

SAN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

Exhibit G

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:

Applicant:	Land Use Services Department
Proposal:	General Plan Land Use Zoning District Amendment from Special Development-Residential (SD-RES) to Rural Living (RL) on approximately 660 acres.
Community:	Pioneertown/3 rd Supervisorial District
Location:	Pioneertown Rd. between Monterey Rd. & Skyline Ranch Rd; except the area bounded by Pioneertown, Raw-Hide, Curtis & Tom Mix Rd
JCS:	P200800685

USGS Quad: Yucca Valley North/Landers
T, R, Section: T1N, R5E, S 19, por. 20
Thomas Bros.: P. 4886, H-4, J-4 and J-4
Land Use Zoning: SD-RES
Overlays: FS2
County Quad Maps: FI 20, FI 21

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department
385 North Arrowhead Avenue
San Bernardino, CA 92415-0187

Contact person: Jim Squire, Planner
Phone No: (909) 387-4434

PROJECT DESCRIPTION:

The proposed project is a General Plan Land Use Zoning District Amendment from Special Development Residential (SD-RES) to Rural Living (RL) on approximately 660 acres consisting of approximately 300 parcels. The proposed RL zoning is considerably more restrictive with regards to development potential than the current SD-RES zone. The General Plan Amendment area surrounds Pioneertown in Section 19 and there are approximately 53 acres of Section 20 in the SW ¼, W 1/2. The 30 acre/31 parcel area in downtown Pioneertown will remain zoned SD-RES and is bounded by Tom Mix Road on the west, Rawhide Road on the north, Curtis Road on the east and Pioneertown Road on the south.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The proposed project site surrounds 30 acres in downtown Pioneertown. There are approximately 300 parcels that will be rezoned from SD-RES to RL. Many are developed with single-family residences and outbuildings. The area slopes at a slight grade near the Sawtooth Mountains from south to north.

The area of downtown Pioneertown (zoned SD-RES) is comprised of a series of buildings with a rustic western architecture and dirt roads. The site was constructed in 1947 as a western movie set. The area topography is flat. The land uses within Pioneertown include two restaurant/bars, an ice cream store, photography service, bowling alley, sound stage, several residences, church, motel and a post office. The Pioneertown downtown area is excluded from this General Plan Amendment and will remain SD-RES. Vegetation on the project site and surrounding area is comprised of sage scrub and Mojave Desert scrub.

AREA	EXISTING LAND USE	LAND USE/OVERLAY DISTRICT
Site	A mixture of vacant land and residential uses	SD-RES/FS-2
North	Scattered residential, vacant land	RC, RL/FS-2
South	Scattered residential, vacant land	RC/FS-1
East	Scattered residential, vacant land	RC/FS-2
West	Scattered residential, vacant land	RC, RL/FS-1, FS-2

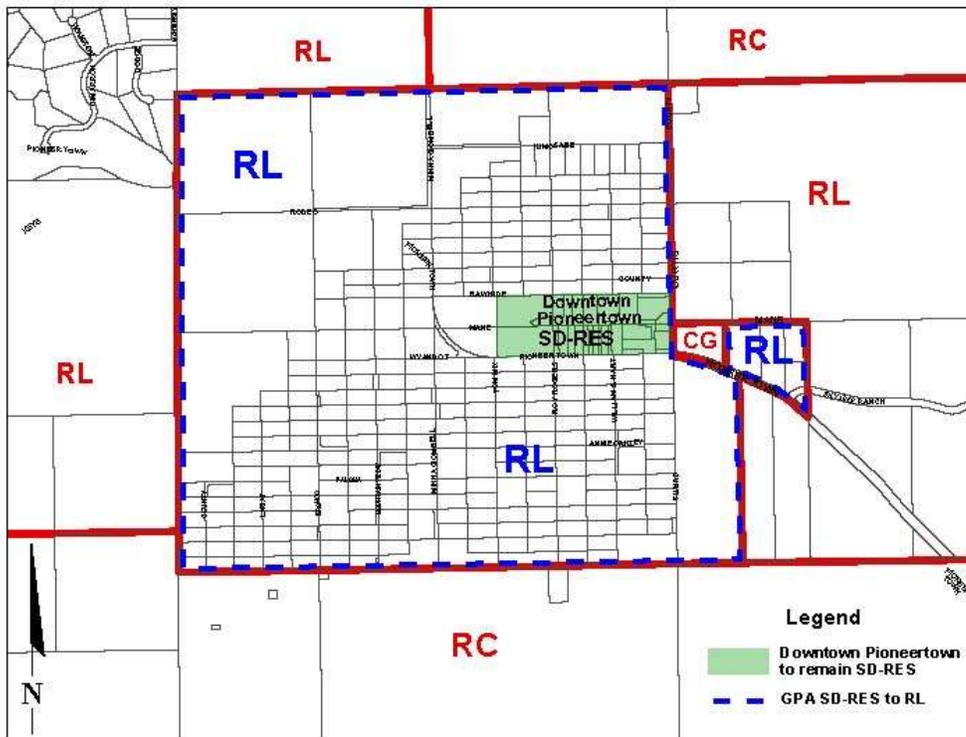
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

