

**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:

APNs:	3064-491-14
Applicant:	Issa Kattan
Community:	Oak Hills
Project No:	P201800019
Staff:	Steven Valdez, Planner
Rep	Landmark Surveyors
Proposal:	A Tentative Parcel Map request to subdivide a five (5) acre lot into two, 2.5 acre lots.

USGS Quad: Baldy Mesa
Lat/Long: 34°42'36.26"N/117°41'36.91"W
T, R, Section: T01S R05W Sec. 38 SW1/4
Community Plan: Oak Hills
LUZD: OH/RL - SFR
Overlays: Biotic and Fire Overlays

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
 Land Use Services Department
 385 N. Arrowhead Avenue, 1st Floor
 San Bernardino, CA 92415-0182

Contact person: Steven Valdez, Planner
Phone No: (909) 387-4421 **Fax No:** (909) 387-3223
E-mail: Steven.Valdez@lus.sbcounty.gov

PROJECT DESCRIPTION:

Summary

The project is a Tentative Parcel Map to subdivide a five (5) acre lot into two (2), 2.5 acre lots. The project lies within the unincorporated portion of the County of San Bernardino, just west of Interstate 15, south of the California Aqueduct and north of the Union Pacific Railroad. The County's General Plan designates the project area as Oak Hills / Rural Living (OH/RL). The site is located within both the Fire Safety and Biotic Resource Overlays.

Surrounding Land Uses and Setting

The project site is undeveloped, as are the adjacent properties to the north and west. The properties to the south and east of the project site are each developed with a single family residences. According to the Preliminary Drainage Study, dated April 5, 2018, the project site slopes to the north at 2.5%. The study indicates there is a flow path entering the project site at the southwest corner and exiting the northerly property line. In addition to the study, a Historical Resource Assessment found that a historic roadway/base existed near/on the property and was buried at some point, after a new road was developed.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Vacant Land	OH/RL – Rural Living
North	Vacant Land	OH/RL – Rural Living
South	Single Family Residences	OH/RL– SFR
East	Vacant	OH/RL – Rural Living
West	Vacant	OH/RL – Rural Living

Initial Study P201800019
Issa and Noha Kattan
*APN: 3064-491-14**
Tentative Parcel Map No. 19911

Project Site Location, Existing Site Land Uses and Conditions

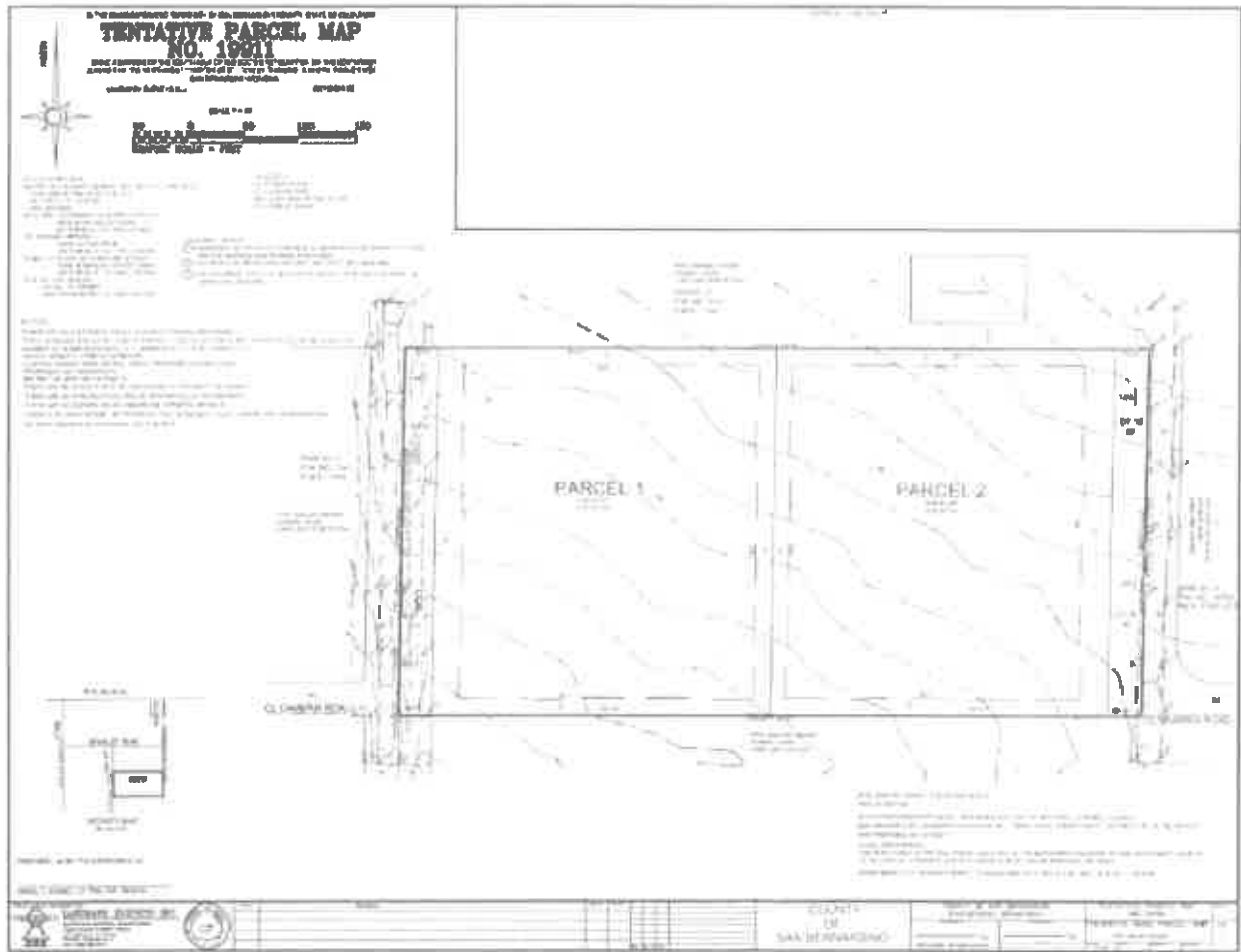
The site consists of one (1) vacant parcel. The project site is basically flat with a slight fall in elevation from the southwest side of the parcel at 3,626 feet above sea level to the northeast edge of the parcel at 3,616 feet above sea level. Several dirt roads exist adjacent to the property – the dirt roads run north/south and east/west and are named roads.



