

# SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

**PROJECT LABEL:**

<b>APN:</b>	<b>3066-261-10</b>
<b>APPLICANT:</b>	Phelan Pinon Hills C.S.D.
<b>COMMUNITY:</b>	Pinon Hills
<b>LOCATION:</b>	Located in the Phelan area of San Bernardino County. The site lies north of Warbler Road, between Sheep Creek Road and Sahara Road, generally south of Phelan Road.
<b>STAFF:</b>	Jim Morrissey
<b>REP(S):</b>	Steen Design Studio, Inc., Thomas Steeno
<b>PROPOSAL:</b>	A Conditional Use Permit for a four phased project consisting of: An 8,324 sq. ft. administrative building; 10,170 sq. ft. service building; 14,558 sq. ft. multi-purpose building, and; 5,000 sq. ft. potential expansion area for the administrative building on a portion of an 8.13 acre parcel.

**USGS Quad:** Phelan  
**T, R, Section:** T4N R7W Sec. 24 NW 1/4  
of the  
NW 1/4

**Thomas Bros.:**

**Planning Area:** Desert Region, Index Map FH04 A  
Phelan

**LUD:** CG – General Commercial

**Overlays:** N/A

**PROJECT CONTACT INFORMATION:**

**Lead agency:** San Bernardino County  
Land Use Services Department - Current Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0182

**Contact person:** Jim Morrissey, Contract Planner  
**Phone No:** 909-387-4434  
**E-mail:** Jim.Morrissey@lus.sbcounty.gov

**Fax No:** (909) 387-3223

**Project Sponsor:** Phelan Pinon Hills CSD

**Consultant:** Steeno Design Studio, Thomas Steeno  
**Phone No:** (760) 244-5001

**PROJECT DESCRIPTION**

The Pinon Hills Community Services District proposes to expand its existing administrative and recreational facilities onto the northerly portion of an existing 8.13 acre parcel that currently includes the existing administrative building, park site, community center, and associated parking. The existing facilities were approved in 2003 as part of a Conditional Use Permit 11886CU1. The new facilities are proposed to be phased and include a 10,170 sq. ft. service building (Phase 1); 8,324 sq. ft. administrative building (Phase 2); 14,558 sq. ft. multi-purpose building (Phase 3), and; a 5,000 sq. ft. potential expansion area for the administration building (Phase 4).

**PROJECT SETTING:**

***Regional Setting***

The Project site is located in the Desert region of San Bernardino County (Figure 1). The site lies northeast of Highway 138 in the Community of Pinon Hills, specifically on the east side of Sheep Creek Road, north of Warbler Road, west of Sahara Road, and less than ¼-mile south of Phelan Road.

**Local Setting**

The area immediately surrounding the vacant northerly portion of the Project site to the north, east, and west is vacant/undeveloped land. The land uses surrounding the developed southerly portion of the Project site currently include vacant/undeveloped land, commercial land uses and residential. Sheep Creek Road is a paved two (2) lane roadway. A portion of Warbler Road is paved, approximately half the distance between Sheep Creek Road and Sahara Road.

**ENVIRONMENTAL/EXISTING SITE CONDITIONS**

The subject property is divided into the improved southerly portion of the Property, previously approved as part of a Conditional Use Permit 11886CU1, and the vacant/unimproved northerly portion, which is proposed to be developed in four separate phases as described above. The southerly portion consists of the existing administrative offices, community center, and a park site that includes a basketball court, children’s play equipment, and activity field. The northerly portion consists of very disturbed land with very little native vegetation. The completed *General Biological Resources Assessment* noted the existence of a few small rabbitbrush, yellow-green matchweed plants, and bromus grasses. A portion of the property was previously occupied by several buildings and sheds that have since been removed.

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
SITE	Office buildings, park, and vacant/undeveloped land	PH/CG – Phelan/Pinon Hills General Commercial
North	Vacant/Undeveloped	PH/CG – Phelan/Pinon Hills General Commercial
South	Vacant/Undeveloped	PH/CG – Phelan/Pinon Hills General Commercial
East	Vacant/Undeveloped	PH/CG – Phelan/Pinon Hills General Commercial
West	Commercial and vacant/Undeveloped	PH/CG – Phelan/Pinon Hills General Commercial

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

Federal: None

State of California: None

County of San Bernardino: Land Use Services Department- Code Enforcement, Building and Safety, Planning, Land Development; Public Health-Environmental Health Services; County Surveyor, and; County Fire

Local: None

### **EVALUATION FORMAT**

This Initial Study (IS) is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less than Significant</b>	<b>No Impact</b>
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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 mitigation measures required as conditions to reduce project impacts to a level below significant are listed.
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate significant adverse impacts.

