	0314-221-09-0-000
CURRENT BUILDING AND PAVING (SQ. FT.)	
38	389
PROPOSED BUILDING (SQ. FT.)	
0	784
TOTAL CURRENT AND PROPOSED BUILDING (SQ. FT.)	
38	1173
TOTAL AREA (SQ. FT.)	
10325	10325
PERCENT IMPROVED	
0.37%	11.36%

APN	APN
0314-221-08-0-000	0314-221-09-0-000
CURRENT BUILDING AND PAVING (SQ. FT.)	
38	389
PROPOSED BUILDING (SQ. FT.)	
0	784
TOTAL CURRENT AND PROPOSED BUILDING (SQ. FT.)	
38	1173
TOTAL AREA (SQ. FT.)	
10325	10325
PERCENT IMPROVED	
0.37%	11.36%

REV:	DATE/BY:	REVISION DESCRIPTION:
1	08/04/15/R.C.	90% ZONING
2	08/10/15/T.R.	100% ZONING
3	09/25/15/R.S.	PLANNING REVISION
4	10/20/15/R.C.	PLANNING REVISION
5	02/25/16/R.C.	PLANNING REVISION



**SITE NAME:** SELENIUM

**SITE ADDRESS:** UNADDRESSED PARCEL, APN: 0314-221-08-0-000, BIG BEAR CITY, CALIFORNIA 92314

**SHEET TITLE:** CUP APPLICATION FOR UNMANNED TELECOMMUNICATIONS FACILITY

DRAWN BY:	CHK:	APV:	DATE:
R. CRUZ	L. LAOSY	C. WENER	02/23/16

SHEET NUMBER:	SHEET NUMBER:
1 OF 1	Z-1

---

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT	OVERLAYS
Site	Vacant/Ranch	BV/RS	GH, BR, FS1
North	Vacant	BV/RS	GH, BR, FS1
South	Ranch	BV/RL-20	GH, BR, FS1
East	Vacant/Ranch	BV/RS	GH, BR, FS1
West	Vacant	BV/RS	GH, BR, FS1

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

Federal: Fish & Wildlife

State of California: Santa Ana Regional Water Quality Control Board; Fish & Wildlife, South Coast Air Quality Management District

County of San Bernardino: Land Use Services Department – Building and Safety Division, Land Development Division; Department of Public Health – Environmental Health Services Division; Department of Public Works – Surveyor, Traffic; and County Fire

Local: N/A

---

## **EVALUATION FORMAT**

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
--------------------------------	--	-----------------------	-----------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

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

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

---

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION:** (To be completed by the Lead Agency)

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

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

---

Signature (prepared by Tyler Mann, Planner):

---

Date

---

Signature: Heidi Duron, Supervising Planner

---

Date

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>I. AESTHETICS - Would the project</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- I a) **Less Than Significant with Mitigation Incorporated.** General Plan Open Space Element Policy OS 5.1. states that a feature or vista can be considered scenic if it is:
- A roadway, vista point, or area that provides a vista of undisturbed natural areas,
  - Includes a unique or unusual feature that comprises an important or dominant portion of the viewshed, or
  - Offers a distant vista that provides relief from less attractive views of nearby features (such as views of mountain backdrops from urban areas).

The Project site is located in the community of Baldwin Lake, which consists largely of rural residential development, vacant land, agriculture and animal keeping uses. Surrounding land uses are vacant, with single-family residences in the general vicinity. The subject property is heavily disturbed from an ongoing ranch operation. Properties in the immediate vicinity are either disturbed, developed or vacant with sparse vegetation. Higher elevations are populated with pine trees typically found in the San Bernardino National Forest.

There are no unique or usual features on the site that could comprise an important or dominate position in the viewshed because the Project site lacks any unusual or unique feature. The Project site has been heavily disturbed and graded at some point and is a working ranch. There are no unique geologic or natural features present.

The Project site may offer a distant vista of the mountains and Baldwin Lake; however, nearby features are neither urban nor unattractive. The proposed structure will also meet the maximum height allowed in the Single-Residential (RS) zone, this includes heights for allowed structures that do not require discretionary approval, such as a two story single-family residences or accessory structures. As demonstrated with the visual simulations of the proposed facility, the 35-foot maximum height of the tower is consistent with the maximum height allowed for single-family residences in the area. The structure's 35-foot height does not impede the view of the lake or the distant mountains from other points of view at higher elevations. The proposed facility is also designed as a water tank, a structure typically found within a rural or agricultural setting and will be painted muted, neutral or earth tone colors to blend in with the predominant color pallet of existing structures in the area.

---

The County's General Plan Open Space Element Policy OS 5.3 includes a list of designated scenic corridors. Development within 200-feet on either side of the ultimate road right-of-way of a designated scenic corridor is required to demonstrate through visual analysis that the proposed improvements are compatible with the scenic qualities present. Baldwin Lake Road is defined in the General Plan as a scenic corridor, the visual simulations as shown from vantage points along Baldwin Lake Road demonstrate the proposed Project will be compatible with the visual backdrop by incorporating neutral and earth-tone colors, having a maximum height of 35-feet, the maximum height allowed in the Single-Residential zone, and being a structure typically found in a rural setting. In order to ensure that the proposed development is aesthetically compatible with the surrounding area, the applicant will be required to submit architectural elevations of the proposed development, including details about the structure material and color for review and approval by the Planning Division prior to the issuance of building permits. **[Mitigation Measure I a-1]**

- I b) **No Impact.** The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no rock outcroppings or historic buildings present. The nearest state scenic highway is Highway 38, approximately 8-miles to the south of the project site.
- I c) **Less Than Significant with Mitigation Incorporated.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings because the existing project site has been heavily disturbed and graded with sparse vegetation and doesn't have any visual qualities present. As discussed in Section I A, the proposed Project's visual simulations demonstrate the Project will blend with the natural environment and setting. To ensure appropriate and compatible design is achieved, the applicant will be required to comply with Mitigation Measure 1 a-1 described in Section 1 a, of this document. **[Mitigation Measure I a-1]**
- I d) **Less Than Significant.** The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area because there are no outdoor lights proposed as part of the Project. A condition of approval for operations will require that any on-site lighting will not exceed one-half (0.5) foot-candle at the property line and all lighting will be limited for necessary maintenance activities and security purposes.