Aerial of Project site.



Photos of Project Site.



Tentative Parcel Map

Exhibit 1: Vicinity Map



Initial Study P201800019
APN: 3064-491-14
Tentative Parcel Map No. 19911

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

(Example: permits, financing approvals, or participation agreements.)

Federal: None

State: None

County: Final Map Approval by Surveyor's Office

Local: None

SUMMARY OF CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

(See Tribal Cultural Resources Section later in this document.)

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

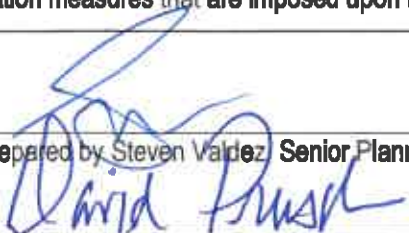
- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Signature (prepared by Steven Valdez, Senior Planner)



12/21/2018
Date

Signature: (David Prusch, Supervising Planner)
 Land Use Services Department/Planning Division

12/21/2018
Date

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

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

- a) **No Impact.** The proposed project is located within an area where surrounding lands are vacant and/or contain single family homes. The proposed project is not located within a Scenic Corridor. The site is also not located in the proximity of a scenic vista. Therefore the project will not have an impact on a scenic vista.
- b) **No Impact.** The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no rock outcroppings or historic buildings on the project site.
- c) **Less Than Significant Impact.** The native vegetation on the project site typically includes locally protected Joshua Trees and a juniper community consisting of California junipers (*Juniperus californica*), rubber brush (*Ericameria nauseosa*), Nevada jointfir (*Ephedra nevadensis*), and brome-grasses (*Bromus sp.*) However, according to the Biological Assessment, the site was recently disturbed thus destroying habitat. Although, there are 2 Joshua Trees on the project site, the proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings given that all newly created parcels will meet the minimum parcel size of 2.5 acres, per Oak Hills/Rural Living (OH/RL) Land Use District Development Standards, allowing ample buildable area without impacting the Joshua Trees A building permits will be required to verify the location of Joshua Trees and any such removal must comply with the County's ordinance regarding tree protection (County Development Code Section 88.01.060)..
- d) **No Impact.** The proposed project does not include the construction of single family home. The parcels will allow for the placement of a single family home in the future, the glare would not create a source of light that is not common to the area.

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

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

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

- a) **No Impact.** The California Department of Conservation, Farmland Mapping and Monitoring Program, is responsible with mapping Prime Farmland, Unique Farmland, Farmland of Statewide Importance, and Farmland of Local Importance (Farmland) across the state. This site is designated as "Other" land (VACANT AND NONAGRICULTURAL LAND SURROUNDED ON ALLSIDES BY URBAN DEVELOPMENT ACRES IS MAPPED AS OTHER LAND). The project would not convert Farmland to non-agricultural use, since the project site is not designated as such.
- b) **No Impact.** The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The proposed project area is not under a Williamson Act contract. There is no impact and no further analysis is warranted.

- c) **No Impact.** The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The proposed project area has never been designated as forest land or timberland because the site is within the valley region which does not contain forested lands.
- d) **No Impact.** The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed project site is within the valley region of the county and does not contain forested lands. There is no impact and no further analysis is warranted.
- e) **No Impact.** The proposed project would 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. The proposed project site is within the valley region of the county, an urbanized area, and does not contain forested lands. There is no impact and no further analysis is warranted.

