

**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:

<p>APN: 0625-031-60 APPLICANT: VERIZON PROPOSAL: A CONDITIONAL USE PERMIT TO ESTABLISH AN UNMANNED CAMOUFLAGED WIRELESS TELECOMMUNICATION FACILITY TO INCLUDE CONSTRUCTION AND OPERATION OF A 67 FOOT TALL MONOPALM, ON A PORTION OF A 5-ACRE PARCEL IN THE COMMUNITY OF TWENTYNINE PALMS COMMUNITY: TWENTYNINE PALMS /3RD SUPERVISORIAL DISTRICT LOCATION: NORTH SIDE OF 29 PALMS HIGHWAY, APPROXIMATELY 4,000 FEET EAST OF MOJAVE ROAD PROJECT NO.: P201500482/CUP REP('S): SMARTLINK, LLC. STAFF: OXSO SHAHRIARI, PLANNER</p>
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USGS Quad: MORONGO

T, R, Section: T 1n R 10E Sec.30 SE ¼

Thomas Bros.: 4812-H1

Community: Twentynine Palms

LUD: Rural Living-5 Acre Minimum Lot Size (RL-5)
Overlays: Biological Resources: Desert Tortoise and Burrowing Owl
Airport Safety Overlay (AR3)

PROJECT CONTACT INFORMATION:

Lead Agency: County of San Bernardino
Land Use Services Department – Planning Division
385 North Arrowhead Avenue; First Floor
San Bernardino, CA 92415-0187

Contact Person: Oxso Shahriari, Planner

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Project Sponsor: Smartlink, LLC

18401 Von Karman, Suite 400

Irvine, CA 92612

Phone Office: (949)861-2201; Phone Mobile: (949)295-9031

PROJECT DESCRIPTION:

The proposed project is a Conditional Use Permit to establish an unmanned camouflaged wireless telecommunication facility to include construction and operation of a 67 foot tall Monopalm, on a portion of a 5-acre parcel. The project will include a 382 square foot lease area that will house the tower and support equipment and cabinets.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project is located on the north of the Twentynine Palms Highway, approximately 4,000 feet east of Mojave Road, in the community of Twentynine Palms. The site is zoned Rural Living-5 Acre Minimum Lot Size (RL-5) and is surrounded by similarly zoned parcels on all sides. The project site supports a moderately dense community of yucca family plants including Joshua Trees. The project site is in Biological Resources overlays for Desert Tortoise (sparse population) and Burrowing Owl. The project site is within Airport Safety Overlay (AR3) for which the project has been reviewed and conditioned through this land use application.

AREA	EXISTING LAND USE	LAND USE ZONING/OVERLAY DISTRICTS
Site	Single Family Residence (currently abandoned)	Rural Living-5 Acre Minimum Lot Size (RL-5)
North	Vacant	Rural Living-5 Acre Minimum Lot Size (RL-5)
South	Single Family Residence and a non- permitted cabin	Rural Living-5 Acre Minimum Lot Size (RL-5)
East	Single Family Residence	Rural Living-5 Acre Minimum Lot Size (RL-5)
West	Vacant	Rural Living-5 Acre Minimum Lot Size (RL-5)

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

Federal: None; State of California: Regional Water Quality Control Board, Fish and Wildlife; County of San Bernardino: Land Use Services, Public Health-Environmental Health Services, Special Districts, Public Works; Local: City of Twentynine Palms (Sphere of Influence)

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 eighteen (18) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

1. 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.

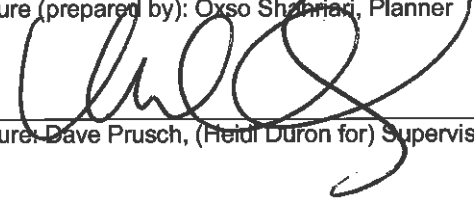
- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
|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

DETERMINATION: (To be completed by the Lead Agency)

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

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


Signature (prepared by): Oxso Shahriqi, Planner


Signature: Dave Prusch, (Heidi Duron for) Supervising Planner

02.03.2017
Date: 02/03/2017

2/3/2017
Date: 02/03/2017

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

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

- a) **Less Than Significant with Mitigation Incorporate.** The project site is located on the Twentynine Palms Highway, a designated scenic corridor by the County General Plan. The California Scenic Highway Program was created by the State Legislature in 1963 as an attempt to preserve and protect scenic highway corridors from changes and development that would potentially diminish the aesthetic value of lands adjacent to highways.