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

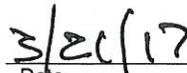
**DETERMINATION:**

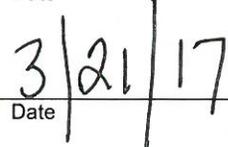
On the basis of this initial evaluation, the following finding is made

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

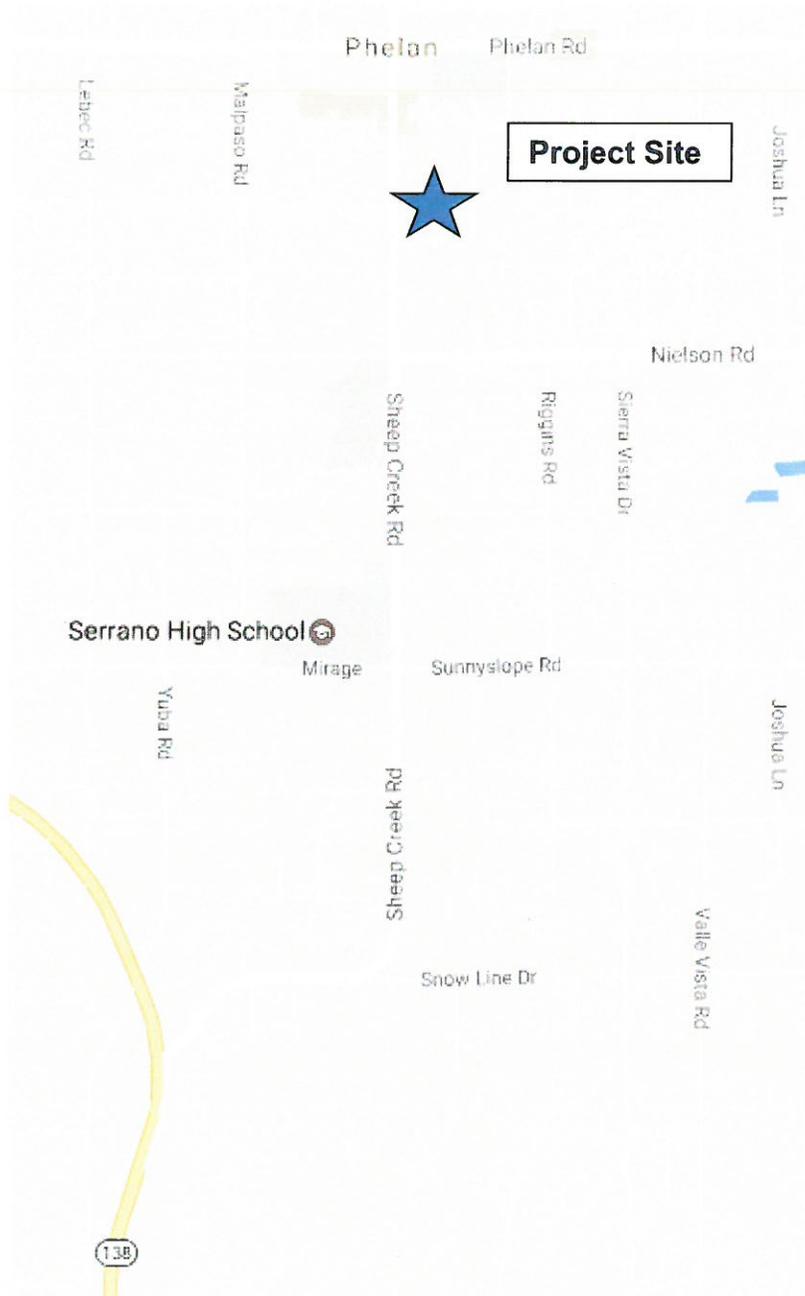
  
Signature (prepared by): **Project Planner**

  
Signature: **SUPERVISING PLANNER,**

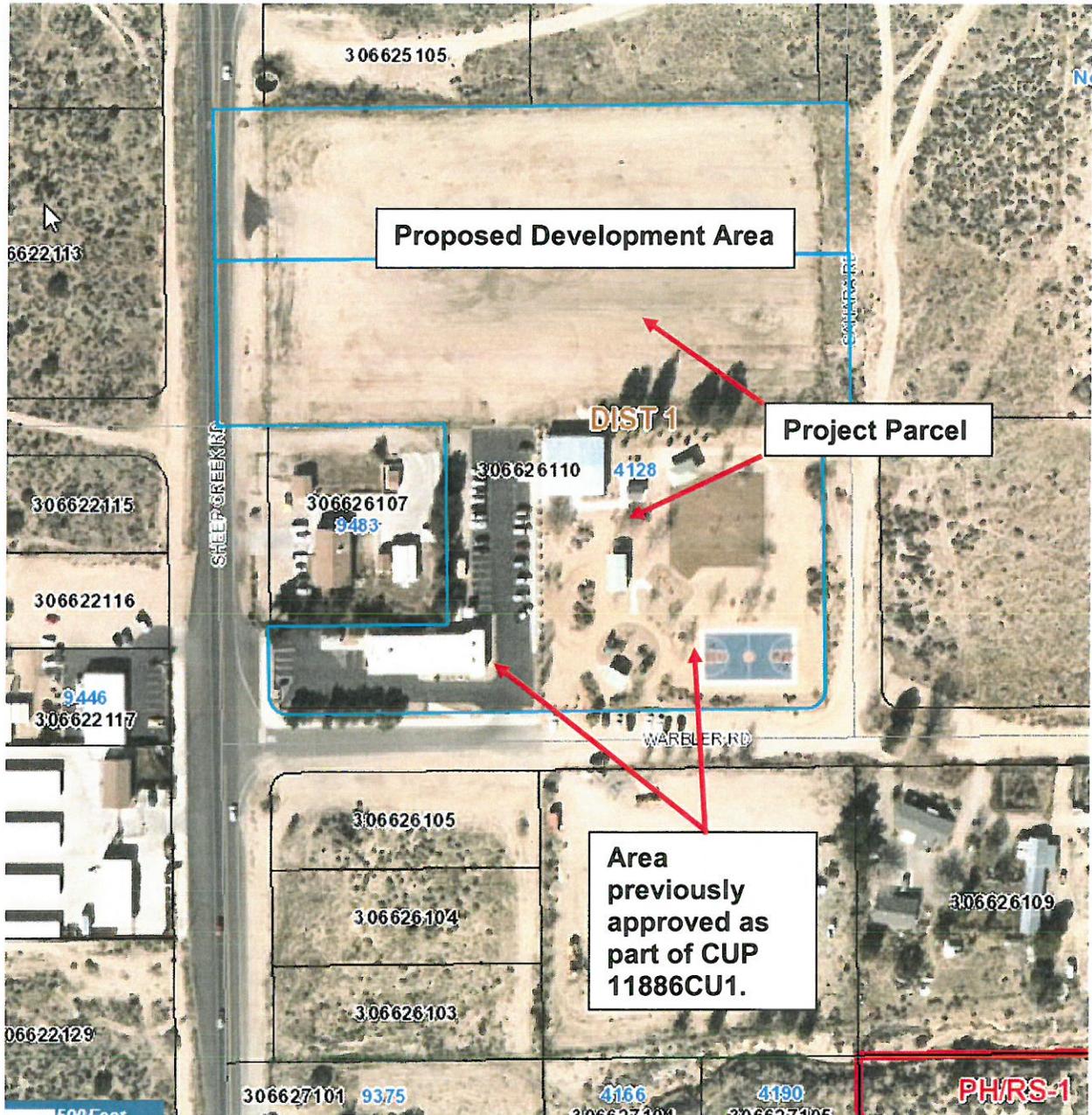
  
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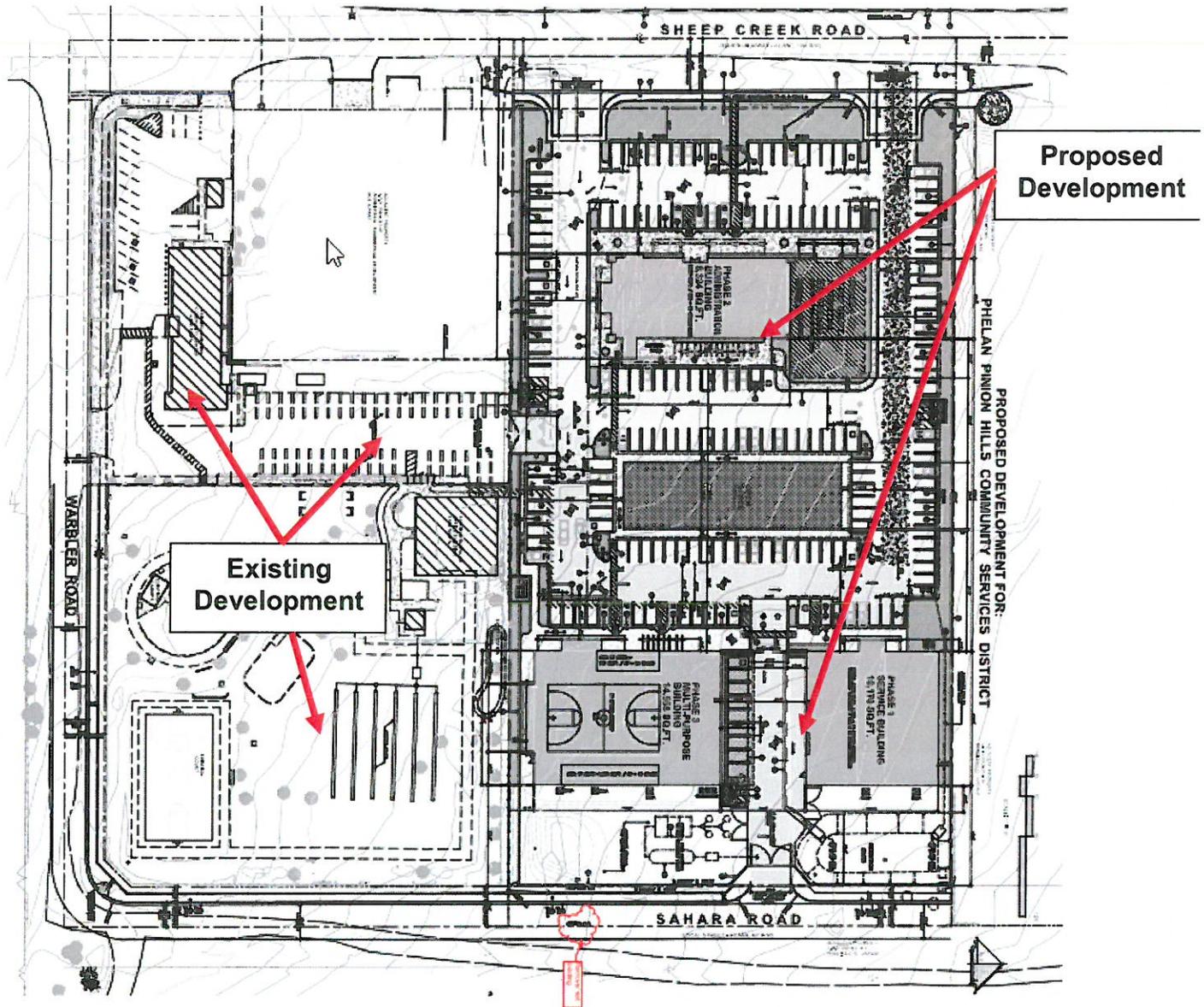
### Vicinity Map