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

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

SUBSTANTIATION (Discuss conformity with the Mojave Air Quality Management Plan, if applicable):

- a) **No Impact.** The project will not conflict with or obstruct implementation of the *Mojave Desert Air Quality plan*, because the potential uses (residential homes) on the site do not exceed the thresholds established for air quality concerns within the CEQA Air Quality Handbook developed by the Mojave Desert Air Quality Management District and used as a guide by the *Mojave Desert Air Quality Management District*. The increase to traffic is not significant based on the handbook criteria and will not contribute in any substantial way to the degradation of local region air quality.
- b) **No Impact** The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use will not exceed established thresholds of concern as established by the *Mojave Desert Air Quality Management District*.
- c) **No Impact** 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 use will not exceed established thresholds of concern.
- d) **No Impact.** According to the Mojave Desert Air Quality Management District Federal Conformity Guidelines, localized sensitive receptors are: Residences, schools, daycare centers, playgrounds and medical facilities. Projects proposed within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated using significance threshold criteria:
 - Any industrial project within 1000 feet;
 - A distribution center (40 or more trucks per day) within 1000 feet;
 - A major transportation project (50,000 or more vehicles per day) within 1000 feet;
 - A dry cleaner using perchloroethylene within 500 feet;
 - A gasoline dispensing facility within 300 feet.

The proposed project is a sensitive receptor and is not located within 300 feet from a gasoline dispensing station, 500 feet from a dry cleaner using perchloroethylene, or 1,000 feet from any industrial project, distribution center (40 or more trucks per day), or major transportation project. Therefore there will no impact from substantial pollutant concentrations.

- e) **No Impact** The project will not create odors affecting a substantial number of people because there are no identified potential uses that will result in the production of objectionable odors.

Therefore, no significant adverse Impacts are Identified or anticipated and no mitigation measures are required.

<i>Issues</i>	<i>Potential y Significa nt Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significa nt</i>	<i>No Impac t</i>
IV. BIOLOGICAL RESOURCES - Will the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input 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):

- a) **Less than Significant.** A Biological Survey, dated March 15, 2018, has been completed for this project. Conclusions of the survey state that Desert Tortoise and Burrowing Owl do not occupy the project site. In addition, future development activities are not expected to have any impact on any State or Federal listed or State special status plan or animal species. Because the project is also within their historical range, mitigation will be required. Also, while neither Burrowing Owls nor their burrows were found on the site, this species has been observed in the general region, therefore pre-construction surveys for Burrowing Owls will be required.
- b) **Less than Significant.** 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 this project will be conditioned to notify California Department of Fish & Game if a streambed is altered.

- c) **Less than Significant.** 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 this project will be conditioned to notify California Department of Fish & Game if a streambed is altered.
- d) **Less than Significant.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because this project will be conditioned to notify California Department of Fish & Game if a streambed is altered.
- e) **Less than Significant with Mitigation.** The existing native desert vegetation includes two (2) locally protected Joshua Trees. All of the newly created parcels will meet the minimum lot size of 2.5 acres, per Oak Hills/Rural Living (OH/RL) Land Use District Development Standards, allowing ample buildable area and will not impact the Joshua Trees. This project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because all Building Permits require a pre-construction inspection to verify the location of Joshua Trees and any such removal must comply with the County's ordinance regarding tree protection (County Development Code Section 88.01.060), so there should be no impact on this project site.
- f) **No Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

BIOLOGICAL RESOURCES MITIGATION MEASURES:

- E-1 **Preconstruction Survey.** A Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.
- E-2 **Tree Protection.** A Joshua Tree Protected Plant Plan should be prepared for the site and should be submitted under separate cover and contract.

Issues	Potential y Significa nt Impact	Less than Significant with Mitigation Incorporated	Less than Significa nt	No Impact
V. CULTURAL RESOURCES - Will the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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):

a) **Less than Significant with Mitigation Incorporated.** A Cultural Resources Study was performed by CRM Tech for the subject property. CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, contacted Native American representatives, and carried out a systematic field survey. The results of these research procedures indicate that a linear cultural resource had been recorded as lying partially across the property. The Oro Grande Wash-White Road Cutoff, was originally recorded in 1980 in nearby Section 15 of T4N R5W, and the rest of the six-mile alignment was delineated solely on the basis of a 1902 USGS map of the Oak Hills area. The field survey encountered no potential "historical resources" of either prehistoric or historic origin in the project area. A special effort was made to locate any remnants of the Oro Grande Wash-White Road Cutoff (Site 36-004268) or other features that may have been associated with the site in project area, but no evidence of any historic-period road or related features was observed. Some scattered refuse was noted on the ground surface throughout the project area, but all of the items appear to be of modern origin, and none of them retains any historical/archaeological interest. In summary, a small portion of Site 36-004268, the late-19th century Oro Grande Wash-White Road Cutoff, was previously recorded as lying within the project boundaries, but the historic map that was used to establish the course of the road in fact shows it to have traversed further to the south. During the field survey, no evidence of any historic-period road was observed in the project area. No other potential "historical resources" were encountered throughout the various avenues of research. Based on the study, CRM TECH concluded that no "historical resources" exist within or adjacent to the project area.