The County General Plan defines the boundaries of a scenic corridor generally to encompass the land adjacent to and visible from the highway that is designated scenic, using a motorist's line of sight, on either side of the designated route, extending to a reasonable boundary to the distant horizon. Potential Significant Impacts on scenic resources is anticipated as the project site directly fronts the Twentynine Palms Highway. As referenced in the County General Plan, the California Scenic Highway Program places no restrictions on officially designated scenic highways in terms of improvements or development, but all proposed projects are to be reviewed by Caltrans and the appropriate agencies to ensure the protection of the scenic corridors to the maximum extent feasible. Caltrans have been noticed of and reviewed the project and expressed that it has no concern about this proposal. The enclosed simulations also demonstrate that proposed project is compatible with the current scenic qualities with the application of the mitigation measure, mentioned below. As a condition of approval, the proposed telecommunication tower will be required to be camouflaged as a Monopalm. Additionally, three live Palm trees are required to be planted around the proposed tower to further mitigate any potential impact on visual resources. It is determined that after application of the required mitigation measure, the Project will not have a substantial adverse effect on the scenic resources along the Twentynine Palms Highway. The Project as proposed and with application of the mitigation measure meets County's goal in conserving the scenic qualities of this route. Therefore, no potentially significant impact is anticipated.

- I b) **Less Than Significant.** The project will not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway because these resources will not be compromised as a result of this Project. No rock outcroppings or historic buildings have been identified on the site. Joshua trees and a moderately dense community of yucca family plants are identified on the project site. However, the Project does not propose or require removal of any protected trees on the site. Therefore, no potentially significant impact is anticipated in this area of concern and no mitigation measures are deemed necessary.
- I c) **Less Than Significant.** The proposed project does not have the potential to substantially degrade the existing visual character or quality of the site and its surroundings because the proposed telecommunication tower will be required to be camouflaged as a Monopalm with three live Palm trees to be planted around the proposed tower. It is determined that after application of this requirement, the Project will not have a substantial adverse effect on scenic resources. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- I d) **Less Than Significant.** The proposed Project will not be a source of substantial light or glare, which would adversely affect day or nighttime views in the area because the Project does not include lighting fixtures or its operation or maintenance. The project does not require signage or any signage-related lighting due to the nature of the Project. Therefore, no potentially significant impact is anticipated in this area of concern and no mitigation measures are deemed necessary.

Potential significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce any potential impacts to a level below significant.

MITIGATION MEASURES:

- I-1 Aesthetics. In order to minimize any potential impact on the surrounding designated scenic corridor and the visual character of the site, the following requirements shall be met:***
- a. The proposed cell tower shall be camouflaged as a palm tree (a monopalm) as reviewed and approved in the final site plan, shall be located within the lease area.***
 - b. The Camouflaged monopalm shall utilize simulated tree trunk bark, branches, needles to form a natural shape and taper in order to effectively disguise antenna socks.***
 - c. Three field-dug, mature palm trees shall be planted in the immediate vicinity of the proposed monopalm as depicted on the approved site plan.***
 - d. ALL existing vegetation especially those belonging to the Yucca family shall be protected from further disturbance during construction.***
 - e. A screen wall made of Concrete Masonry Blocks (CMUs) shall be installed around the perimeter of the lease area to 'completely' screen ALL support equipment and equipment shelter as shown on the approved site plan.***
 - f. The screen wall shall be finished and painted to blend in with the surrounding vista.***
 - g. A color and material pallet shall be required to ensure that the tower and shelter shall be consistent with the proposed improvements depicted on the approved site plan.***
- [Mitigation Measure I-1]***