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

**[Mitigation Measure I a-1]**

**Prior to the issuance of building permits, the following shall be completed:**

**Facility Design Plan.** Provide a minimum of two copies of a painting and design plan that demonstrates compliance with the painting, color, screening, and stealthing requirements for this telecommunication facility for Planning Division review and approval. The design plans shall include the following:

- a. **Stealthing.** The plan shall show architectural elevations on all sides of the proposed water tank consistent with the stamped approved plans on file with the Planning Division. The plans shall show all architectural details present and materials to be used.
- b. **Screening.** The plan shall show voltage boxes, maintenance structures, automatic controls, air conditioning/heating units, etc., which shall be screened with decorative fencing. Parking areas shall be screened where practical.

- 
- c. **Fencing/Walls.** A split-face or slump-stone wall shall be installed around the entire perimeter of the facility lease area as shown on the approved Site Plan.
  - d. **Paint or coating.** The facility paint and coating shall be non-reflective. The tower shall be located within the lease area and shall be a color that is muted, neutral or earth tone. County Planning shall approve all structure and equipment color. The applicant shall submit a suitable color "paint chip" to County Planning staff for reference and approval.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<p><b>II. AGRICULTURE AND FORESTRY RESOURCES</b> - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

II a-e) **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are currently no agricultural uses on the site. The site is not under a Williamson Act land conservation contract. The project site will not conflict with existing zoning or cause

---

rezoning of forest land because the project site is not zoned forest land and is not timberland as defined by Public Resources Code section 4562, or timberland zoned Timberland Production. The site will not result in the loss of forest land or the conversion of forest land to non-forest use because the subject property is not forest land, the San Bernardino National Forest is in the immediate vicinity of the project site approximately 900-feet to the west and a quarter mile to the east.

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

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

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

- III a) **Less Than Significant.** The project will not conflict with or obstruct implementation of the South Coast Air Quality Management Plan (SCAQMP). The SCAQMP for the South Coast Basin, the identified air basin for the project site, sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. A project is conforming if it complies with all applicable SCAQMD rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly induced in the applicable plan). The SCAQMP control measures and related emission reduction estimates are based on emission projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Conformity with growth forecasts can be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast. The Project will not result in a zone change and will not result in an increase in density or vehicular trips outside what the air quality district has used in formulating their plan.
- III b) **Less Than Significant.** The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The Project itself will not generate any emissions and traffic related emissions will be well below the standards for single-family homes given the unmanned nature of the use. The average daily vehicle trips will be below the standard for single-family homes.
- III c) **Less Than Significant.** The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). The Project will have few construction and operational trips because of its unmanned nature.

- 
- III d) **No Impact.** The project will not expose any sensitive receptors to substantial pollutant concentrations, because there are no known sensitive receptors within 300-feet of the project site. The South Coast Air Quality Management District defines sensitive receptors as residences, schools, daycare centers, playgrounds and medical facilities. The following project types proposed for sites within the specified distance to an existing or planned sensitive receptor must not expose sensitive receptors to substantial pollutant concentrations. Any industrial project within 1,000 feet, a distribution center (40 or more trucks per day) within 1,000 feet, a major transportation project (50,000 or more vehicles per day) within 1,000 feet, a dry cleaner using perchloroethylene within 500 feet or a gasoline dispensing facility within 300 feet.

The Project will not result in substantial pollutant concentrations because it is not a use type that results in substantial pollutants.

- III e) **No Impact.** The project will not create odors affecting a substantial number of people because there are no identified potential uses that will result in the production of objectionable odors. In accordance with the CEQA Air Quality Handbook developed by the South Coast Air Quality Management District, land uses associated with odor complaints include agriculture operations, wastewater treatment plants, landfills, and certain industrial operations. The proposed unmanned wireless telecommunication facility is not proposing any of the uses listed that may produce objectionable odors.

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

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

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

IV a) **Less Than Significant.** The project will not have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service because there is no suitable habitat present on the Project site to support any species identified as a candidate sensitive or special status.

The site has been heavily disturbed and graded and is a working ranch. No plant communities are present and none will be removed or impacted by the Project. Given the fact that the site has been cleared as a result of the working ranch no impact is anticipated or identified and no sensitive species are present.

IV b) **No Impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of

---

Fish and Wildlife or US Fish and Wildlife Service.

The site does not have riparian or any other sensitive natural community identified. The site has been cleared of vegetation as part of the ranch operation.

- IV c) **No Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The Project site does not have any federally protected wetlands as defined by Section 404 of the Clean Water Act present.
- IV d) **Less Than Significant.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The Project site's small size, cleared state, and continuous human activities make the project location a poor candidate for wildlife movements. The open expanses of land in the surrounding area will provide similar movement opportunities and will provide wildlife with multiple options when moving about their home ranges.
- IV e) **No Impact.** The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The County's Plant Protection and Management Ordinance requires a Tree & Plant Removal Permit for the removal of any Native Tree Plant listed in Chapter 88.01 of the Development Code. The Project will not result in the removal of any native tree because none are present.
- IV f) **No Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

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

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

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

Information contained in this section is based in part on the *Cultural Resources Record Search and Site Visit Results* by HELIX Environmental Planning, dated October 27, 2015

V a) **Less Than Significant.** This project will not impact nor cause a substantial adverse change in the significance of an historical resource because the project site is not located on or near any known historical resource, as defined in §15064.5 and verified by the October 27, 2015 report completed by HELIX Environmental Planning.

To identify any historic properties on or near the Project site, a 250-foot search radius was utilized. HELIX examined current inventories of the National Register of Historic Places (NR), the California Historical Landmarks (CHL), and the California Points of Historical Interest (CPHI). The California State Historic Resources Inventory (HRI) for San Bernardino County was also reviewed to determine any local resources that have been previously evaluated for historic significance. In addition, archival maps were inspected for indications of historical structures in the area. The general area was minimally developed with scattered structures and roads along the eastern shore of Baldwin Lake. Historic resources are not depicted at the candidate location. The potential for historic resources is low and no further evaluation is required.

A field survey conducted on October 27, 2015 was completed by Sarah Williams, under the supervision of HELIX Professional Archaeologist Carrie D. Willis. The field survey had negative results for historical resources or resources that would be eligible for inclusion into a historic resource database.

V b) **Less Than Significant with Mitigation Incorporated.** This project will not cause a substantial adverse change to any archaeological resource because mitigation measures have been agreed to by the project applicant to reduce any impact to a level below significant.