As such, they are no potential "historical resources," and no further study is recommended. However, CRM Tech recommends that all work be halted or diverted if buried cultural materials are discovered during earth-moving operations associated with the project until a qualified archaeologist can evaluate the nature and significance of the finds

b) **Less than Significant Impact.** A cultural resources study was completed by CRM Tech for the subject property. The field survey produced negative results for potential cultural resources, and no buildings, structures, objects, site, features, or artifact deposits of prehistoric or historical origin were encountered on the property. Therefore the project will not cause a substantial adverse change in the significance of an archeological resource, because no resources have been identified on the site.

c) **Less than Significant Impact.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no resources have been identified on the site. To further reduce the potential for

impacts, a condition shall be added to the project which requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.

- d) **Less than Significant Impact.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are identified on this project site. If any human remains are discovered, during construction of this project, the developer is required to contact the County Coroner, the South Central Coastal Information Center at Cal State University – Fullerton for determination of appropriate mitigation measures and a Native American representative, if the remains are determined to be of Native American origin.

CULTURAL RESOURCES MITIGATION MEASURES:

The late-19th century Oro Grande Wash-White Road Cutoff, was previously recorded as lying within the project boundaries. This historic resource was reviewed by means of a Cultural Study and determined to be located south of the property. Although the Cultural Study did not require additional analysis, the San Manuel Band of Mission Indians (See Attached Letter) recommended the following mitigation be placed in the Tribal Cultural Resources Section and Cultural Resources Section:

- AB-1** Phase I Survey. Due to the cultural sensitivity of the proposed project area, an extended Phase I survey (archaeological testing) shall be conducted for the proposed project area prior to any and all ground-disturbing activity, which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation, etc. Archaeological testing shall be conducted across the entirety of the 5-acre project area down to at least 3-ft, with a sample size of at least 25% of this area of concern dug and dry-sifted through 1/8-inch mesh screens. This will be conducted via the employ of a number of subsurface investigative methods, including shovel test probes, remote sensing, and/or deep testing via controlled units or trenching of appropriate landscapes. Should any cultural resource findings occur during the excavation of a trench/hole/pit, work will be stopped, the resource(s) will be properly recorded, and the trench/hole/pit will be immediately backfilled. No deeper disturbance within that trench/hole/pit shall occur and there will be no collection of any resources.

The Applicant shall retain an archaeologist that meets Secretary of Interior (Sol) qualifications and who has 3 years of regional experience in archaeology to draft the testing plan. The testing plan will be reflective of the adopted mitigation measures for the project, which includes information regarding treatment and disposition of any discoveries, and will be submitted to the Lead Agency for dissemination to the San Manuel Band of Mission Indians (SMBMI) Cultural Resources Department. The Lead Agency and SMBMI must approve the testing plan prior to any archaeological investigation and be implemented by the above-mentioned archaeologist. The results of this effort will be reported to the Lead Agency, Applicant, and SMBMI in the form of a testing report.

- AB-2** Archeological Testing. Representatives from the SMBMI Cultural Resources Department, the archaeologist/Applicant, and the Lead Agency shall confer regarding the results of archaeological testing. Should the results of the testing be negative for any pre-contact resources, the SMBMI Cultural Resources Department will provide appropriate measures to contact the Tribe in case of any inadvertent discovery during project implementation, but will otherwise have no further comments for the project. Should the results of the testing be positive for any pre-contact resource(s), a treatment plan that is reflective of the project's mitigation measures shall be prepared, reviewed, and adopted by all Parties, and then implemented to protect the identified resources from damage and destruction.

The treatment plan shall contain a research design to evaluate the resource(s) for significance under CEQA criteria. This research design will acknowledge the necessity of gathering information from the SMBMI Cultural Resources Department, to include historical information, ethnographic information, culturally-appropriate treatment, etc., about the resource(s) and also acknowledge the necessity of providing gathered historical

Information regarding the resource(s) to the SMBMI Cultural Resources Department for Tribe's use during analysis of the resource(s) as a Tribal Cultural Resource (TCR).

C-1 Discovery of Human Remains. Should any human remains be encountered during testing, work will immediately stop and the Lead Agency and the landowner shall immediately contact the San Bernardino County Coroner and the SMBMI Cultural Resources Department. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of receiving notification from the landowner or the NAHC, as required by California Public Resources Code § 5097.98. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity", as that term is used in the applicable statutes, and the MLD shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects.

Reburial of human remains and/or funerary objects shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects, as well as ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties.

The term "human remains" encompasses more than human bones because some local Tribes' traditions periodically necessitated the ceremonial burning of human remains and funerary objects. Funerary objects are those artifacts associated with any human remains or funerary rites. These items, and other funerary remnants and their ashes, are to be treated in the same manner as human bone fragments or bones that remain intact.