NONE

Proposed General Plan Amendment
Existing Land Use District Zoning Map



Proposed Land Use District Zoning Map
General Plan Land Use District Amendment from SD-RES to RL



Project Area with Current Zoning



EVALUATION FORMAT

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Signature: prepared by James M. Squire, Planner

Date

Signature: Terri Rahhal, Planning Director

Date

Issues	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
SUBSTANTIATION (Check <input checked="" type="checkbox"/> if project is located within the view-shed of any Scenic Route listed in the General Plan):				

- I a) Pioneertown Road is a designated scenic corridor from Pipes Canyon Road to the Town of Yucca Valley. The zoning changes in Section 19 and 20 from Special Development-Residential (SD-RES) to Rural Living (RL) will benefit the preservation of the area's natural resources and viewsheds due to the less intensive land uses allowed in the RL zone.
- I b) The proposed rezoning project will not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is proposed to be rezoned from SD-RES to RL. The RL zone has reduced development potential, thereby preserving the area's natural scenic beauty.
- I c) The proposed rezoning project will not substantially degrade the existing visual character or quality of the site and its surroundings, because the zoning change does not affect the viewshed and there will ultimately be reduced development potential.
- I d) The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area, because residential lighting is required to be hooded and down-shielded to protect surrounding properties from any resultant glare. Subsequent projects will comply with the "Glare and Outdoor Lighting" provisions of Chapter 83.07 of the County Development Code.

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

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

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

II a) The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no agricultural uses on the site currently.

- II b) The subject property is currently designated as SD-RES which will convert to a less intensive RL zoning if the proposed project is approved. The proposed use does not conflict with any agricultural land use or Williamson Act land conservation contract.
- II c-d) The subject property does not contain forest land and therefore, this project will not cause rezoning of forest land, timberland or timberland zoned Timberland Production nor will it result in the loss of forest land or conversion of forest land to non-forest use.
- II e) The subject property is designated as SD-RES and the proposed use does not involve other changes in the existing environment that, due to their location or nature, could result in conversion of Prime Farmland, to a non-agricultural use.

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

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) The proposed project would result in the zoning in the 30 acre Pioneertown downtown core remaining as SD-RES while the surrounding approximately 660 acres will become RL. There is no actual construction project involved at this time. Therefore, the project would not conflict with or obstruct implementation of the applicable air quality plan.

- III b) The project would not generate violations of air quality standards or contribute substantially to an existing or projected air quality violation, because no actual development is proposed as part of this project. The proposed project is a rezoning from SD-RES to RL on approximately 660 acres. The project is within the analysis provided in the 2007 General Plan EIR, inclusive of the Statement of Overriding considerations, therein.
- III c) The Pioneertown rezoning will not result in a cumulative net increase of criteria pollution because the rezoning does not involve an actual development project at this time. Development projects that follow may ultimately result in a cumulative net increase of criteria pollution; however, the impacts associated with such potential future development were sufficiently addressed in the County of San Bernardino General Plan (2007) and EIR (2007). Mitigation measures are also discussed in the General Plan and these mitigation measures will be applied on an individual development project basis subsequent to the zoning changes. Air quality was addressed in the 2007 General Plan EIR with a Statement of Overriding Considerations.