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forestland or conversion of forestland to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forestland to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- II a) **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. Therefore, proposed development will not negate or hamper any agricultural uses on the site.
- II b) **No Impact.** The proposed project does not conflict with existing zoning for agricultural use or a Williamson Act contract because the subject property is not zoned for agricultural use.
- II c) **No Impact.** The project does not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)) because the project is not identified as a timberland resources. Therefore, no potential for such rezoning or conversion of the resources exists due to this development.
- II d) **Less Than Significant.** The proposed use does not result in the loss of forestland or conversion of forestland to non-forest use because the project site does not include forestland. Therefore, no potential impact is anticipated in this area of concern and no mitigation measures are deemed necessary.
- II e) **Less Than Significant.** The proposed use does not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forestland to non-forest use because the project site does not meet the definition of farmland or forest land. Therefore, no potential impact is anticipated in this area of concern and no mitigation measures are deemed necessary.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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III. **AIR QUALITY** - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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

SUBSTANTIATION (Discuss conformity with the 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, because the proposed use does not exceed the established air quality thresholds. The Periodic and incidental maintenance trips to this unmanned wireless telecommunication facility will be minimal and as such not considered a substantial source of increased traffic or air pollution. The equipment proposed for ongoing operations of this unmanned cell site is deemed incapable of producing particles or emissions impacting Air Quality standards. Therefore, no significant impact is anticipated and no mitigation measure is deemed necessary.
- III b) **Less Than Significant.** The project is not expected to violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed unmanned facility does not exceed thresholds of concern, as established by the District for this category of use. The Periodic and incidental maintenance trips to this unmanned wireless telecommunication facility will be minimal and as such not considered a substantial source of increased traffic or air pollution. The equipment proposed for ongoing operations of this unmanned cell site is deemed incapable of producing particles or emissions impacting Air Quality standards. To address any potential construction-related air quality impacts, dust control, construction noise and painting and coating restrictions measures/requirements will be required for duration of the construction activities. Therefore, no significant impact is anticipated and no mitigation measure is deemed necessary.

- 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), because the proposed uses do not exceed established thresholds of concern for this use category. The operations of the unmanned wireless facility and periodic and incidental maintenance trips to this unmanned wireless telecommunication facility will be minimal and as such not considered a substantial source of air pollution. The equipment proposed for ongoing operations of this unmanned cell site is deemed incapable of producing particles or emissions impacting air quality standards. Therefore, no significant impact is anticipated and no mitigation measure is deemed necessary.
- III d) **Less Than Significant.** The project will not expose sensitive receptors to substantial pollutant concentrations, because the construction or operation of this unmanned wireless telecommunication facility does not involve identified concentrations of substantial pollutants. Therefore, no significant impact is anticipated and no mitigation measure is deemed necessary.
- III e) **Less Than Significant.** The project will not create odors affecting a substantial number of people because there are no identified potential operational activities that will result in the production of objectionable odors. Any potential objectionable odor that may result from construction are temporary and intermittent. Therefore, no significant impact is anticipated and no mitigation measure is deemed necessary.

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

IV. BIOLOGICAL RESOURCES - Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorpor.	Less than Significant	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because possible impact to the biological resources is deemed minimal due to the site's considerable prior disturbance, highway construction on the southerly portion of the subject site and related road improvements in the immediate vicinity. The site is within a sparse population desert tortoise and Burrowing Owl overlay designation. However, the site is previously disturbed due to prior construction of the residential development and outbuildings. The facility is unmanned and includes only a 382 square foot lease area. The project site supports a moderately dense community of yucca family plants including Joshua Trees. The facility is located near the westerly property boundary—an area previously disturbed for accessing the single family house—now abandoned. The unmanned facility will cause minimal disturbance as it is located near the westerly property boundary—an area previously disturbed. Therefore, no potentially substantial adverse biological impact is anticipated.

IV b) 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 Game or US Fish and Wildlife Service because limited operational activities of an unmanned facility within a small lease area will have minimal impact on such biological resources, riparian habitat or sensitive natural community. Therefore, no potentially substantial adverse biological impact is anticipated.

IV c) This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because the project is not located within an identified protected wetland.

IV d) This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because the substantial prior disturbance of the site and infrastructure improvements in the immediate vicinity along with minimal operational activities of an unmanned facility within a small lease area have rendered any potential substantial impact less than significant.