It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

<i>Issues</i>	<i>Potential y Significa nt Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significa nt</i>	<i>No Impac t</i>
VI. GEOLOGY AND SOILS - Will the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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 District):

- a) **No Impact.** (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.
- b) **Less than significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil because no development is proposed at this time.
- c) **No Impact.** 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.
- d) **No Impact.** The project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils.
- e) **No Impact.** The County Environmental Health Services Department will require a percolation test prior to septic system installation. Therefore, impacts from this issue will not be significant.

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

SUBSTANTIATION:

- a) **Less than Significant Impact.** The County's Greenhouse Gas Emissions Reduction Plan (GHG Plan) was adopted on December 6, 2011 and became effective on January 6, 2012. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The plan is consistent with AB 32 and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

In 2007, the California State Legislature adopted Senate Bill 97 (SB97) requiring that the CEQA Guidelines be amended to include provisions addressing the effects and mitigation of GHG emissions. New CEQA Guidelines have been adopted that require: inclusion of a GHG analyses in CEQA documents; quantification of GHG emissions; a determination of significance for GHG emissions; and, adoption of feasible mitigation to address significant impacts. The CEQA Guidelines [Cal. Code of Regulations Section 15083.5 (b)] also provide that the environmental analysis of specific projects may be tiered from a programmatic GHG plan that substantially lessens the cumulative effect of GHG emissions. If a public agency adopts such a programmatic GHG Plan, the environmental review of subsequent projects may be streamlined. A project's incremental contribution of GHG emissions will not be considered cumulatively significant if the project is consistent with the adopted GHG plan.

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new development is required to quantify the project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is used to identify and mitigate project emissions. A subdivision will not generate any MTCO_{2e} and the future construction of two single family homes will not exceed 3,000 MTCO_{2e} per year based on the averages provided by the State Air Resources Board.

- b) **Less than Significant Impact.** The proposed project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. In January of 2012, the County of San Bernardino adopted a Greenhouse Gas Emissions Reduction Plan (GHG Plan). The proposed project is consistent with the GHG Plan. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.

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 Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VIII HAZARDS AND HAZARDOUS MATERIALS - Will the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, will it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, will the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **No Impact.** 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 no use approved on the site is anticipated to be involved in such activities. 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 additional land use review.
- b) **No Impact.** 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 any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- c) **No Impact.** 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 does not propose the

use of hazardous materials and all existing and proposed schools are more than one-quarter mile away from the project site.

- d) **No Impact.** The project site is not included on a list of hazardous materials sites.
- e) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a public airport.
- f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from two or more directions.
- h) **No Impact.** Prior to any construction occurring on any parcel, the applicant shall contact the County Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. The project site is in the Fire Safety Overlay. The requirements of the overlay district are designed to reduce fire hazard risk to below a level of significance.

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

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

SUBSTANTIATION:

- a) **No Impact.** The project will not violate any water quality standards or waste discharge requirements because the on-site septic systems must be approved by the County Environmental Health Services based on requirements by the Lahontan Region Water Quality Control Board..
- 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 is served by Baldy Mesa Water District, which has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of this project.

- c) **Less than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, because the project does not propose any alteration to a drainage pattern, stream or river. The following CDP notes will be required as part of the Conditions of Approval for this project:
- a) Any natural drainage course traversing the site shall not be occupied, obstructed or disturbed without prior approval of the Land Development Engineering Division of the Public Works Department.
 - b) California Department of Fish and Game must be notified if the drainage course of any streambed on this property is to be altered or encroached.

- d) **Less than Significant Impact.** The project will not substantially alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site because the project does not propose any alteration to a drainage pattern, stream or river. The following CDP notes will be required as part of the Conditions of Approval for this project:
- a) Any natural drainage course traversing the site shall not be occupied, obstructed or disturbed without prior approval of the Land Development Division of the Land Use Services Department.

California Department of Fish and Game must be notified if the drainage course of any streambed on this property is to be altered or encroached.

- e) **No Impact.** The future development of two single-family residences will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems because the drainage of the residences will be handled by the natural drainage courses on the property. County Public Works has reviewed the proposed project drainage and has determined that the existing and proposed systems are adequate to handle anticipated flows. 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 or altered by the project.
- f) **No Impact.** The project will not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures will be required and implemented when the site is developed, although no development is proposed at this time.
- g) **No Impact.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map because the project is not designated as being in a flood hazard area. This project is not located within a Flood Area. All future construction must meet the requirements from the County Public Works, Land Development Division (Roads/Drainage).
- h) **No Impact.** The project would not place structures within a 100-year flood hazard area which would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area and any area identified as being potentially affected by a 100-year storm. The structures would be subject to a flood hazard review and would be required to be elevated a minimum of one foot above the base flood elevation.
- i) **No Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation.
- j) **No Impact.** The project 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.