The San Bernardino County General Plan contains objectives and policies to moderate effects on air quality, but also calls for an increase in densities on certain parcels, mixed land uses, and a refocus on existing neighborhoods. These policies work to reduce dependence on the private automobile and to reduce vehicle miles traveled. Although these measures will not completely offset effects caused by increased population, they will, nevertheless, result in positive air quality effects, as compared to not complying with the policies. The proposed GPA will result in primarily single-family structures being built which do not require any further project specific CEQA analysis.

- III d) The project will not expose sensitive receptors to substantial pollutant concentrations, because the project is simply a rezoning and there is no proposed construction project. Air quality was addressed in the General Plan EIR (inclusive of the statement of overriding considerations, therein).
- III e) The proposed project involves the rezoning of approximately 660 acres from SD-RES to RL. This will result in a significant reduction in development potential. The project will not create odors affecting a substantial number of people because uses allowed in the RL district are primarily residential which do not typically involve activities that generate objectionable odors any more than that already allowed under the land's current zoning. Subsequent development has been addressed in the 2007 General Plan EIR. Air quality was addressed in the General Plan EIR (inclusive of the Statement of Overriding Considerations, therein).

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

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the				

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

SUBSTANTIATION	(Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database <input checked="" type="checkbox"/>):
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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 no actual development is proposed as part of this project. The proposed project is a rezoning (i.e. Land Use map change only), and does not include any specific development project(s), ground-disturbing activities, or activities that would modify habitat.

The proposed project area has a BLM Category 3 area desert tortoise habitat. The 2007 General Plan EIR included a full evaluation of biological resources. The proposed zoning map change is a map change only with no impact on candidate, sensitive, or special status species. The RL zone provides for much less intensive uses than the SD-RES zone. Single-family residential uses will be the primary permitted use and they are exempt from CEQA review in the absence of special circumstances. Also, these uses are allowed with the current zoning with just a ministerial permit.

IV b) This rezoning (i.e. Land Use map change) 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 no actual development is proposed as part of this project. The proposed rezoning project does not include any specific development project(s), ground-disturbing activities, or activities that would modify riparian habitat or other sensitive natural community. Single-family residential uses will be the primary permitted use and they are exempt from CEQA review in the absence of special circumstances.

IV c) This rezoning 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 there are no identified protected wetlands. Also, no actual development is involved/proposed as part of this

project. The proposed project is a zoning (i.e. Land Use map, SD-RES to RL, approximately 660 acres) change only, and does not include any specific development project(s), ground-disturbing activities, or activities that would affect federally protected wetlands (as defined by Section 404 of the Clean Water Act).

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 no actual development is involved as part of this project. The proposed project is a map change only, and does not include any specific development project(s), ground-disturbing activities, or activities that would affect native/migratory fish, wildlife species or wildlife corridors. The proposed map change project from SD-RES to RL allows for a substantial reduction in potential development. Single-family residential uses will be the primary permitted use and they are exempt from CEQA review in the absence of special circumstances.

IV e) This project will not conflict with any local policies or ordinances protecting biological resources. Desert Native Plant species exist in the project area. Joshua Trees and plants of the Yucca family (among others) exist in the project area and are protected under the Desert Native Plants Act and Chapter 88.01 (Plant Protection and Management) of Division 8 (Resource Management and Conservation) of the San Bernardino County Development Code. No actual development is proposed as part of this project. The proposed project is a Land Use map change only, and does not include any specific development project(s), ground-disturbing activities, or activities that would affect biological resources. Single-family residential uses will be the primary permitted use and they are exempt from CEQA review in the absence of special circumstances.