IV e) This project will not conflict with any local policies or ordinances protecting biological resources because the project site is previously disturbed; and because limited operational activities of an unmanned facility within a small lease area will have minimal impact on such biological resources

IV f) 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 identified on this 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 Incorp.	Less than Significant	No Impact
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V. CULTURAL RESOURCES - Would the project

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

SUBSTANTIATION (Check if the project is located in the Cultural or Paleontologic Resources overlays or results in cultural resources concerns):

- V a) **Less Than Significant.** This project will not cause a substantial adverse change in the significance of a historical resource, because there are no such resources identified on or in the vicinity of the project. To further reduce the potential for impacts, a precautionary condition of approval shall be added to the project conditions of approval that requires the developer to halt project and determine best practices for appropriate excavation and recovery actions, if any "finds" are made during project grading and construction. The developer shall prepare and require any construction contractors/ subcontractors to adhere to following requirements. If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory resource excavation and recovery has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by specialized professionals to record any such "finds" and recommend appropriate actions. The developer shall implement any such additional action.
- V b) **Less Than Significant.** This project will not cause a substantial adverse change to an archaeological resource, because there are no such resources identified in the vicinity of the project. To further reduce the potential for impacts, a precautionary condition of approval shall be added to the project conditions of approval that requires the developer to halt project and determine best practices for appropriate excavation and recovery actions, if any "finds" are made during project grading and construction. The developer shall prepare and require any construction contractors/ subcontractors to adhere to following requirements. If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory resource excavation and recovery has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by specialized professionals to record any such "finds" and recommend appropriate actions. The developer shall implement any such additional action.
- V c) **Less Than Significant.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because there are no such resources identified in the vicinity of the project. To further reduce the potential for impacts, a precautionary condition of approval shall be added to the project conditions of approval that requires the developer to halt project and determine best practices for appropriate excavation and recovery actions, if any "finds" are made during project grading and construction. The developer shall prepare and require any construction

contractors/ subcontractors to adhere to following requirements. If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory resource excavation and recovery has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by specialized professionals to record any such "finds" and recommend appropriate actions. The developer shall implement any such additional action.

- V d) **Less Than Significant.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because there are no such burial grounds identified in the vicinity of the project. To further reduce the potential for impacts, a precautionary condition of approval shall be added to the project conditions of approval that requires the developer to halt project and determine best practices for appropriate excavation and recovery actions, if any "finds" are made during project grading and construction. The developer shall prepare and require any construction contractors/ subcontractors to adhere to following requirements. If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory resource excavation and recovery has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by specialized professionals to record any such "finds" and recommend appropriate actions. The developer shall implement any such additional action.

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

VI. GEOLOGY AND SOILS - Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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 181-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check if project is located in the Geologic Hazards Overlay District or results in geological concerns):

VI a) **Less Than Significant.** (i-iv) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) Seismic-related ground failure, including liquefaction or iv) Landslides, because there are no such geologic hazards identified in the immediate vicinity of the project site. The project's proposed improvements and structures shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards.

- VI b) **Less Than Significant.** The project will not result in substantial soil erosion or the loss of topsoil because the scope of construction activities proposed will not require further substantial disturbance of the site. The project and related grading and construction activities are minimal due to the size and nature of the project, and shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VI c) **Less Than Significant.** The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The project and related grading and construction activities shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VI d) **Less Than Significant.** The project site is not located in an area that has been identified as having the potential for expansive soils; therefore it will not create substantial risks to life or property. The project and related grading and construction activities shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VI e) **Less Than Significant.** The proposed development will not have wastewater disposal needs; therefore no significant impact is anticipated. The project and related grading and construction activities shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

VII. GREENHOUSE GAS EMISSIONS - Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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 (Check if project results in Greenhouse Gas Emissions Concerns):

VII a & b) **Less Than Significant.** Operational emissions of the proposed project would not exceed criteria or GHG emissions thresholds because the limited operational activities of an unmanned facility within a small lease area will contribute minimally to any GHG emissions. The project is expected to fall short of 3000 metric tons of Carbon Dioxide Equivalent (CO₂e) per year for the proposed unmanned use. Therefore, no significant impact is anticipated and no mitigation measure is deemed necessary.