On October 7, 2015, Diane Bonner, M.S., working under the direct supervision of Carrie D. Willis, M.A., RPA, conducted the cultural resources record search at the South Central Coastal Information Center (SCCIC), which is located at the California State University, Fullerton. The results of the records search indicated that seven cultural resources have been recorded within the ½ mile search radius of the candidate site. One resource is listed on the San Bernardino County HRI, NR, CR, CHL or CHPI inventories are located within the search radius. In addition, 23-area-specific survey reports are on file with the SCCIC for the search radius. One of these addressed the project site and surrounding area, suggesting the project area has been previously surveyed.

On October 27, 2015, Sarah Williams, under the supervision of HELIX Professional Archaeologist Carrie D. Willis, visited the candidate location for the purpose of establishing the Area of Potential Effect (APE). Ms. Willis satisfies the Secretary of the Interior’s qualifications for a field archeologist. The direct APE is confined to the proposed antenna stealth structure, equipment location and trench routes. The results of the site investigation confirmed no previously known prehistoric cultural resources will be affected by installation of the telecommunications facility. The project site is located in a largely cleared area utilized for livestock and storing vehicles. The project site is located within the northern tip of a previously recorded temporary camp site (SBR-4585). No evidence of the site was observed during the site visit and soils appear to have some regularly occurring disturbances.

Given the sites sensitive area, HELIX has recommended monitoring, which the project proponent has agreed to implement. As discussed in Section VI a) within this document a monitor from the San Manuel Band of Mission Indians will also be present. In the event that buried archeological, historic, prehistoric or human remains are discovered during initial ground disturbance the archeological monitor will be present to identify the find, cease operations in the area and assess the find in accordance with State law and archeological best practices. **[Mitigation Measure V b-1]**

- V c) **Less Than Significant.** The project has a low likelihood of disturbing any human remains, including those interred outside of formal cemeteries, because no such burials grounds were identified on the project site. A standard condition of approval in compliance with state law will require the following condition to be met: “If human remains are encountered during any earthmoving activities, all work shall cease until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. State law requires the Native American Heritage Commission (NAHC) be notified in the event the remains are determined to be prehistoric. The NAHC shall determine and notify a Most Likely Descendant (MLD) who may inspect the site of the discovery within 48-hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials”. In addition, the archeological and native American monitor will be present to identify the find in compliance with state law.

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

**[Mitigation Measure V b-1]**

**Archeologist Retainer.** Prior to initial ground disturbance or the issuance of a Building Permit, the applicant shall provide written verification that the services of a certified archeologist, meeting Secretary of the Interior Standards, have been retained. The verification shall be presented in a letter from the project archeologist to the County of San Bernardino – Land Use Services Department, Planning Division, stating their services have been retained and that they will be present during initial ground disturbance.

**Archeological and Native American Monitoring.** The Project archeologist shall contact the Cultural Resources Monitoring (CRM) Department of the San Manuel Band of Mission Indians to coordinate when initial ground disturbance and monitoring may begin. The Archeological and Native American monitors must be present during initial ground-disturbing activities, including grading, filling, drilling, and trenching. If actual subsurface archeological deposits are discovered, archeological and Native American monitoring shall continue until both parties determine daily monitoring can be shifted to periodic spot checks or concluded.

---

**If potential significant archeological deposits are encountered, all ground disturbance near the find shall halt and the archeologist and Native American monitor shall develop and implement a plan that would reduce potential impacts through avoidance or, if avoidance is not practicable, data recovery. Discovery of potentially significant archeological deposits and subsequent investigations may result in the preparation of additional archeological technical reports. After ground-disturbing construction activities have been completed, an archaeological construction monitoring report shall be completed if cultural resources are discovered. Technical reports, the monitoring report, collected artifacts and other necessary archeological documentation shall be submitted to the San Manuel Band of Mission Indians for permanent curation.**

Potentially Significant Impact      Less than Significant with Mitigation Incorporated      Less than Significant      No Impact

**VI. TRIBAL CULTURAL RESOURCES - Would the project**

- a) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

**SUBSTANTIATION** (Check if the project is located in the traditional and cultural affiliated geographic area of a California Native American Tribe ): San Manuel Band of Mission Indians, Morongo Band of Mission Indians, Twenty Nine Palms Band of Mission Indians and Colorado River Indian Tribes

VI a) **Less Than Significant with Mitigation Incorporated.** The Project will not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code §21074 because the project applicant has agreed to implement mitigation measures to reduce any potential effect to below a level of significance. AB 52, passed on September 25, 2014 and implemented July 1, 2015, added new requirements regarding cultural tribal resources. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources.

The Public Resource Code establishes that “(a) project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.” (Pub. Resources Code §21084.2). To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. The consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration or environmental impact report is required for a project.

Public Resource Code §21074, defines Tribal Resources as either, “Sites features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either, (A) included or determined to be eligible for inclusion in the California Register of Historical Resources or, (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1. (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe”.

In accordance with Public Resource Code §21080.3.1, the San Manuel Band of Mission Indians, Morongo Band of Mission Indians, Twenty Nine Palms Band of Mission Indians and the Colorado River Indian Tribes have indicated that they are traditionally and culturally affiliated with the geographic area of the proposed project and have requested notification for consultation. Notification was sent on December 17, 2015 via certified mail to all Tribes listed. A meeting was held with Daniel McCarthy of the San Manuel Band of Mission Indians on December 22, 2015, to present the project and discuss concerns. The Cultural Resources Report conducted by HELIX Environmental Planning was reviewed by Daniel and mitigation measures were agreed upon. A follow up email dated December 23, 2015 was sent reiterating the concerns and mitigation measures

---

agreed upon given the projects location in a sensitive cultural zone along the eastern banks of Baldwin Lake. It was agreed that an archeological monitor and a tribal monitor be present during initial ground disturbing activities. The Project's archeological monitor will be required to coordinate with the tribe prior to any land disturbance. This measure will allow the monitors to identify any subsurface artifacts or remains, consult on the discovery and properly avoid or recover any sensitive cultural materials. **[Mitigation Measure VI a-1]**

The Morongo Band of Mission Indians, Twenty Nine Palms Band of Mission Indians and the Colorado River Indian Tribes did not respond to the request within the 30-days and no response has been received to date.

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

**[Mitigation Measure VI a-1]**

**Archeologist Retainer.** Prior to initial ground disturbance or the issuance of a Building Permit, the applicant shall provide written verification that the services of a certified archeologist, meeting Secretary of the Interior Standards, have been retained. The verification shall be presented in a letter from the project archeologist to the County of San Bernardino – Land Use Services Department, Planning Division, stating their services have been retained and that they will be present during initial ground disturbance.