IV f) This rezoning project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site and the proposed project is a Land Use map change only, and does not include any specific development project(s), ground-disturbing activities, or activities that would modify biological sites. Additionally, the rezoning will provide for a reduced development potential. Therefore, there is less than a significant impact on biological resources with the zoning change.

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

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 cite results of cultural resource review):

- V a) This project will not cause a substantial adverse change in the significance of a historical resource, because the proposed project is a Land Use map change only, and does not include any specific development project(s), ground-disturbing activities, or activities that would modify archeological or paleontological sites. Therefore, there is less than a significant impact on cultural resources with the zoning change.
- V b) This project will not cause a substantial adverse change to an archaeological resource, because the proposed project is a Land Use map change only, and does not include any specific development project(s), ground-disturbing activities, or activities that would modify archeological sites. Therefore, there is less than a significant impact on cultural resources.
- V c) This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because the proposed project is a Land Use map change only, and does not include any specific development project(s), ground-disturbing activities, or activities that would modify paleontological or geologic sites. Therefore, there is less than a significant impact on paleontological and geologic sites.
- V d) This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burial grounds are identified on this project site. Standard County mitigation would be applied with a project specific site subsequent to the rezoning effort. Therefore, there is a less than significant impact on any potential burial grounds.

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

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
VI. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- VI a) (i-iv) The proposed project is not within any Geologic Hazards (GH) Overlay area. 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 the project is only a change to the General Plan/Zoning map designation. The soils in the area consist generally of sandy loam with intermittent gravel. Projects subsequent to this rezoning project will be reviewed and approved by County Building and Safety with appropriate seismic construction standards, including required setbacks from known and/or suspected fault lines.
- VI b) The project will not result in substantial soil erosion or the loss of topsoil, because the proposed project is a rezoning. This project is only a change to the General Plan/zoning map designation. When required by the Development Code, erosion control plans will be submitted, approved and implemented for subsequent development projects.
- VI c) The project is identified as not 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 proposed project consists of rezoning, and does not include a development proposal. Where potential geologic issues are identified as part of future development proposals, a geology report will be required to be reviewed and approved by the County Building and Safety Geologist, who will require implementation of appropriate mitigation measures, (if any are required).
- VI d) The proposed project is a rezoning and there is no specific development project at this time. If necessary, a subsequent project submittal will be reviewed by the County Geologist. He will review for expansive soils by requiring soils reports when a subsequent project for development and/or building permit is submitted to the County.
- VI e) The area has soils capable of supporting septic tanks because the area, in general, is serviced by septic tanks that have met the soil percolation standards of the Division of Environmental Health Services.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII GREENHOUSE GAS EMISSIONS - Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

VII a-b) The proposed zoning map change is a map change only and will have no impact relative to greenhouse gases. When required by the Development Code, individual projects that might have an impact on greenhouse gases will be evaluated separately, and mitigations measures will be required for those projects at the time of development.

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

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

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| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- VIII a) The proposed rezoning 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 proposed project is only a rezoning with no specific development project involved at this time. If such uses of hazardous materials 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 additional land use review.
- VIII b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because the project is a rezoning with no specific project involved at this time. Future proposed uses or construction activity that might use hazardous materials would be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. In addition, the rezoning is to a Rural Living (RL) Land Use Zoning District which does not allow uses that would have regulated amounts of hazardous materials.
- VIII c) The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project is a rezoning only and hazardous materials are not involved.
- VIII d) The project site is not included on a list of hazardous materials sites.
- VIII e) The project site is not within the vicinity, nor within an approach/departure flight path of a public airport.
- VIII f) The project site is not within the vicinity, nor within an approach/departure flight path of a private airstrip. The Twentynine Palms Marine Corps Air Base is four to five miles to the east of Pioneertown and training is located approximately 2.5 miles from the project area. The training occurs in a federally designated Special Use Airspace (SUA).
- VIII g) The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project is a rezoning only with no specific development project involved at this time. The RL zone compared to the SD-RES zone would

provide for a generally less dense population and less traffic thereby actually improving emergency response time and emergency evacuation.