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

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

- a) **No Impact.** The project is a logical and orderly extension of the established land uses within the surrounding area and will not physically divide an established community. The proposed subdivision will create residential parcels that conform to the existing Oak Hills/Rural Living (OH/RL) land use district, which allows a single-family residence on a minimum 2.5-acre lot.
- b) **No Impact.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect because the project is consistent with all applicable land use policies and regulations of the County Code and General Plan. The project complies with all hazard protection, resource preservation, and land-use-modifying Overlay District regulations.
- c) **No Impact.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

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

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

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

- a) **No Impact.** The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site.
- b) **No Impact.** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site

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

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

- a) **No Impact.** The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because the project has been conditioned to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the proposed uses.
- b) **No Impact.** The project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels, because the project has been conditioned to comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by the proposed uses.
- c) **No. Impact.** 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 has been conditioned to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the project.
- d) **Less than Significant impact.** The project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project because no development is proposed at this time.
- e) **No Impact.** The project is not located within an airport land-use plan area or within 2 miles of a public/public use airport.
- f) **No Impact.** The proposed project area is not located within the vicinity of a private airstrip.

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

	<i>Issues</i>	<i>Potential y Significa nt Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significa nt</i>	<i>No Impac t</i>
XIII.	POPULATION AND HOUSING - Will the project:				
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
<i>SUBSTANTIATION:</i>					

- a) **Less than Significant Impact.** The project will not induce substantial population growth in the area either directly or indirectly. The proposed subdivision of one parcel into two parcels will generate approximately two new single family homes and allowed accessory structures at final build-out.
- b,c) **No Impact.** The proposed project would not displace substantial existing housing or people, necessitating the construction of replacement housing elsewhere because the property is currently vacant.

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 Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XIV. PUBLIC SERVICES

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

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

- a) **Less than Significant Impact.** The proposed project will not result in substantially 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. Future development on the proposed parcels should increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this project.

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

<i>Issues</i>	<i>Potential y Significa nt Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significa nt</i>	<i>No Impac t</i>
XV. RECREATION				
a) Will the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

- a) **Less than Significant Impact.** This project is located approximately 2.2 miles from the nearest park (Malibu Park), and 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. Furthermore, the subdivision will only lead to the addition of approximately ten people to the area and will not generate any impacts to nearby parks or recreational facilities. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.
- b) **Less than Significant Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities because the project does not result in an increased demand for recreational facilities. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.

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

<i>Issues</i>	<i>Potential y Significan t Impact</i>	<i>Less than Significant with Mitigation Incorporate d</i>	<i>Less than Significan t</i>	<i>No Impact</i>
XVI. TRANSPORTATION/TRAFFIC – Will 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 and greenways, pedestrian and bicycle paths, and mass transit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The future development of 2 parcels will not cause a substantial increase in traffic. Local roads are currently operating at a level of service at or above the standard established by the County General Plan. The property is located within the Oak Hills- Zone A Local Area Transportation Facilities Fee Plan. Developers of future residences will be required to contribute to that plan before building permits are issued.
- b) **No Impact.** 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, as required by the County General Plan. The project will comply with the ITE Manual trip generation numbers for single family homes.
- c) **No Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, because there are no airports in the vicinity of the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed use.

- d) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- e) **No Impact.** The project will not result in inadequate emergency access because there are a minimum of two access points.
- f) **No Impact.** The project will not result in inadequate parking capacity because the project will meet the parking standards established by the County Development Code at the time development is proposed.
- g) **No Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks) because this is a minor subdivision to create 2 parcels for residential purposes only, therefore this project will have no impact on alternative methods of transportation.

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 Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVII. TRIBAL CULTURAL RESOURCES - Will the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is?				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: Archaeological Assessment - CRM TECH

- a) In June and July 2018, CRM TECH performed a Phase I Archaeological Assessment at the project site and within a one mile radius of the site. CRM TECH conducted a cultural resources records search, historical background research, Native American consultation, and an intensive-field survey. The Native American group living closest to the project location in recent centuries were the Serrano, whose traditional territory is centered in the nearby San Bernardino Mountains but also includes portions of the San Bernardino Valley and the southern rim of the Mojave Desert. On June 18, 2018, CRM TECH archaeologist Ben Kerridge completed the records search at the South Central Coastal Information Center (SCCIC), California State University, Fullerton, which is the State of California's official cultural resource records repository for the County of San Bernardino. During the records search, Kerridge examined maps and records on file at the SCCIC for previously identified cultural resources and existing cultural resources reports within a one-mile radius of the project area. Within a one-mile radius, there were more than 20 previous studies on various tracts of land and linear features. The search indicated that almost half of the land within the scope of the project had been surveyed, which resulted in the identification of 29 historical/archaeological sites and 7 isolates (localities with fewer than three artifacts) within the one-mile radius. One of the sites and one of the isolates were of Native American origin. The site, 36-004266, consisted of a sparse lithic scatter with a metavolcanic core, a jasper secondary flake, and a quartzite secondary flake. The isolate, a tested quartzite, was recorded nearly a mile to the southeast of the project area, and the isolate was found roughly the same distance to the northeast. The other sites and isolates all dated to the historic period and included a number of roads, power transmission lines, residential buildings or homesteads, scattered refuse items, and the historic Mormon Trail, which once ran a few hundred feet to the west of the project area. None of the sites or isolates were found in the immediate vicinity of the project area and therefore no substantially adverse change in the significant of tribal cultural resources would be impacted from the proposed two lot subdivision.
- i) The property is not listed in the California Register of Historical Resources, or any local register.