Aerial Photo of Site



### SITE PLAN



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

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

- I a) **No Impact.** That portion of the Project site proposed for development is relatively flat and vacant/undeveloped developed. The Project site is located within a broad, flat plain with relatively constant sloping terrain to the northeast. The site is located at approximately 4,155 feet elevation above mean sea level (AMSL). There are no scenic vistas in the project vicinity, therefore, no impacts to scenic vistas would occur.
- I b) **No Impact.** The Project site is located approximately 1.4 miles northeast of State Highway 138 and approximately 5.75 miles south of State Highway 18. The project site is not located along a state scenic highway and the project site does not have trees, rock outcroppings, or historic buildings. No impacts to such resources would occur because they do not exist on site.
- I c) **No Impact.** The proposed development area would be consistent with the existing development in the general area and adjoins existing development to the south. The closest residences are located to the southeast approximately 350 feet from the proposed development area. Implementation of the Project would not change the existing visual character of degrade the quality of the site and its surroundings.
- I d) **Less than Significant.** The proposed project would include shielded parking lot lighting and some exterior building lighting is possible. However, the limited nature of the exterior lighting and the use of shielding to prevent night-time glare would reduce potential impacts to less than significant.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would 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 loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- II a) **No Impact.** The Project parcel is partially developed with the northerly portion of the property undeveloped and is the subject of the proposed development project. The Department of Conservation San Bernardino County Important Farmland 2014 Map, Sheet 2 of 2 displays the property as "Urban and Built-Up Land", which is defined as land "occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures." As such, the Project site is not identified as having either Prime or Unique Farmland or Farmland of Statewide Importance.
- II b) **No Impact.** The Project site is designated Pinon-Hills General Commercial (PH/CG) on the San Bernardino County General Plan and Zoning District Map. The southerly portion of the Project site is developed with a community center, Pinon-Hills Community Services District administrative

office, and a local park site. No agricultural operations exist in the area and the Important Farmland Map previously referenced does not identify any Prime Farmland, Unique Farmland or Farmland of Statewide Importance. The California Department of Conservation, San Bernardino County Williamson Act Map for Fiscal Year 2015/2016 does not display an agricultural preserve over the subject property or the surrounding area.

- II c-d) **No Impact.** The Project site is within a broad relatively flat plain within the high desert region of the County. No forest lands exist within the area. The *General Biological Resources Assessment* and subsequent update correspondence identified the undeveloped portion of the site as having been significantly disturbed and supports "...very little vegetation. Only a few plants were noted during the field investigations including Russian thistle (*Salsola tragus*), erodium (*Erodium cictarium*), buckwheat (*Eriogonum sp.*), and schismus (*Schismus barbatus*)." (p. 9) As such, the proposed Project would not result in the conversion of forest land to non-forest use because those resources do not exist on the site.
- II e) **No Impact.** No forest or farmland resources occur on the Project site. Implementation of the Project does not involve a change to the environment which could result in conversion of farmland to no-agricultural use or forest land to non-forest use because those resources do not occur on site.

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

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

a) **Less than Significant.** The proposed Project would not conflict with or obstruct implementation of the applicable air quality plan. A project is consistent with the regional Air Quality Management Plan (AQMP) if it does not create new violations of clean air standards, exacerbates any existing violations, or delays a timely attainment of such standards. The two principal criteria for conformance to an AQMP are 1) whether the project would result in an increase in the frequency or severity of existing air quality violations; cause or contribute to new violations, or delay timely attainment of air quality standards; and 2) whether the project would exceed the assumptions in the AQMP. Based on the analyses noted in responses III.b) and III.c), the project would not generate short-term and long-term emissions of volatile organic compounds (VOC), oxides of nitrogen (NOx, which are ozone precursors), or PM2.5 that could potentially cause an increase in the frequency or severity of existing air quality violations; cause or contribute to new violations; or delay timely attainment of air quality standards.