**Archeological and Native American Monitoring.** The Project archeologist shall contact the Cultural Resources Monitoring (CRM) Department of the San Manuel Band of Mission Indians to coordinate when initial ground disturbance and monitoring may begin. The Archeological and Native American monitors must be present during initial ground-disturbing activities, including grading, filling, drilling, and trenching. If actual subsurface archeological deposits are discovered, archeological and Native American monitoring shall continue until both parties determine daily monitoring can be shifted to periodic spot checks or concluded.

If potential significant archeological deposits are encountered, all ground disturbance near the find shall halt and the archeologist and Native American monitor shall develop and implement a plan that would reduce potential impacts through avoidance or, if avoidance is not practicable, data recovery. Discovery of potentially significant archeological deposits and subsequent investigations may result in the preparation of additional archeological technical reports. After ground-disturbing construction activities have been completed, an archaeological construction monitoring report shall be completed if cultural resources are discovered. Technical reports, the monitoring report, collected artifacts and other necessary archeological documentation shall be submitted to the San Manuel Band of Mission Indians for permanent curation.

---

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>VII. PALEONTOLOGICAL RESOURCES - Would the project</b>				
a) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

VII a) **Less Than Significant.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because the site is not within an area known to have paleontological resources present. A condition of approval will require all activities to cease and a County approved paleontologist to be present in the unlikely event unknown paleontological resources are discovered during land disturbance or building construction.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>VIII. GEOLOGY AND SOILS - Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (1994) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of on-site wastewater treatment tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Information contained in this section is based in part on the *Geotechnical Investigation Report Proposed Telecommunications Facility Selenium APN: 0314-221-09* conducted by GeoBoden Inc. dated August 13, 2015

VIII a) **Less Than Significant.** The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) seismic related ground failure, including liquefaction or iv) landslides. As is must of Southern California, the site is located within a highly active seismic area. Based on reviews conducted by GeoBoden Incorporated who completed a Geotechnical Investigation Report for the Project, the site is not located within an area with a known fault, and the soils laboratory testing concluded the site is not susceptible to seismic related ground failure, including liquefaction and landslides. The Project site is within a Liquefaction Susceptibility Zone as delineated on San Bernardino County Geologic Hazard Map #FI 10C. The geotechnical report has concluded liquefaction potential is low. A field investigation was conducted at the site to obtain information on the subsurface conditions. The field investigation consisted of drilling one hollow-stem auger boring to a depth of 41.5 feet at the location of the proposed tower. Soil samples obtained from the field

---

investigation were brought to Geotechnical Laboratory. Selected samples were tested to measure physical and engineering properties. Laboratory tests performed included moisture content, unit weight, direct shear, NO. 200 Sieve, and chemical analyses. Chemical analyses include pH, soluble sulfates and soluble chlorides. The liquefaction potential at the site is considered low. For liquefaction to occur, all of three key ingredients are required: liquefaction-susceptible soils, groundwater within a depth of 50-feet or less, and strong earthquake shaking. Soils susceptible to liquefaction are generally saturated loose to medium dense sands and non-plastic silt deposits below the water table. Groundwater was not encountered to the maximum explored depth (41.5 feet bgs). The onsite soils are medium dense. The Building and Safety Division has required a more thorough analysis of liquefaction potential to further confirm the conclusions of the geotechnical report. The geotechnical report has evaluated the required footings and foundations necessary to support the structure on the native soil and in accordance with the seismic requirements of the California Building Code.

- VIII b) **Less Than Significant.** The project will not result in substantial soil erosion or the loss of topsoil because erosion and sediment control is required to be implemented and maintained. At the time ground disturbance occurs, on-site erosion and sediment control measures will be in place as required by the County Development Code and the Building and Safety Division. A condition of approval from the Building and Safety Division will state, "An Erosion and Sediment Control plan must be submitted and approved by the Building official prior to any land disturbance". The requirement for Erosion and Sediment control ensures that no sediment leaves the job site. The small size of the site, and very minimal grading for trenching of the teleco-lines and boring for the large-diameter reinforced concrete drilled pier; Cast-In-Drill-Hole (CIDH) pile will not result in significant loss of topsoil or erosion.
- VIII c) **Less Than Significant.** The Project is not 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. Although the Project is located within a County mapped Geologic Hazard Overlay for liquefaction potential the results of the Geotechnical Investigation, and field investigation and laboratory testing concluded the site does not have the potential for liquefaction to occur. For liquefaction to occur, all three key ingredients are required: liquefaction-susceptible soils, groundwater within a depth of 50 feet or less, and strong earthquake shaking. The geotechnical report by GeoBoden concluded that liquefaction at the site is low because no ground water was encountered during boring for soil samples at a depth of 41.5 feet bgs, and the onsite soils are medium to dense. The geologist did not identify any unit or soil that is unstable or would become unstable as a result of the project. At the time of building permit review, the building technical design drawings must incorporate the recommendations of the approved geotechnical investigation and implement all measures to ensure stability as a result of any liquefaction potential and seismic ground shaking in accordance with the latest adopted California Building Code.
- VIII d) **No Impact.** The Project is not located on expansive soil, as defined in Table 18-1-B of the California Building Code (1994) creating substantial risks to life or property. As mention in Section VII c above, the geotechnical report did not indicate the project site was located on expansive soil.
- VIII e) **No Impact.** The Project will not require any wastewater treatment device and is unmanned.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
-----------------------------------	---	--------------------------	--------------

**IX. GREENHOUSE GAS EMISSIONS – Would the project:**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION**

IX a,b) **Less Than Significant.** On December 6, 2011, the San Bernardino County Board of Supervisors adopted the County Greenhouse Gas (GHG) Emissions Reduction Plan. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is fifteen (15) percent below 2007 emissions. The plan is consistent with AB 32 and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG plan will not be cumulatively considerable.

CEQA Guidelines provide that the environmental analysis of specific projects may be tiered from a programmatic GHG plan that substantially lessens the cumulative effect of GHG emissions. If a public agency adopts such a programmatic GHG Plan, the environmental review of subsequent projects may be streamlined. A project's incremental contribution of GHG emissions will not be considered cumulatively significant if the project is consistent with the adopted GHG Plan.