The project construction-source emissions would be minimal due to the size of the development and will not conflict with the applicable regional air quality management standards. The Air Quality concerns during the construction stage will be addressed through the air quality and GHG emission requirement as a condition of approval. Therefore, no significant impact is anticipated and no mitigation measure is deemed necessary.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- a) **Less Than Significant.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because the only hazardous materials anticipated to be used are petroleum products for construction equipment. The project's ongoing operational activities will not necessitate routine transport, use, or disposal of hazardous materials. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, and in some instances, to additional land use review. Therefore, the project would not create a significant hazard to the public or environment.
- b) **No Impact.** The site is not on the CAL/EPA Facility Inventory Data Base Hazardous Waste and Substances Sites List dated April 18, 1998, as summarized by the County of San Bernardino Land Use Services Department. The project's ongoing operational activities will not release hazardous materials into the environment. Therefore, the project would not create a significant hazard to the public or environment.
- c) **No Impact.** The site is not on the CAL/EPA Facility Inventory Data Base Hazardous Waste and Substances Sites List dated April 18, 1998, as summarized by the County of San Bernardino Land Use Services Department. Therefore, the project would not create a potential significant hazard to the public (including schoolers) or environment.
- d) **No Impact.** The site is not on the CAL/EPA Facility Inventory Data Base Hazardous Waste and Substances Sites List dated April 18, 1998, as summarized by the County of San Bernardino Land Use Services Department. The project's ongoing operational activities will not release hazardous materials into the environment. Therefore, the project would not create a significant hazard to the public or environment.
- e) **Less Than Significant.** The proposed project area is located approximately 4,000 feet northwest of the Twentynine Palms Airport boundaries, and approximately 5,670 feet north and west of the airport's Runway 8. Development on the project site is governed by the 1992 Twentynine Palms Airport Comprehensive Land Use Plan (ACLUP) and Federal Regulations.

The County GIS mapping system indicates the project site to be within Safety Overlay Review Area 3 (AR3), the least restrictive of the County's three Safety Review Areas, but not within Airport Noise Contour. Per the County Airports Department, the project site is located within the boundaries of the Part 77 horizontal surface as depicted in the Twentynine Palms ACLUP. Due to structure height and terrain, the project will be required to coordinate with the FAA and go through the Form 7460 process for the review of potential obstructions to airspace.

As recommended by the County Airports Department and consistent with the Code of Federal Regulation 14 CFR Part 77.9, and as a condition of approval, the applicant/project proponent/developer or any person/organization who intends to sponsor construction or alterations of structures within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet, is required to notify the Administrator of the FAA of any construction or alteration. The FAA can be accessed at the following portal: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

- f) **Less Than Significant.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. Therefore, the project would not result in a safety hazard for the people residing or working within the project area.
- g) **Less Than Significant.** 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 the Twentynine Palms Hwy.
- h) **Less Than Significant.** The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because building drawings shall be submitted to County Fire for review and approval. The proposed wireless facility and its associated cabinets will be reviewed by the County Fire therefore all construction shall adhere to all applicable standards and requirements. The much needed coverage in the area will contribute to better communication overall and better public safety by increasing access to emergency services when needed. Therefore, no adverse impact is anticipated and no mitigation measures are deemed necessary.

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

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

SUBSTANTIATION (Check if project results in Hydrology and Water Quality concerns):

- a) **No Impact.** The project will not violate any water quality standards or waste discharge requirements, because the project will not require water or disposal services.
- b) **No Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level because the project will not require water or disposal services.
- c) **Less than Significant.** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off- site, because the project is required to coordinate with the California Department of Fish and Wildlife and obtain a streambed alteration agreement prior to commencement of grading activities. The project is conditioned to device adequate provisions to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed. other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. Therefore, there will be no potentially significant impacts in this area.
- 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 that would result in flooding on- or off- site, because the project is required to coordinate with the California Department of Fish and Wildlife and obtain a streambed alteration agreement prior to commencement of grading activities. The project is conditioned to device adequate provisions to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed. other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. Therefore, there will be no potentially significant impacts in this area.
- e) **Less than Significant.** The project will not create or contribute water runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff because only small area of the parcel will be developed with the proposed unmanned wireless communication facility and as such will not contribute to stormwater drainage systems. Therefore, there will be no potentially significant impacts in this area.
- f) **Less than Significant.** The project will not otherwise substantially degrade water quality, because only small area of the parcel will be developed with the proposed unmanned wireless communication facility and as such will not contribute to erosion on site. The project does not involve activities capable of degrading water quality. Therefore, there will be no potentially significant impacts in this area of concern.