Conformity with adopted plans, forecasts, and programs relative to population, housing, employment and land use is the primary measurement by which the significance of planned growth is determined. The change to regional air quality from the proposed action is small due to the size of the project relative to the size of the air quality basin and because the Project does not exceed air quality threshold standards.

- b) **Less than Significant.** Air quality analyses for the proposed project have been conducted in accordance with the CEQA and Federal Conformity Guidelines (MDAQMD 2011) and the South Coast Air Quality Management District (SCAQMD) Air Quality Handbook with revisions through 2014. The air and dust emissions from the operational use of the Project were evaluated and compared to the MDAQMD standards and evaluated against applicable thresholds.

The MDAQMD has established the following significant annual emissions thresholds for determining whether the impacts from a project would be considered significant per CEQA:

**Daily Emissions Thresholds of Significance**

- Greenhouse Gases (CO<sub>2</sub>e) - 548,000 pounds
- Carbon monoxide (CO) – 548 pounds
- Oxides of Nitrogen (NO<sub>x</sub>) – 137 pounds
- Volatile Organic Compounds (VOC) – 137 pounds
- Oxides of Sulfur (SO<sub>x</sub>) – 137 pounds
- Particulate matter (PM<sub>10</sub>) – 82 pounds
- Particulate matter (PM<sub>2.5</sub>) – 82 pounds

Source: CEQA Guidelines (MDAQMD 2011)

The estimated air pollutant emissions were determined utilizing the CalEEMod air quality program. The proposed Project was analyzed as one phase of construction, although the proposed project is intended to be constructed in four phases. The elimination of phases was intended to utilize the worst case conditions for the development of the site. The land uses were segregated into Government Office Building (13,300 sq. ft.), Health Club for the multi-purpose building (14,500 sq. ft.), and Industrial Park for the service building (24,000 sq. ft.). Based upon this preliminary data and watering twice daily resulted in the construction and operational emissions listed below.

**Daily Construction Emissions (lbs./day)**

Source	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
Peak Daily Total	71.3	67.2	56.1	0.071	12.1	7.9
SCAQMD Thresholds	137	137	548	137	82	82

**Daily Operational Impacts (lbs./day)**

Source	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM-10	PM-2.5
Total	6.6	11.9	59.1	0.09	6.2	1.8
SCAQMD Thresholds	137	137	548	137	82	82

Although the proposed Project does not exceed MDAQMD thresholds, the Applicant is required to comply with all applicable MDAQMD rules and regulations as the MDAB is in non-attainment status for ozone and suspended particulates (PM<sub>10</sub> and PM<sub>2.5</sub> (state)). To limit dust production, the Applicant must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACM) for each fugitive dust source. This would include, but not be limited to the following BACMs:

1. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
  - I. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading and

mining activity on the site. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered twice each workday.

- II. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion.
- III. The Project proponent shall ensure that all mining and processing activities are suspended when winds exceed 25 miles per hour.

Exhaust emissions from vehicles and equipment and fugitive dust generated by on-site activities, would slightly increase NO<sub>x</sub> and PM<sub>10</sub> levels in the area. Although the Proposed Project would not exceed MDAQMD thresholds during operations, the Applicant would be required to implement the following conditions as required by MDAQMD:

- 2. All equipment used for mining must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
- 3. The operator shall maintain and effectively utilize and schedule on-site equipment and haul trucks in order to minimize exhaust emissions from truck idling.
- 4. The operator shall comply with all existing and future CARB and MDAQMD regulations related to diesel-fueled trucks and equipment, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

MDAQMD rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide CARB Diesel Reduction Plan. These measures will be implemented by CARB in phases with new rules imposed on existing and new diesel-fueled engines and truck and equipment fleets.

With compliance with existing rules and regulations and conditions above, operational emissions are expected to be less than significant.

- c) **Less than Significant.** As demonstrated in response to b) above, the thresholds for the above referenced criteria pollutants would not be exceeded by the Project. Therefore cumulative air quality impacts are anticipated to be less than significant.
- d) **No Impact.** The Project site is not located within a residential area. The closest residence is approximately 350 feet to the south. Impact to sensitive receptors are not anticipated as threshold levels are not exceeded and no residences are located adjacent to the site.
- e) **No Impact.** The proposed Project site is approximately 350 feet from the closest residence. Widening and paving of Sheep Creek Road and Sahara Road would generate some odors. But due to the distance from sensitive receptors for most of the proposed street paving, the level of sensitivity would not be significant.

**No significant adverse impacts are identified or anticipated and no mitigation measures are required. However the Applicant is required to comply with existing MDAQMD rules and regulations.**

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

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

RCA Associates, LLC conducted a reconnaissance-level field survey to characterize on-site habitats and to evaluate their potential to support sensitive species on October 25, 2012 and subsequently on August 8, 2014 to confirm the previous findings.