As part of the GHG Plan, sample project sizes that exceed the 3000 MTCO<sub>2e</sub> level were established. Projects that exceed the 3000 MTCO<sub>2e</sub> are considered to have a potentially significant impact on the implementation of the County's and the States GHG reduction plan. According to the County's GHG Reduction Land Use Table, Wireless Communication Towers with 2,400-kilowatt, 3-phase backup generators exceed the 3000 MTCO<sub>2e</sub> level. The Project proposes a 150-kilowatt backup generator, therefore the Project will not cause a significant effect on the County's or State's GHG reduction target.

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

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

**SUBSTANTIATION**

X a) **Less Than Significant.** The proposed Project could result in a significant hazard to the public if the Project includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes of hazardous materials. The proposed Project Site is located within an area that has vacant land to the west, north and east and a single-family residence 250-feet to the north east. The Project does not propose any new housing and therefore would not place housing near any hazardous materials facilities. The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or produce hazardous wastes as by-

---

products of production applications. The proposed Project does not propose or facilitate any activity involving significant use or disposal of hazardous substances as part of the telecommunications facility use. Furthermore, the proposed Project is not located near any listed facilities that emit toxic air containments, utilize toxic or hazardous substances or produce hazardous waste.

Construction activity would result in minor transport, use and disposal of hazardous materials and waste that are typically associated with construction projects. This includes fuels and lubricants for construction equipment and products used in coating the structure. Existing laws and regulations on the storage of these products, the disposal of waste and the procedures to prevent accidental release and cleanup is sufficient to bring any effect to a level below significant.

The operational activity of the Project would involve the storage of 54 gallons of diesel fuel for the emergency backup generator. There are existing federal and state laws governing the handling and transport of diesel to, and the requirements for the backup generator. The Project will require a permit from the San Bernardino County Fire Department Hazardous Materials Division for the installation of the backup generator and storage of diesel fuel in the form of a hazardous materials handler permit. The existing regulatory framework governing the transport and storing of diesel fuel will ensure that any potential health risk to the community is not significant.

- X b) **Less Than Significant.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Construction activities may produce hazardous waste associated with the use of construction materials. The use and handling of hazardous construction material will not be unusually high for the proposed Project. All hazardous material are required to be utilized and transported in accordance with their labeling instructions as required by federal and state law. Existing laws and regulations governing the response to accidental release of hazardous material is sufficient in ensuring that any potential accident is not harmful to people or the environment.

The Project will be required to obtain a Hazardous Materials Handler Permit from the Hazardous Materials Division of the County Fire Department. In addition, the operator will be required to submit a hazardous materials business plan using the California Environmental Reporting System (CERS) in compliance with the California Environmental Protection Agency. With adherence to existing regulations and laws governing fuel and fuel storage, the proposed Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions.

- X c) **No Impact.** The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school, because the project does not propose the use of hazardous materials and all existing and proposed schools are more than 1/4 mile away from the project site.
- X d) **No Impact.** The project site is not included on the San Bernardino County list of hazardous materials sites compiled pursuant to Government Code 65962.5 and therefore, will not create a significant hazard to the public or environment.
- X e) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a public airport. The nearest public airport is the Big Bear Airport, which is located approximately 3 miles southwest of the project site. The project site was verified to not be within an Airport Hazard Overlay or within the Airport planning area.

- 
- X f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. The nearest private airstrip is over 20 miles away.
- X g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from two or more points and has been reviewed for adherence with the San Bernardino County Fire Departments regulations for emergency access.
- X h) **Less Than Significant with Mitigation Incorporated.** The project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with lands because the Project applicant has agreed to implement mitigation measures to reduce any impact below a level of significance. The County has mapped areas that are susceptible to wild land fires and created a Fire Hazard Overlay. The Fire Hazard Overlay is derived from areas designated in high fire hazard areas in the General Plan and locations derived from the California Department of Forestry, U.S. Forest Service, and the County Fire Department. The Project site is within the Fire Safety 1 (FS1) overlay. The Fire Department has required the Project to have a fire suppression system and has required the exterior camouflaged coverings and material to be an approved fire resistive material. Combustible vegetation must be cleared by a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less and a fire extinguisher is required to be located at the site. **[Mitigation Measure X h-1]**

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

**[Mitigation Measure X h-1]**

**Cell Site buildings.** The applicant shall submit three (3) sets of building plans to the Fire Department for review and approval. When the proposed cell site equipment storage buildings include a fire suppression system, four (4) sets of plans shall be submitted for approval. (Add to plan when applicable) This site is within the FS1, 2 or 3 Overlay District and all such buildings shall have a fire suppression system.

**Cell Towers.** Cell towers that are proposed in the FS1, FS2 or FS3 Overlay Districts with a camouflaged covering [e.g. tree] shall submit four (4) sets of plans to the Fire Department for approval. These plans shall indicate that all such exterior camouflaged coverings shall be of an approved fire resistive material.

**Combustible Vegetation.** Combustible vegetation shall be removed as follows:

- Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less.
- Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance # 3586

**Fire Extinguishers.** Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

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

**SUBSTANTIATION**

XI a) **Less Than Significant.** A project may have a significant impact on water quality standards or waste water discharge requirements if the project will create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC), or cause regulatory standards to be violated as defined in the applicable National Pollutant Discharge Elimination System (NPDES) storm water permit or Water Quality Control Plan. A project may

have a significant impact if the project will discharge water that does not meet the quality standards of the agencies, which regulate surface water quality and water discharge into storm water drainage systems. The Santa Ana Regional Water Quality Control Board implements and enforces the NPDES and regulates water quality standards for wastewater discharge.

The Project will not require an NPDES permit to be obtained from the Santa Ana Regional Water Quality Control Board and a regional board permit letter because the Project does not entail the disturbance of over an acre.

Nonpoint sources of pollution are generally defined as sources that are diffuse and/or not subjected to regulation under the federal NPDES permit. Nonpoint sources include agriculture, grazing, silviculture, abandoned mines, construction, storm water runoff etc. The Project will require the implementation of erosion and sediment control as a condition of approval by the Building & Safety Division. The erosion and sediment control plan and permit will carry out the policies and objectives of the RWQCB. Best Management Practices (BMPs) during construction are to prevent nonpoint sources of pollution from leaving the Project site, such as sediment and soil erosion.