- ii) **The vacant property is not associated with a significant event, associated with an important person of the past, embody a distinctive characteristic, and is not likely to yield information important in prehistory or history. A historical records search by the South Central Coastal Information Center indicates that in 1902 there was no visible development within the project area and there was only eight roads and two buildings within the project area. However, the property once contained a portion of a historic road known as the Oro-Grande Wash – White Road Cutoff. The road was abandoned and covered with brush and is no longer visible. According to a Phase 1 Archeological Assessment prepared by CRM Tech, a special effort was made to locate any remnants of the Oro Grande Wash-White Road Cutoff (Site 36-004268) or other features that may have been associated with the site in project area, but no evidence of any historic-period road or related features was observed. Some scattered refuse was noted on the ground surface throughout the project area, but all of the items appear to be of modern origin, and none of them retains any historical/archaeological interest. Although there was no evidence that the road exists on the subject property, a mitigation measure was incorporated that will require further exploration on the property.**

There are potentially significant impacts anticipated and mitigation measures are proposed to mitigate the potential impacts.

TRIBAL CULTURAL RESOURCES MITIGATION MEASURES:

- II-1 **Phase 1 Survey.** Due to the cultural sensitivity of the proposed project area, an extended Phase I survey (archaeological testing) shall be conducted for the proposed project area prior to any and all ground-disturbing activity, which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation, etc. Archaeological testing shall be conducted across the entirety of the 5-acre project area down to at least 3-ft, with a sample size of at least 25% of this area of concern dug and dry-sifted through 1/8-inch mesh screens. This will be conducted via the employ of a number of subsurface investigative methods, including shovel test probes, remote sensing, and/or deep testing via controlled units or trenching of appropriate landscapes. Should any cultural resource findings occur during the excavation of a trench/hole/pit, work will be stopped, the resource(s) will be properly recorded, and the trench/hole/pit will be immediately backfilled. No deeper disturbance within that trench/hole/pit shall occur and there will be no collection of any resources.

The Applicant shall retain an archaeologist that meets Secretary of Interior (SoI) qualifications and who has 3 years of regional experience in archaeology to draft the testing plan. The testing plan will be reflective of the adopted mitigation measures for the project, which includes information regarding treatment and disposition of any discoveries, and will be submitted to the Lead Agency for dissemination to the San Manuel Band of Mission Indians (SMBMI) Cultural Resources Department. The Lead Agency and SMBMI must approve the testing plan prior to any archaeological investigation and be implemented by the above-mentioned archaeologist. The results of this effort will be reported to the Lead Agency, Applicant, and SMBMI in the form of a testing report.

- II-2 **Archeological Testing.** Representatives from the SMBMI Cultural Resources Department, the archaeologist/Applicant, and the Lead Agency shall confer regarding the results of archaeological testing. Should the results of the testing be negative for any pre-contact resources, the SMBMI Cultural Resources Department will provide appropriate measures to contact the Tribe in case of any inadvertent discovery during project implementation, but will otherwise have no further comments for the project. Should the results of the testing be positive for any pre-contact resource(s), a treatment plan that is reflective of the project's mitigation measures shall be prepared, reviewed, and adopted by all Parties, and then implemented to protect the identified resources from damage and destruction.

The treatment plan shall contain a research design to evaluate the resource(s) for significance under CEQA criteria. This research design will acknowledge the necessity of gathering information from the SMBMI Cultural Resources Department, to include historical information, ethnographic information, culturally-appropriate

treatment, etc., about the resource(s) and also acknowledge the necessity of providing gathered historical information regarding the resource(s) to the SMBMI Cultural Resources Department for Tribe's use during analysis of the resource(s) as a Tribal Cultural Resource (TCR).

Avoidance and preservation in place shall be the preferred treatment for all pre-contact resources. Should the resource(s) not be a candidate for avoidance or preservation in place, the treatment plan shall include a resource-specific mitigation plan. Should the mitigation plan include archaeological data recovery, the aforementioned research design will include a recovery plan that details fieldwork and sampling procedures appropriate to ascertain the boundaries, nature, and content of the resource in accordance with current, professional archaeological best practices exhausts the research potential of the resource in accordance with current professional archaeology standards. Additionally, should the mitigation plan include archaeological data recovery and the removal of cultural resources (artifacts, ecofacts, features, etc.) from their original provenience, there shall be a section within the plan regarding resource processing, analysis, curation, and reporting protocols and obligations.

Should the mitigation plan include archaeological data recovery, artifacts shall then be reburied, on site, in a location that will be protected from future disturbance. A fully executed reburial agreement shall be developed with SMBMI. This agreement shall include measures and provisions to protect the future reburial area from any future impacts (via a vis project plans, conservation/preservation easements, deed riders, etc.). Reburial shall occur after, but not to exceed sixty (60) days after, all ground-disturbing activities associated with the Project have been completed.