**SUBSTANTIATION:**

IV a) **Less than Significant Impact with Mitigation Incorporated.** A *General Biological Resources Assessment* was prepared for the vacant/unimproved portion of the subject property that included a field survey on October 25, 2012 and August 8, 2014 by RCA Associates, LLC. The original Assessment noted "The site has been significantly disturbed by past human activities, and currently supports very little vegetation. Only a few plants were noted during the field investigations, including Russian thistle (*Salsola tragus*), erodium (*Erodium cicutarium*), buckwheat (*Eriogonum* sp.), schismus (*Schismus barbatus*)." (p. 9)

"Only a few wildlife species were identified in the surrounding area during the field investigations conducted on October 25, 2012... Birds observed were limited to mourning doves (*Zenaidura macroura*), ravens (*Corvus corax*), and song sparrows (*Melospiza melodia*). No reptiles were observed on the site; although, side-blotched lizards (*Uta stansburiana*) and western whiptail lizards (*Cnemidophorus tigris*) are relatively common in the region and may occasionally occur on the property and surrounding area." (p. 9) No small animal burrows were observed on the site. Although the *Assessment* did not identify the need for mitigation measures, the *Assessment* did note the potential need for pre-construction surveys 30-days before the start of site clearing activities due to the "mobile" nature of the species. As such, a measure has been included since the species may have moved onto the subject property subsequent to the completion of previous site surveys.

The *Assessment*, which includes the updated letter identifying a subsequent field survey of the subject property, also included a separate report appendix entitled *Focused Desert Tortoise Survey*, dated October 30, 2012. The report noted that no desert tortoises or desert tortoise sign was observed on the subject property or in the zone of influence. The Survey also stated "The site does not support suitable habitat for the desert tortoise based on past disturbance activities... The species has been documented in the regional and populations have been documented about seven miles east of the site (CNDDDB, 2012)." (p. 1) Due to the lack of on-site vegetation and identified species the proposed Project is expected to result in a less than significant impact. However, the *Focused Desert Tortoise Survey* noted that "survey results are only valid for 12-months, and CDFG, USFWS, and the County may require the site be re-surveyed for desert tortoise if development activities are not completed by October 25, 2013." (p. 12) It is assumed this date would have been modified due to the subsequent field survey completed on August 8, 2014. In order to verify current site conditions, a subsequent survey is required as a mitigation measure not more than one year or less than 30-days from the date of ground disturbance. Should desert tortoise or desert tortoise sign be found contact with and implementation of appropriate measures shall be undertaken through California Department of Fish and Wildlife and U. S. Fish and Wildlife Service. Upon inclusion of this mitigation measure and the findings of the two previous site surveys, the potential impact upon biological resources would be less than significant.

IV b-c) **No Impact.** The subject property is relatively flat without an identified drainage course. The *General Biological Resource Assessment* prepared for the northerly undeveloped portion of the property did not identify any water resources on the property and found no blue line water courses traversing the site. The site does not provide suitable habitat for the seven federal and State species of Special Concern listed in the California Natural Diversity Database (CNDDDB) as occurring within five (5) miles of the property. Each of the flora or fauna species that could potentially occur on the subject property, require desert scrub, except for the burrowing owl that also can occur in agricultural areas and other types of habitat. Although suitable habitat does not exist on-site for any of the listed species, the *Assessment* does note that California Department of

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Fish and Wildlife may require pre-construction surveys to determine the presence or absence of the burrowing owl prior to grading. The potential future existence of the burrowing owl is not indicative of riparian habitat and no federally protect wetlands exist on-site.

- IV d) **No Impact.** The subject property is partially developed and adjoins a developed property to the south and a storage facility exists across Sheep Creek Road further to the southwest of the proposed development area. The *Focused Desert Tortoise Survey* noted “No wildlife corridors were identified on the site or in the immediate surrounding area, and no breeding activities were observed among any of the wildlife species.” (p. 9)
- IV e) **No Impact.** Chapter 88.01, Plant Protection and Management, County Development Code provides regulations and guidelines for the management of plant resources, including the protection of native plant life and trees. Regulated desert native plants include the following species: Smoketree, mesquites, century plants, nolinias, yuccas, creosote rings, Joshua trees, desert ironwood, and palos verdes. No identified native plants exist on-site.
- IV e-f) **No Impact.** The Project site is not within a habitat conservation plan or natural community conservation plan, based upon a review of California Regional Conservation Plan August 2015, exhibit prepared by the California Department of Fish and Wildlife. The Apple Valley Multi-Species Conservation Plan is the closest Conservation Plan to the area and is located easterly of Interstate 15, an estimated 18 miles northeast of the subject property.

**Possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as conditions of project approval to reduce these impacts to a level less than significant.**

**MM# Mitigation Measures**

**BIO-1-Burrowing Owl.** Utilizing accepted protocols, within 30-days prior to initiating ground disturbance activities, a pre-construction survey shall be conducted for the Burrowing Owl by a qualified biologists and a report filed within the Planning Department for review and approval.