- g) **Less than Significant.** 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 or other flood hazard delineation map, because no housing is proposed. County Public Works has reviewed the project and has determined that the project is not within a special flood hazard area. All future construction must meet the requirements of the County Public Works, Land Development Division.
- h) **Less than Significant.** The project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows, because County Public Works has reviewed the project and determined that the site is not located within a 100-year flood hazard. All future construction must meet the requirements from the County Public Works, Land Development Division.
- i) **Less than Significant.** The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area. As stated in VIII g), County Public Works has reviewed the project and has determined that the site is not located within a 100-year flood hazard. All future construction must meet the requirements from the County Public Works, Land Development Division. Therefore, there will be no potentially significant impact in this area. Therefore, there will be no potentially significant impacts in this area of concern.
- j) **Less than Significant.** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow. Therefore, there will be no potentially significant impacts in this area of concern.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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IX. LAND USE AND PLANNING - Would the project:

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

SUBSTANTIATION (Check if project results in Land Use Planning concerns):

- IX a) **Less Than Significant.** The project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- IX b) **Less Than Significant.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because the project is consistent with all applicable land use policies and regulations of the County Code and General Plan as the proposed use is consistent with its designated zoning. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- IX c) **Less Than Significant.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

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

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

- X 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 because there are no identified important mineral resources on the project site. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- X b) **Less Than Significant.** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XI. NOISE - Would the project:

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|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input 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 outlined in the General Plan Noise Element):

XI a-c) **Less Than Significant.** The proposed project will not include uses that will exceed San Bernardino County Noise Standards and those of County Development Code. The developer will be required to ensure that the noise generated by the ongoing operations, and the associate groundborne noise, shall not exceed County Noise Standards. Because the project abuts residential development, the project is conditioned to monitor its noise levels to ensure project noise will not exceed County Noise Standards of 55 dB(A) for residential areas from 7am-10pm, as measured at the project's property boundaries. Noise levels after 10pm shall not exceed 45 dB(A) where the project site abuts single family residences. Therefore, no potentially significant impact is anticipated in this area.

XI d) **Less Than Significant with Mitigation Incorporated.** The project may generate substantial temporary or periodic increase in ambient noise levels above levels existing without the project due to construction activities which may include excavations, grading, and building erection/modification on the project site. Because the project abuts residential development, the project is conditioned to monitor its noise levels to ensure project noise will not exceed County Noise Standards of 55 dB(A) for residential areas from 7am-10pm, as measured at the project's property boundaries. Noise levels after 10pm shall not exceed 45 dB(A) where the project site abuts single family residences. Therefore, no potentially significant impact is anticipated in this area.

- XI e) **Less Than Significant.** The project site is located approximately 4,000 feet northwest of the Twentynine Palms Airport. Development near the airport and approximately 5,670 feet north and west of the airport's Runway 8. The project site is within and governed by the 1992 Twentynine Palms Airport Comprehensive Land Use Plan (ACLUP), the site is not within Airport Noise Contour as reviewed and determined by the County Airports Department. Therefore, no potentially significant impact is anticipated in this area.
- XI f) **No Impact.** The project is not within the vicinity of a private airstrip; therefore, the project cannot result in a safety hazard for people residing or working in the project area due to any private airstrip.