VIII h) The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because there is no specific development project involved. Fire Safety Zone 2 is an overlay on the site. Subsequent development project proposals are required to comply with San Bernardino County Development Code safety standards and Fire Safety Zone Overlay standards.

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

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

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| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: (Check if project is located in the Flood Hazard Overlay District):

- IX a) The project will not violate any water quality standards or waste discharge requirements, because the project is a rezoning, and as such, involves no waste water disposal, but rather involves only a change to the Land Use Map. The project areas are serviced by water wells and septic systems. Future development projects will be subject to Regional Water Quality Control Board policies, rules, and regulations and the Division of Environmental Health Services standards.
- IX b) 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 is a rezoning, and as such, involves no water use. The change in zoning from SD-RES to RL will ultimately reduce water needs due to reduced development potential. Each subsequent development project will be required to prove adequate water availability.
- IX c) 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 does not propose any alteration to a drainage pattern, stream or river.
- IX d) The rezoning 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 does not propose any alteration to a drainage pattern, stream or river. Future development projects will be reviewed by County Land Development Engineering where project drainage features and all necessary drainage improvements both on- and off-site will be required for the construction of the project subsequent to the proposed rezoning.
- IX e) The project will not 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 because the project is a rezoning, and as such, this project involves no storm water drainage; but rather only a change to the Land Use map. County Land Development Engineering will review future proposed development-project drainage and will determine whether the proposed systems are adequate to handle anticipated flows. All necessary drainage improvements both on- and off-site will be required for the construction of any project. There will be adequate capacity in the local and regional drainage systems so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of storm water flows originating from outside the project area.
- IX f) The project will not otherwise substantially degrade water quality, because the project is a rezoning only, and as such, the rezoning project involves no waste water disposal; but rather involves only a change to the Land Use map.
- IX g) 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 the project is a rezoning only, and involves no development proposal. All future projects will

be reviewed by County Land Development Engineering for flood hazards. This project is in a FEMA Zone D which indicates the area has not been reviewed for flood hazards.

- IX h) The project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows because the proposed project is a rezoning, and includes no development proposal. This project is not within a flood hazard review area (FEMA zone D, no review has occurred).
- IX i) The proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation.
- IX j) The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the proposed 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.

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

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

SUBSTANTIATION

- X a) The project will not physically divide an established community, because the rezoning project is a logical and orderly extension of the planned land uses and development that are established within the project area and surrounding area. The surrounding area is zoned primarily Rural Living (RL), and Rural Conservation (RC).
- X b) The rezoning 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, General Plan and General Plan EIR. The project complies with all hazard protection, resource preservation and land use modifying Overlay regulations. The RL zoning will be less intensive than the current SD-RES zoning and will better serve general conservation and a rural lifestyle.

- X c) The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there are no habitat conservation plan(s) or natural community conservation plan(s) adopted for the project area. The area proposed to be zoned RL will be compatible with the surrounding zoning which consists primarily of RC and RL.

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

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
XI. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- XI a) 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 in that the area is not within an MRZ overlay.
- XI b) 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 designated on the General Plan for the project area.

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

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. NOISE - Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 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 or is subject to severe noise levels according to the General Plan Noise Element):