**BIO-2-Desert Tortoise.** A pre-construction survey shall be completed by a County approved biologist to either confirm the continued absence of the desert tortoise on the project site or to verify the intensity and location of the recently migrated Desert Tortoise on the project site. If a desert tortoise is discovered on the site all activities shall cease. The developer shall notify the U.S. Fish and Wildlife Service and shall initiate a consultation with the California Department of Fish and Wildlife for the incidental take of the desert tortoise.

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

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

V a-b) **Less than Significant with Mitigation Incorporated.** The Project site is partially improved, with the proposed new buildings to be constructed on vacant land. A number of assessments have been conducted for the Project site and include:

- *Cultural Resource Assessment* conducted by Archaeological Associates in March 2003 for a 2.5 acre portion of the site that now represents the existing administrative building, parking area, and Phelan Park. Four archaeological sites were identified as part of a records search within one mile of the Project site and include several listings for Tejon Road, a concrete cistern, and Phelan Road. A field reconnaissance of the site did not reveal any prehistoric or historic resources.
- Historical Resources Records search conducted by the San Bernardino County Museum on October 25, 2012 for the unimproved portion of the Project site. The records search included one area-specific survey report and seven (7) general area overviews. The records search results show no records of prehistoric or historic archaeological resources, cultural landscapes, ethnic resources or heritage properties. Based upon available historical records and maps, and comparison with similar environmental localities, the sensitivity assessment for the overall project area assigned by the Museum found:

Prehistoric Archaeological Resources: Low  
 Historic Archaeological Resources: Low  
 Historic Resources (built environment): Low  
 Cultural Landscapes: Unknown  
 Ethnic Resources: Unknown

The survey further noted "No further archaeological work is recommended." (p. 2)

- A records check of the unimproved portion of the Project site conducted by the South Central Coastal Information Center provided in an e-mail dated April 27, 2016.

In order to avoid and/or minimize potential impacts to historical and archeological resources, the mitigation measures listed below shall be implemented.

- V c) **Less than Significant with Mitigation Incorporated.** This proposed development 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. Based upon a review of the Soil Survey of San Bernardino County, California, Mojave River Area, prepared by the U.S. Department of Agriculture, the site is within the Tujunga series that represent soils formed in alluvium. These type of soil conditions are not expected to contain such resources. To further reduce the potential for impacts, a condition of approval shall be added to the project which requires the developer to contact the County Museum for determination of appropriate measures, if any finds are made during project construction.
- V d) **Less than Significant with Mitigation Incorporated.** No human remains are known to exist on-site. Construction activities, particularly grading, soil excavation and compaction, could adversely affect buried human remains if uncovered. Mitigation measure below shall be implemented to reduce potential impacts to less than significant.

**Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to less than significant.**

#### **MM# Mitigation Measures**

**CUL-1 Human Remains.** If human remains of any kind are found during earthwork activities, all activities must cease immediately and the San Bernardino County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission whom will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. If a most likely descendant cannot be identified, or the most likely descendant fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to them, the contractors shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. Any costs incurred related to the remains shall be borne by the project proponent.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>VI. GEOLOGY AND SOILS - Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- VI a) The project site is not located within a geologic hazard overlay zone in the County of San Bernardino General Plan.
- i) **Less than Significant.** No fault hazard areas are located within the Phelan-Pinon Hills area based upon a review of the San Bernardino County Geologic Hazards Overlays Map. The closest identified faults in the area are located approximately seven miles to the south.

- ii) **Less than Significant.** The Project site is subject to geologic hazards such as earthquakes that occur from time to time in the Southern California area. Safety provisions identified in the Uniform Building Code are required when development occurs to reduce potential ground shaking hazards to less than significant level.
- iii-iv) **Less than Significant.** The Project site is relatively flat and not located within an area where local geological and groundwater conditions suggest a potential for liquefaction based upon a review of the San Bernardino County Geologic Hazards Overlays Map. Additionally, the site is not located in a hillside or mountain area where rock falls and landslides are expected to occur during an earthquake or where the local topography and geological conditions suggest potential for earthquake induced landslides. Therefore, the proposed project is not anticipated to expose people or structures to significant effects resulting from these type of natural events.
- VI b) **Less than Significant.** Construction activities could result in soil erosion if the Project site is not properly designed. The potential impacts of soil erosion would be minimized through the preparation and implementation a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the requirements of the National Pollutant Discharge Elimination System (NPDES) General Construction Permit. The SWPPP would prescribe temporary Best Management Practices (BMPs) to control wind and water erosion during and shortly after construction of the Project. A preliminary Water Quality Management Plan (WQMP) has been prepared, which specifies permanent BMPs to control erosion and sedimentation once construction is complete. A final WQMP is required prior to the issuance of building permits, which will affirm the proposed BMPs on the construction plans.
- VI c) **Less than Significant.** There is no indication that the subject property is located in an area that is geologically unstable or would become unstable as a result of development. As mentioned above, it is unlikely that a landslide, lateral spreading, subsidence, liquefaction or collapse would occur onsite or in the project vicinity based upon a review of the County's existing Geologic Hazard Overlays Map and that identify landslide susceptibility, liquefaction susceptibility, and earthquake faults. A geotechnical study is required as a condition of approval for the project and would set forth recommendations for grading and site engineering, which responds to the potential slope instability.
- VI d) **Less than Significant.** Expansive soils are characterized by their ability to undergo significant volume change as a result of changes in the soils moisture content. Expansive soils are commonly very fine-grained with a high percentage of clay. According to information in the *General Biological Resources Assessment* the site appears "to be primarily sandy loam." This soil type has a low shrink-swell potential. As such the proposed project would not be adversely affected by expansive soils. Less than significant impacts related to expansive soils are anticipated.
- VI e) **No Impact.** The proposed Project will utilize septic tanks. Subsurface wastewater disposal would be subject to approval of the County's Environmental Health Services Division. No unique conditions are known to exist that would adversely affect the proper use of an on-site septic system. As such, no impacts related to the use of septic tanks or waste water disposal are anticipated.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>VII. GREENHOUSE GAS EMISSIONS - Would the project:</b>				
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 an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