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

MM# Mitigation Measures

- XI-1 Noise Mitigation. The "developer" shall submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:**
- a) Exterior construction activities shall be limited between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.**
 - b) Interior construction activities may occur on any day and any time provided they comply with the County noise standards. (SBCC 83.01.080).**
 - c) Construction equipment shall be muffled per manufacturer's specifications.**
 - d) All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.**
- [Mitigation Measure XI-1]**

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XII. POPULATION AND HOUSING - Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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

- XII a) **No Impact.** The project will not induce population growth in the area either directly or indirectly because the project is not proposing any new residential development and will make use of the existing roads and infrastructure. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XII b) **No Impact.** The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing because the project does not propose demolition of any existing housing to necessitate the construction of replacement housing. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XII c) **No Impact.** The proposed use will not displace substantial numbers of people because the project uses does not proposes to displace any number of people. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XIII. PUBLIC SERVICES

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

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

SUBSTANTIATION

XIII a) **Less Than Significant.** The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities because the proposed development is expected to contribute to overall business tax revenues to provide a source of funding for such governmental facilities and public services which is deemed sufficient to offset any demand increases by this project. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XIV. RECREATION

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| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- XIV a) **Less Than Significant.** 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 because the project does not involve residential development and will not cause impacts associated with an increase in populations. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XIV b) **Less Than Significant.** 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 because the proposed development will not result in an increased demand for recreational facilities. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XV. TRANSPORTATION/TRAFFIC - Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- a) **No Impact.** The project will not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections) because the project will generate only sporadic maintenance trips with minimal impact on the area traffic. Therefore, there will be no potentially significant impacts in this area and no mitigation is required.
- b) **No Impact.** The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways. The project will generate only sporadic maintenance trips with minimal impact on the area traffic. Therefore, there will be no potentially significant impacts in this area and no mitigation is required.
- 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 the project will generate only sporadic maintenance trips with minimal impact on the area traffic. Therefore, there will be no potentially significant impacts in this area and no mitigation is required.

- d) **Less Than Significant.** The project will not substantially increase hazards due to a design feature or incompatible uses because the propose use is an allowed use for the project site's designated zoning. The project site is adjacent to the Twentynine Palms Highway which provides adequate access to the site. Therefore, there will be no potentially significant impacts in this area and no mitigation is required.
- e) **Less Than Significant.** The project will not result in inadequate emergency access, because there is direct access to the site from the Twentynine Palms Highway. The unmanned nature of the wireless facility will not generate new need for emergency services. Therefore, there will be no potentially significant impacts in this area and no mitigation is required.
- f) **Less Than Significant.** The project will not result in inadequate parking capacity, because the unmanned wireless facility will not generate additional parking needs. Therefore, there will be no potentially significant impacts in this area and no mitigation is required.
- g) **Less Than Significant.** The project will not conflict with adopted policies, plans, or programs supporting alternative modes of transportation (e.g., bus turnouts, bicycle racks), because the unmanned wireless facility will not interfered with such plans or alter modes of transportation. Therefore, there will be no potentially significant impacts in this area and no mitigation is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorpor.	Less than Significant	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

- XVI a) **Less Than Significant.** The proposed project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board as determined by County Public Health – Environmental Health Services (EHS) facilities because the project will not have water and sewage disposal needs. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI b) **Less Than Significant.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities because the project will not have water and sewage disposal needs. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

- XVI c) **Less Than Significant.** The proposed project will not 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 because the project will not change the surface character of the subject site or runoff patterns of the site to require expansion of existing facilities, or warrant construction of a new facility. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI d) **No Impact.** The proposed project will not have water needs, therefore the project will not have water supplies issues. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI e) **No Impact.** The proposed project will not have wastewater needs, and as such it will not have wastewater treatment system issues. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI f) **No Impact.** The proposed project will not have solid waste disposal and as such it will not have need services of a solid waste facility. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI g) **No Impact.** The proposed project will not have solid waste disposal and as such it will not have need services of a solid waste facility. The project is required to comply with federal, state, and local statutes and regulations related to solid waste, if any other use that would require solid waste management is proposed in the future. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

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

XVII a) **Less Than Significant.** The project will not have the potential to significantly degrade the overall quality of the region's environment or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population 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 because the project will cause minimal disturbance due to the limited intermittent activities associated with this unmanned wireless communication facility. A very small portion of the site will be disturbed for the development of this project with a lease area of only 382 square feet that houses the tower and support equipment and cabinets. There are no important examples of the major periods of California history or prehistory identified on the site. The site is within a sparse population desert tortoise and Burrowing Owl overlay designation. However, the site is previously disturbed due to prior construction of the residential development and outbuildings. The site is also deemed previously impacted by highway construction on the southerly portion of the subject site and related road improvements in the immediate vicinity.