Should it occur that avoidance, preservation in place, or on-site reburial are not an option for some or all artifacts, SMBMI requests that the landowner relinquish all ownership and rights to this material and consult with the Tribes to identify an American Association of Museums (AAM)-accredited facility within San Bernardino County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. The Applicant shall provide the resource(s) to the aforementioned, identified curation facility within sixty (60) days of project completion.

All draft plans and reports regarding discovery, treatment, significance, disposition, etc. of the resource(s) shall be submitted to the Lead Agency and the SMBMI Cultural Resources Department for review and approval. All final reports are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI Cultural Resources Department.

- II-3 **DISCOVERY OF HUMAN REMAINS.** Should any human remains be encountered during testing, work will immediately stop and the Lead Agency and the landowner shall immediately contact the San Bernardino County Coroner and the SMBMI Cultural Resources Department. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of receiving notification from the landowner or the NAHC, as required by California Public Resources Code § 5097.98. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity", as that term is used in the applicable statutes, and the MLD shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects.

Reburial of human remains and/or funerary objects shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects, as well as ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties.

The term "human remains" encompasses more than human bones because some local Tribes' traditions periodically necessitated the ceremonial burning of human remains and funerary objects. Funerary objects are those artifacts associated with any human remains or funerary rites. These items, and other funerary remnants and their ashes, are to be treated in the same manner as human bone fragments or bones that remain intact.

It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Issues	Potential y Significa nt Impact	Less than Significant with Mitigation Incorporated	Less than Significa nt	No Impac t
XVIII. UTILITIES AND SERVICE SYSTEMS - Will the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded, entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

- a) **No Impact.** The proposed project does not include the construction of new single family homes and therefore will not exceed wastewater treatment requirements of the Regional Water Quality Control Board, *Lahontan* Region, as determined by County Public Health – Environmental Health Services.
- b) **No Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. There is no wastewater treatment provider serving the project area. On-site septic systems will serve future residences. These septic systems must be approved by the County Environmental Health Services based on requirements by the Lahontan Region Water Quality Control Board; therefore there will be no impact in this area.
- c) **No Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects, as County Public Works has determined that on-site drainage is sufficient to absorb any additional storm water drainage caused by the project. All future residential construction must meet the requirements from the County Public Works, Land Development Division (Roads/Drainage).
- d) **No Impact.** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, as CSA Zone 70 Water District has given assurance that it has adequate water service capacity to serve the projected demand for the project, in addition to the provider's existing commitments

- e) **No Impact.** There is no wastewater treatment provider serving the project area. The on-site septic systems will serve future residences. These septic systems must be approved by the County Environmental Health Services based on requirements by the Lahontan Region Water Quality Control Board.
- f) **No Impact.** The proposed project is served by the Victorville landfill, which has sufficient permitted capacity to accommodate the proposed project's future solid waste disposal needs
- g) **No Impact.** The proposed project is required to comply 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>Potential y Significa nt Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significa nt</i>	<i>No Impac t</i>
XIV. 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 would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The project does not appear to have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population 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.

There are no identified historic or prehistoric resources identified on this site. No archaeological or paleontological resources have been identified in the project area.

The existing native desert vegetation includes approximately 40 locally protected Joshua Trees. The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings because all the newly created parcels will meet the minimum parcel size of 2.5 acres, per Oak Hills/Rural Living (OH/RL) Land Use District Development Standards, allowing ample buildable area without significantly impacting the Joshua Trees. All building permits require a pre-construction inspection to verify the location of Joshua Trees and any such removal must comply with the County's ordinance regarding tree protection (County Development Code Section 88.01.060), so there will be no impact on this project site. However, the following mitigation measure is recommended: A Joshua Tree Protected Plant Plan should be prepared for the site and should be submitted under spate cover and contract.

A Biological Survey dated July 3, 2018 has been completed for this project. Conclusions of the survey state that both Desert Tortoise and Burrowing Owl do not occupy the project site. However, a habitat assessment was performed for the Mohave ground squirrel and found that the Mohave ground squirrel have been documented within approximately three miles northeast of the property. Although the site does not support any desert tortoises and burrowing owls do not inhabit the site or are expected to be impacted given the absence of any suitable burrows, the following mitigation measures are recommended: A pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-

related ground disturbance. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

- b) **Less than Significant Impact.** The project does not have impacts that are individually limited, but cumulatively considerable. The sites of projects 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 either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts. .
- c) **No Impact.** The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of other sources or by other agencies.

No increases to traffic, emissions and noise will be created from the two lot subdivision. However, future development on both lots will have minimal impact to traffic, emission and noise, which have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further insure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

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

Initial Study P201800019
APN: 3064-491-14
Tentative Parcel Map No. 19911

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Pre- and Post-Developed Hydrology Map

Phase I Archaeological Assessment