Surface runoff from developed areas is a leading source of non-point source water pollution in California. As roofs and pavement cover natural landscapes, rain no longer soaks into the ground. Instead, storm drains carry large amounts of runoff directly to streams and other water bodies. Runoff from roofs and pavement also flushes sediment, oil, grease, pesticides, nutrients, bacteria, trash and heavy metals into streams, lakes, estuaries, and the ocean. Projects that replace previously undeveloped land with new impervious surfaces, may contribute to such water quality impacts individually and cumulatively with other development. The operational characteristic of the proposed Project will not greatly increase the amount of impervious surface area. 225 square-feet of the Project site will be covered with non-impervious surfaces, including building roof area and paving. Water Quality Management Plan (WQMP), are only required when 5,000 square-feet or more of area is proposed to be an impervious surface. Given the small addition of imperious surface area on the Project site, any impact to water quality as a result of construction or operational life is not expected to have a substantial impact.

The Project will not include any wastewater treatment device.

- XI b) **No Impact.** The project will not likely substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The Project will not utilize any water source.
- XI c) **Less Than Significant.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off-site.

The impacts of urban development on streams, lakes, estuaries, and the ocean are well documented through years of research and study. As roofs and pavement cover natural landscapes, rain no longer soaks into the ground. Instead, storm drains carry large amounts of runoff directly to streams and other water bodies. The increased volume and velocity of flows exiting a Project site may cause stream beds and banks to erode, damaging or eliminating stream habitat and carrying sediment downstream.

The Project will result in just 225 square-feet of impervious surface. The amount of additional impervious surface is insufficient to change drainage patterns and no existing drainage courses or patterns will be affected by the project.

- XI d) **Less Than Significant.** The Project will not substantially alter the existing drainage pattern of the site or area,

---

including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on or off-site. As discussed in Section XI c, the Project's the small amount of impervious surface and the construction activity will not alter any existing drainage pattern.

- XI e) **Less Than Significant.** The Project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. As discussed in Section XI c of this document the small construction area and small addition of impervious surface area will not contribute to any additional runoff.
- XI f) **Less Than Significant.** The project will not otherwise substantially degrade water quality, as discussed in Section XI c of this document.
- XI g, h) **No Impact.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map because the Project is not in a FEMA Flood Zone.
- XI i) **No Impact.** The project will not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure according to the County's Flood Hazard overlay map.
- XI j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow. The project is not adjacent to any body of water that has the potential of seiche or tsunami or is the project site in the path of any potential mudflow according to the County's Flood Hazard Overlay map.

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

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

**SUBSTANTIATION**

- XII a) **No Impact.** The project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. The proposed Project will meet all the development standards of the County Code and meet the goals and policies of the General Plan. The Project is not proposing the relocation or removal of any existing or planned street.
- XII b) **No Impact.** The Project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The project is consistent with all applicable land use policies and regulations of the County Code, General Plan, and the plans, policies, laws and regulations of responsible agencies. The Project complies with all hazard protection, resource preservation and land use modifying Overlay District regulations.
- XII c) **No Impact.** The Project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan on the project site or within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XIII. MINERAL RESOURCES - Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION** (Check  if project is located within the Mineral Resource Zone Overlay): MRZ-3a

XIII a) **Less Than Significant.** The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The Project site contains known mineral occurrences of undetermined mineral resource significance.

The project site is also located in the MRZ-3a overlay for metallic mineral resources as indicated in the *Mineral Land Classification of a Part of Southwestern San Bernardino County: The Big Bear Lake-Lucerne Valley Area* report. The MRZ-3a overlay is defined as an area that contains known mineral occurrences of undetermined mineral resource significance. The *Guidelines for Classification and Designation of Mineral Lands*, classifies any area within the MRZ-2 overlay as having the potential for significant mineral resources that are of economic value to the region and the residents of the state, and/or “the site must be actively mined under a valid permit or meet certain criteria of marketability and threshold value”. The project site is not currently mined, is not mapped as an area for a potential future mining operation and has no known mineral resources of significance or value.

XIII b) **No Impact.** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because the project site is not identified as a recourse recovery site on the general plan, specific plan or other land use plan. Therefore, no impact is anticipated in this area.

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

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

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

XIV a) **Less Than Significant.** The Project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The Project's operational activity is required to comply with the noise standards of the County Development Code and noise exceeding these standards is not anticipated to be generated by the allowed use on site. The Project's construction is exempt from the noise standards of the Development Code as long as the activities occur between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays. The operational noise level will not exceed 55 dB(A) at the property lines between 7 a.m. and 10 p.m. and 45 dB(A) between 10 p.m. and 7 a.m. The backup generator will be used periodically for testing and only during emergency situations. The 6-foot tall block wall will sufficiently attenuate any noise from the backup generator to below the threshold standards of the Development Code.

XIV b) **Less Than Significant.** The Project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. The project location is not in the surrounding area of any industries or activities that generate excessive ground borne vibration. Temporary construction activity may result in ground borne vibration through the use of grading and construction equipment. However, this short term vibration activity is exempt from the vibration standards of the County code between 7am-7pm except Sundays and Holidays. The operational characteristics of the Project will not result in any ground borne vibration above the standard listed in Chapter 83.01.090 of the Development Code.

- 
- XIV c) **Less Than Significant.** The Project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the Project. The Project will not result in an increase in ambient noise levels because the wireless facility will operate silently. The backup generator will be tested periodically to ensure it is operational and used in the event of a power loss to maintain adequate cell service for safety service response.
- XIV d) **Less Than Significant.** The Project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. There will be a slight increase in temporary or periodic ambient noise levels in the Project vicinity caused the backup generator testing and emergency operation; however, the increase is not considered significant because of the noise attenuation of the solid masonry wall.
- XIV e) **No Impact.** As stated in section VIII e), the project is not located within an airport land-use plan area or within two miles of a public/public use airport.
- XIV f) **No Impact.** As stated in section VIII f), the project is not within the vicinity of a private airstrip.

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

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

**SUBSTANTIATION**

- XV a) **No Impact.** The project will not induce substantial population growth in an area either directly or indirectly. The Project will not require the extension or improvement of any infrastructure that typically induces growth and the unmanned nature of the site will not require additional employees to move to the immediate area.
- XV b) **No Impact.** The proposed use will not displace any housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished as a result of this proposal and the subject site is vacant.
- XV c) **No Impact.** The proposed use will not displace any people necessitating the construction of replacement housing elsewhere, because the project will not displace any existing housing or existing residents because the subject site is vacant.