The project site is located on the Twentynine Palms Highway, a designated scenic corridor by the County General Plan. The California Scenic Highway Program was created by the State Legislature in 1963 as an attempt to preserve and protect scenic highway corridors from changes and development that would potentially diminish the aesthetic value of lands adjacent to highways. Potential significant adverse impacts to the aesthetic value of this scenic corridor and adjacent land have been identified or anticipated. Therefore following mitigation measure I-1 is required as a condition of project approval to reduce any potential impacts to a level below significant. The Project as proposed and with application of the mitigation measure meets County's goal in conserving the scenic qualities of this route. Therefore, no potentially significant impact is anticipated.

The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off- site, because the project is required to coordinate with the California Department of Fish and Wildlife and obtain a streambed alteration agreement prior to commencement of grading activities. The project is conditioned to device adequate provisions to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed. other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. Therefore, there will be no potentially significant impacts in this area.

Operational emissions of the proposed project would not exceed criteria or GHG emissions thresholds due to the unmanned nature and scope of operations.

There are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during land disturbance and/or project construction, the project is conditioned to stop and identify appropriate authorities, which will properly record and/or remove for classification any such finds.

- XVII b) **Less Than Significant.** The project does not have impacts that are individually limited, but cumulatively considerable. The other project sites in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites are capable of absorbing such uses without generating any cumulatively significant impacts.
- XVII c) **Less Than Significant.** The project will not have other 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 the design of the proposed project. The project will be conditioned to ensure that all necessary mitigation measures are followed prior to occupancy.

Potential significant adverse impacts in the areas of Aesthetic and Noise have been identified or anticipated and the following mitigation measure are required as conditions of project approval to reduce any potential impacts to a level below significant.

XVIII. 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)

MM# Mitigation Measures

- I-1 Aesthetics. In order to minimize any potential impact on the surrounding designated scenic corridor and the visual character of the site, the following requirements shall be met:***
- h. The proposed cell tower shall be camouflaged as a palm tree (a monopalm) as reviewed and approved in the final site plan, shall be located within the lease area.***
 - i. The Camouflaged monopalm shall utilize simulated tree trunk bark, branches, needles to form a natural shape and taper in order to effectively disguise antenna socks.***
 - j. Three field-dug, mature palm trees shall be planted in the immediate vicinity of the proposed monopalm as depicted on the approved site plan.***

- k. ALL existing vegetation especially those belonging to the Yucca family shall be protected from further disturbance during construction.**
 - l. A screen wall made of Concrete Masonry Blocks (CMUs) shall be installed around the perimeter of the lease area to 'completely' screen ALL support equipment and equipment shelter as shown on the approved site plan.**
 - m. The screen wall shall be finished and painted to blend in with the surrounding vista.**
 - n. A color and material pallet shall be required to ensure that the tower and shelter shall be consistent with the proposed improvements depicted on the approved site plan.**
- [Mitigation Measure I-1]**

- XI-1 Noise Mitigation. The "developer" shall submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:**
- e) Exterior construction activities shall be limited between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.**
 - f) Interior construction activities may occur on any day and any time provided they comply with the County noise standards. (SBCC 83.01.080).**
 - g) Construction equipment shall be muffled per manufacturer's specifications.**
 - h) All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.**
- [Mitigation Measure XI-1]**

GENERAL REFERENCES

- Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)
- California Department of Water Resources Bulletin #118 (Critical Regional Aquifers), 1975
- CEQA Guidelines, Appendix G
- California Standard Specifications, July 1992
- County Museum Archaeological Information Center
- County of San Bernardino Development Code, 1998
- County of San Bernardino General Plan, adopted 1989, revised 1998
- County of San Bernardino Hazard Overlay Map FH 27
- County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998
- County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995
- County of San Bernardino, June 2004, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.
- County of San Bernardino Road Planning and Design Standards
- Environmental Impact Report, San Bernardino County General Plan, 1989
- Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map
- South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993

PROJECT SPECIFIC STUDIES:

None.