- XII a) This project will not expose persons to or generate noise levels in excess of standards established in the general plan or noise ordinance, or applicable standards of other agencies. The proposed project is a rezoning, and no development is proposed as part of this proposal. Any or all future development projects will be required to comply with the noise policies and standards of the County General Plan and Development Code. There is a Special Use Airspace (SUA) designation approximately 2.5 miles from the project area that permits the Twentynine Palms Marine Corps Air Base to train at full capacity. The attendant training noise is permitted per the SUA designation.
- XII b) The project will not create exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels, because the project is a rezoning only, and no development is proposed as part of this proposal. Any future development projects will be required to comply with the noise policies and standards of the County General Plan and Development Code.
- XII c) The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project because the project is a rezoning only, and no development is proposed as part of this proposal. Any future development projects will be required to comply with the noise policies and standards of the County General Plan and Development Code. There is a Special Use Airspace (SUA) designation in the area that permits the Twentynine Palms Marine Corps Air Base to train at full capacity. The attendant training noise is permitted per the SUA designation.
- XI d) The project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing or allowed without the project, because the proposed project is a rezoning only, and no development is proposed as part of this proposal. Any future development projects will be required to comply with the noise policies and standards of the County General Plan and Development Code.
- XII e) The proposed project is not located within an airport land use plan area or within two miles of a public use airport.
- XII f) The proposed project is not within the vicinity of a private airstrip. There is a Special Use Airspace (SUA) designation in the area that permits the Twentynine Palms Marine Corps Air Base to provide training at full capacity. The attendant training noise is permitted per the SUA designation.

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

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIII. POPULATION AND HOUSING - Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

- XIII a) The project will not induce substantial population growth in the project area either directly or indirectly. The current SD-RES zoning allows a mixture of commercial and residential uses. The SD-RES zoning will be replaced with RL zoning which will ultimately be a much less intensive land use zone because the allowed density is a maximum of 1 dwelling unit to 2.5 acres.
- XIII b) The proposed project will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished as a result of this proposal.
- XIII c) The proposed project will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere because the project will not displace any existing housing or existing residents.

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

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

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

SUBSTANTIATION

XIV a) The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. The changing of the Land Use map from SD-RES to RL will reduce the development potential substantially and therefore does not necessitate the construction of government facilities, nor is there a need to increase any public services.

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

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XV. RECREATION

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

SUBSTANTIATION

XV a) 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 is a rezoning designation of the General Plan map. The changing of the map from SD-RES to RL will reduce the development potential substantially, and therefore, the project will not generate a significant number of new residential units, nor a significant associated population.

XV b) This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The changing of the Land Use map from SD-RES to RL will reduce the development potential substantially, and therefore, the project will not generate a significant number of new recreational needs.

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

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

SUBSTANTIATION

XVI a) The project will not cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system because the project is a General Plan (i.e., Land Use Map) change only, and does not include any development. Potential future development within the boundaries of the General Plan Amendment may require traffic analysis at a later point to determine any potential increases to vehicle trips, volume-to-capacity ratios, and/or intersection congestion. The change from SD-RES to RL zoning will result in a substantial reduction in development potential and traffic. The current level of commercial uses can expand in response to market forces within the 30 acres of SD-RES zoning in the core of Pioneertown. The RL zoning area is expected to grow slowly due to a limited water supply. There is currently a water meter moratorium in the project area but other water sources are being discussed. The population in the project area will continue to utilize the nearby town of Yucca Valley for the majority of commercial needs.

- XVI b) The project will not exceed, either individually or cumulatively, a level of service [LOS] standard established by the county congestion management agency for designated roads or highways, because the project is a rezoning only, and does not include any development. As such, the change to the Land Use map has no effect upon the current level of service standard. Ultimately, the much reduced intensity of the RL zone as compared to the SD-RES zone, in conjunction with the water shortage, will create an overall lower contribution to the average daily trips. Potential future development within the boundaries of the General Plan Amendment may require traffic analysis to determine any potential increases to vehicle trips, volume-to-capacity ratios, and/or intersection congestion. It should be noted that the GPA area contains only approximately 300 parcels, many of which are vacant and cannot be provided with water meters per the moratorium. There are only 126 total water meters in the project area.
- XVI c) 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 significantly increased safety risks. The area is within approximately 2.5 miles of the Twentynine Palms Marine Corps Special Use Airspace. The reduced density provided by the General Plan Amendment zoning change from SD-RES to RL will reduce the probability of homes and people being impacted by any jet or helicopter failure debris. There is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed Land Use map change; and no new air traffic facilities are proposed as part of this map change.
- XV d) The project will not substantially increase hazards due to a design feature or incompatible uses. The change to the Land Use map involves no site specific design features. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- XVI e) The project will not result in inadequate emergency access, because a rezoning does not affect emergency access. The project site is primarily flat terrain and the physical emergency ingress/egress remains intact regardless of the Land Use map change. The RL zoning will help sustain the rural environment and provide a much reduced development density. This fact will also assist in emergency access.
- XVI f) The project will not result in inadequate parking capacity, because the rezoning does not have a specific parking capacity standard. The Rural Living (RL) Land Use District allows only one residential unit per 2.5 acres. Each residential unit requires two parking spaces, which can be easily met on 2.5 acres.
- XVI g) The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because the rezoning does not create or impede the need for alternative transportation. The resulting zoning does not require alternative transportation for a single-family residence on 2.5 acres.