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

Potentially Significant Impact      Less than Significant with Mitigation Incorporated      Less than Significant      No Impact

**XVI. PUBLIC SERVICES**

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

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

**SUBSTANTIATION**

XVI a) **No Impact.** The Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks, or other public facilities. The Fire Department, Police, School District, Public Works and Special Districts Departments were consulted in the review process and indicated that the project would not warrant any new or expanded facilities.

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

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

**SUBSTANTIATION**

- XVII a) **No Impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The Project is an unmanned facility and will not necessitate any new employees to move to the project area that would use existing neighborhood or regional parks.
- XVII b) **No Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The County’s General Plan requires new residential development to provide a local park and recreation facilities at a rate of not less than 3 acres per 1,000 residents. The proposed Project is not a residential development, therefore, no impact.

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

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

**SUBSTANTIATION**

XVIII a) **Less Than Significant.** The proposed Project will not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit. The Project will result in less average vehicle trips per day than single-family residences because of the unmanned nature of the site, therefore no significant impact is anticipated.

XVIII b) **No Impact.** The project will not conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The Congestion Management Program (CMP) in San Bernardino County was created in June 1990 as a provision of Proposition 111. Under this proposition, urbanized areas with populations of more than 50,000 would be required to undertake a congestion management program that was adopted by a designated Congestion Management Agency (CMA). San Bernardino Association of Governments (SANBAG) was designated as the CMA by the County Board of

---

Supervisors. The CMP's level of service (LOS) standard requires all CMP segments to operate at LOS E or better, with the exception of certain facilities identified in the plan that have been designated as LOS F.

The procedures in the 2000 Highway Capacity Manual (HCM) were adopted as the LOS procedures to be utilized in analyzing CMP facilities. Through the use of traffic impact analysis (TIA) reports and Comprehensive Transportation Plan (CTP) model forecasts, the CMP evaluates proposed land use decisions to ensure adequate transportation network improvements are developed to accommodate future growth in population. If a CMP facility is found to fall below the level of service standard, either under existing or future conditions, a deficiency plan must be prepared, adopted and implemented by local jurisdictions that contribute to such situations. Annual monitoring activities provide a method of accountability for those local jurisdictions required to mitigate a network facility with substandard LOS.

The County has implement regional and local transportation fees, which are used to construct improvements on segments that are or are anticipated to fall below the LOS standard within a geographic area. The Project is not within a transportation fee area and the unmanned nature of the Project will not result in enough trips to require a Traffic Impact Analysis as verified by the County's Traffic Division. No impact is anticipated to any CMP facility because of the few trips generated by the construction and unmanned operation of the facility.

- XVIII c) **No Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, because there are no airports in the vicinity of the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed use.
- XVIII d) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- XVIII e) **No Impact.** The project will not result in inadequate emergency access because there are a minimum of two access points and a condition of approval by the County's Land Development Division Road Section has determined that adequate curb radii and adequate road right-of-way has been granted to the County through roadway dedication.
- XVIII f) **No Impact.** The project will not conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The Project will not warrant any improvements or payment for other modes of transportation because of the unmanned nature of the Project.

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

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

**SUBSTANTIATION**

- XIX a) **No Impact.** The proposed project will not exceed the treatment requirements of the Santa Ana Regional Water Quality Control Board. The Project does not require or propose any wastewater treatment because it is unmanned.
- XIX b) **No Impact.** The proposed Project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. There is no wastewater treatment provider serving the project area, no wastewater treatment is required and no water connection or service is proposed or required.
- XIX c) **No Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects. The County Land Development Division has determined that the Project will not create additional impervious surface to warrant any new or expanded storm water drainage facilities.
- XIX d) **No Impact.** The proposed Project is unmanned and will not require any water.
- XIX e) **No Impact.** The Project will not 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. A wastewater treatment provider does not serve the Project site and no wastewater treatment is proposed or required.

XIX f) **No Impact.** The Project is unmanned and will not result in any trash and refuse to be generated. Construction debris will be required to be disposed in accordance with state law and the issuance of any building permit.

XIX g) **No Impact.** The Project is unmanned and will not generate any trash or refuse.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XX. MANDATORY FINDINGS OF SIGNIFICANCE:</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION**

XX a) **Less Than Significant Impact with Mitigation Incorporated.** The project does not appear to have the potential to significantly degrade the overall quality of the region’s environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

There are no historic resources identified on this site. The Project is within an area known to have a moderate likelihood of prehistoric cultural resources and mitigation measures have been agreed upon by the Project applicant to reduce any impact to below significant as discussed in Section V and VI of this document. **[Mitigation Measure V b-1 & Mitigation Measure VI a-1]**

The Project site has been graded and previously cleared of vegetation as a result of the legally established ranch and no impacts to native plant or animal communities are anticipated or identified.

XX b) **Less Than Significant.** The project does not have impacts that are individually limited, but cumulatively considerable. Less than significant cumulative impacts to air quality, traffic, and hydrology have been identified. These impacts have been adequately addressed through conditions of approval required to construct and operate the Project. The project site is consistent with the development standards of the County’s Development Code and is consistent with the General Plan, any cumulative impacts have been addressed by the County’s General Plan and certified Environmental Impact Report used in evaluating and mitigating the cumulative effects of the adoption of the General Plan.

XX c) **Less Than Significant.** The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies

---

conducted for this project or identified by review of other sources or by other agencies.

Only minor increases in traffic, and noise will be created by implementation of the proposed project. These potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further insure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

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

## **XX. MITIGATION MEASURES**

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

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

### **[Mitigation Measure I a-1]**

Prior to the issuance of building permits, the following shall be completed:

**Facility Design Plan.** Provide a minimum of two copies of a painting and design plan that demonstrates compliance with the painting, color, screening, and stealthing requirements for this telecommunication facility for Planning Division review and approval. The design plans shall include the following:

- a. **Stealthing.** The plan shall show architectural elevations on all sides of the proposed water tank consistent with the stamped approved plans on file with the Planning Division. The plans shall show all architectural details present and materials to be used.
- b. **Screening.** The plan shall show voltage boxes, maintenance structures, automatic controls, air conditioning/heating units, etc., which shall be screened with decorative fencing. Parking areas shall be screened where practical.
- c. **Fencing/Walls.** A split-face or slump-stone wall shall be installed around the entire perimeter of the facility lease area as shown on the approved Site Plan.

**Paint or coating.** The facility paint and coating shall be non-reflective. The tower shall be located within the lease area and shall be a color that is muted, neutral or earth tone. County Planning shall approve all structure and equipment color. The applicant shall submit a suitable color "paint chip" to County Planning staff for reference and approval.