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

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

SUBSTANTIATION

- XVII a) The proposed project does not require any wastewater treatment capacity. Each subsequent development project will be required to demonstrate compliance with wastewater treatment requirements.
- XVII b) The proposed project will not require or result in the construction of new water or wastewater treatment facilities. Each subsequent development project will be required to demonstrate adequate water and wastewater facilities exist and/or are proposed with the development.
- XVII c) The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects. Each subsequent development project will be required to demonstrate that adequate drainage facilities exist and/or are proposed with the development.
- XVII d) The proposed project will not require water but subsequent development project proposals will be required to demonstrate an adequate supply of water. There is currently a water meter moratorium

due to water quality and quantity. Alternative water supplies are being studied. The water issues make the project (SD-RES to RL zoning) even more prudent due to the reduced development potential in conjunction with the water shortage.

- XVII e) The proposed project will not require any wastewater treatment capacity but subsequent development projects will be required to demonstrate adequate wastewater treatment capacity to serve the projected demand.
- XVII f) The proposed project will not require any landfill capacity but subsequent development projects must demonstrate that landfill capacity is available.
- XVII g) The proposed project does not conflict with federal, state, and local statutes and regulations related to solid waste.

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

<i>ISSUES</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorp.</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:				

- | | | | | |
|--|---|---|--|---|
| <ul style="list-style-type: none"> 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? 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)? c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> |
|--|---|---|--|---|

SUBSTANTIATION

- XVIII a) The proposed 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. The change of zoning is a map change only, and includes no activity or land disturbance. Future development projects that would include land disturbance activities may require preparation of biological surveys

and/or (possibly) more extensive evaluation of biological resources, if deemed necessary. The Pioneertown site has mapped recognition of potential paleontological resources that will remain undisturbed by the rezoning project. If any archaeological or paleontological resources are identified during subsequent construction projects, the project activities will be required to stop. All archaeological or paleontological resources would be properly recorded and/or removed for classification of any such finds.

- XVIII b) The project does not have impacts that are individually limited, but cumulatively considerable. The RL zoning is considerably more restrictive with regards to development potential than the SD-RES zone. The existing and/or planned infrastructure in the project areas is sufficient for the planned land uses. The parcels within the project site are either occupied or are capable of absorbing such future allowed land uses without generating any cumulatively significant impacts.
- XVIII c) The rezoning project will not have environmental impacts that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts associated with this General Plan Amendment.

No significant adverse impacts have been identified for the project and no mitigation measures are required.

XIX. 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) **There are no mitigation measures for this General Plan Amendment rezoning project.**

SELF MONITORING MITIGATION MEASURES: (Condition compliance will be verified by existing procedure) Not applicable.

GENERAL REFERENCES

San Bernardino Hazard Maps, F120B, F 121, F121B

CEQA Guidelines

County Museum Archaeological Information Center

County of San Bernardino Development Code, 2007

County of San Bernardino General Plan, 2007

County of San Bernardino Identified Hazardous Materials Waste Sites List

County of San Bernardino, June 2004, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.

County of San Bernardino Road Planning and Design Standards

Environmental Impact Report, San Bernardino County General Plan, 2007

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

Jim Oravets, Division Manager, Engineering, County of San Bernardino

John Martin, Department of Public Works/Flood Control, FEMA Maps