### **[Mitigation Measure V b-1] & [Mitigation Measure VI a-1]**

Prior to any ground disturbance or the issuance of a Building Permit, the following shall be completed.

**Archeologist Retainer.** Prior to initial ground disturbance or the issuance of a Building Permit, the applicant shall provide written verification that the services of a certified archeologist, meeting Secretary of the Interior Standards, have been retained. The verification shall be presented in a letter from the project archeologist to the County of San Bernardino – Land Use Services Department, Planning Division, stating their services have been retained and that they will be present during initial ground disturbance.

---

**Archeological and Native American Monitoring.** The Project archeologist shall contact the Cultural Resources Monitoring (CRM) Department of the San Manuel Band of Mission Indians to coordinate when initial ground disturbance and monitoring may begin. The Archeological and Native American monitors must be present during initial ground-disturbing activities, including grading, filling, drilling, and trenching. If actual subsurface archeological deposits are discovered, archeological and Native American monitoring shall continue until both parties determine daily monitoring can be shifted to periodic spot checks or concluded.

If potential significant archeological deposits are encountered, all ground disturbance near the find shall halt and the archeologist and Native American monitor shall develop and implement a plan that would reduce potential impacts through avoidance or, if avoidance is not practicable, data recovery. Discovery of potentially significant archeological deposits and subsequent investigations may result in the preparation of additional archeological technical reports. After ground-disturbing construction activities have been completed, an archaeological construction monitoring report shall be completed if cultural resources are discovered. Technical reports, the monitoring report, collected artifacts and other necessary archeological documentation shall be submitted to the San Manuel Band of Mission Indians for permanent curation.

**Construction Worker Educational Workshop.** At least fifteen (15) days prior to land disturbance, the applicant's archeologist shall contact the CRM Department of the San Manuel Band of Mission Indians to coordinate a preconstruction meeting between the Tribal Cultural Resources Monitor, the project contractor, site construction workers, and the applicant's archeologist for a training session on tribal cultural resources. The construction worker training shall include an overview of potential cultural resources that could be encountered during grading activity to facilitate worker recognition, avoidance and subsequent immediate notification to a designated on-site cultural monitor for further evaluation and action as appropriate.

**[Mitigation Measure X h-1]**

Prior to the issuance of Building Permits, the following shall be completed.

**Cell Site buildings.** The applicant shall submit three (3) sets of building plans to the Fire Department for review and approval. When the proposed cell site equipment storage buildings include a fire suppression system, four (4) sets of plans shall be submitted for approval. (Add to plan when applicable) This site is within the FS1, 2 or 3 Overlay District and all such buildings shall have a fire suppression system.

**Cell Towers.** Cell towers that are proposed in the FS1, FS2 or FS3 Overlay Districts with a camouflaged covering [e.g. tree] shall submit four (4) sets of plans to the Fire Department for approval. These plans shall indicate that all such exterior camouflaged coverings shall be of an approved fire resistive material.

**Combustible Vegetation.** Combustible vegetation shall be removed as follows:

- Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less.
- Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance # 3586

**Fire Extinguishers.** Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

---

## **GENERAL REFERENCES**

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

Bryant, W. and E. Hart. 2007. *Special Publication 42: Fault-Rupture Hazard Zones in California*. California Geological Survey. Sacramento, California. <ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sp/Sp42.pdf>

California Department of Conservation 2012/2013. *Farmland Mapping and Monitoring Program*.  
<http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>

California Department of Conservation. *California Surface Mining and Reclamation Policies and Procedures*

California Department of Conservation. *Mineral Land Classification of a Part of Southwestern San Bernardino County: The Big Bear City – Lucerne Valley Area, California*

California Department of Transportation. *Caltrans Scenic Highway Corridor Map*.  
[http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/sberna.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/sberna.htm)

California Department of Water Resources, California's Ground Water Bulletin #118 Update, 2003

California Environmental Protection Agency – State Resources Control Board. *GeoTracker*  
<http://geotracker.waterboards.ca.gov/>

California Natural Diversity Database. <http://www.dfg.ca.gov/biogeodata/cnddb/>

California State University, Fullerton, South Central Coastal Information Center.

CEQA Guidelines, Appendix G.

County of San Bernardino, Circulation and Infrastructure Background Report, February 21, 2006

County of San Bernardino, Countywide Integrated Waste Management Plan, 2007 Fire-Year Review Report, December 2007

County of San Bernardino. 2007. *County of San Bernardino 2007 Development Code*.  
<http://cms.sbcounty.gov/lus/Planning/DevelopmentCode.aspx>

County of San Bernardino. 2007. *County of San Bernardino 2007 General Plan*.  
<http://cms.sbcounty.gov/lus/Planning/GeneralPlan.aspx>

County of San Bernardino Hazard Overlay Map.  
<http://cms.sbcounty.gov/lus/Planning/ZoningOverlayMaps/HazardMaps.aspx>

County of San Bernardino, *San Bernardino County Storm Water Program, Model Water Quality Management Plan Guidance*, May 1, 2012.

---

County of San Bernardino Road Planning and Design Standards, [http://www.co.san-bernardino.ca.us/dpw/transportation/tr\\_standards.asp](http://www.co.san-bernardino.ca.us/dpw/transportation/tr_standards.asp)

Environmental Impact Report, San Bernardino County General Plan, 2007

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map

Mojave Desert Air Quality Management District, *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines*, August 2011

Mojave Desert Air Quality Management District, *Mojave Desert Planning Area – Federal Particulate Matter (PM<sub>10</sub>) Attainment Plan*, July 1995

Mojave Desert Air Quality Management District, *Rule 403-2 Fugitive Dust Control for the Mojave Desert Planning Area*. 1996. <http://www.arb.ca.gov/DRDB/MOJ/CURHTML/R403-2.HTM>

Mojave Desert Air Quality Management District, *2004 Ozone Attainment Plan*

### **PROJECT SPECIFIC REFERENCES**

GeoBoden Inc., *Geotechnical Investigation Report Proposed Telecommunications Facility Selenium APN: 0314-221-09*. August 13, 2015

HELIX Environmental Planning. *Cultural Resource Records Search and Site Visit Results for Cellco Partnership and their Controlled Affiliates doing business as Verizon Wireless Candidate 'Selenium', Boron Lane, Big Bear City, San Bernardino County, California*. October 27, 2015.