According to CEQA Guidelines section 15064.4, when making a determination of the significance of greenhouse gas emissions, the “lead agency shall have discretion to determine, in the context of a particular project, whether to (1) use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use.” Moreover, CEQA Guidelines section 15064.7(c) provides that “a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts” on the condition that “the decision of the lead agency to adopt such thresholds is supported by substantial evidence.”

San Bernardino County GHG Reduction Plan

In September 2011, the County of San Bernardino adopted a Greenhouse Gas Emissions (GHG) Reduction Plan (September 2011) (“GHG Plan”). The GHG Plan presents a comprehensive set of actions to reduce the County’s GHG emissions to 15% below current levels (2007 levels) by 2020, consistent with the AB 32 Scoping Plan. GHG emissions impacts are assessed through the GHG Development Review Process (DRP) by applying appropriate reduction requirements as part of the discretionary approval of new development projects. Through its development review process, the County will implement CEQA requiring new development projects to quantify project GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of CO<sub>2</sub> equivalent (MTCO<sub>2</sub>e) per year is used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. Note that the MDAQMD has an annual threshold of 100,000 tons of CO<sub>2</sub> per year and 548,000 pounds per day, based upon their August 2016 CEQA Guidelines.

- a, b) The following analysis is based on the Governor’s Office of Planning and Research, Technical Advisory on CEQA and Climate Change.

Per CEQA guidelines, new project emissions are treated as standard emissions, and air quality impacts are evaluated for significance on an air basin or even at a neighborhood level. Greenhouse gas emissions are treated differently, in that the perspective is global, not local. Therefore, emissions for certain types of projects might not necessarily be considered as new emissions if the project is primarily population driven. Many gases make up the group of pollutants that are believed to contribute to global climate change. However three gases are currently evaluated Carbon dioxide (CO<sub>2</sub>) Methane (CH<sub>4</sub>) and Nitrous oxide (N<sub>2</sub>O). South Coast Air Quality Management District (SCAQMD) provides guidance methods and/or Emission Factors. MDAQMD allows the use of this methodology.

A screening threshold of 3,000 MTCO<sub>2</sub>e per year has been adopted by the County as potentially significant to global warming. Sample project sizes by Land Use Category have been identified by the County to be less than the Greenhouse Gas significance threshold include General Commercial Office Space, 162,000 square feet, and Retail Space 160,000 square feet. Due to the number of parking spaces required for office and retail uses (1 per 250 sq. ft.) and the associated greenhouse gas generated by that level of vehicle use, construction activity/size, and operational characteristics would far exceed the proposed project size. As such, the proposed project would be less than significant. However, the following GHG conditions shall be included as part of the projects conditions of approval, as required by the County's Greenhouse Gas Emissions criteria. With the addition of the following conditions to the project's conditions of approval indicated below, impacts arising from GHG will be less than significant.

### **COMMERCIAL AND INDUSTRIAL PROJECTS**

1. **GHG - Operational Standards**. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
  - a) **Waste Stream Reduction**. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
  - b) **Vehicle Trip Reduction**. The "developer" shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, and/or providing a web site or message board for coordinating rides.
  - c) **Provide Educational Materials**. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education materials shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location or employees and customers. The specific transit routes displayed shall include Omni Trans Route 8, San Bernardino-Mentone-Yucaipa.
  - d) **Landscape Equipment**. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.
  
2. **GHG - Construction Standards**. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:
  - a) Implement the approved Coating Restriction Plans.
  - b) Select construction equipment based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
  - c) Grading contractor shall provide implementation of the following when possible:
    - Training operators to use equipment more efficiently.
    - Identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions.
    - Replacing older, less fuel-efficient equipment with newer models.

- Use GPS for grading to maximize efficiency.
  - d) Grading plans shall include the following statements:
    - “All construction equipment engines shall be properly tuned and maintained in accordance with the manufactures specifications prior to arriving on site and throughout construction duration.”
    - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.
  - e) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flag person shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
  - f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal and cardboard) per County Solid Waste procedures.
  - g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
3. **GHG - Design Standards.** The developer shall submit for review and obtain approval from County Planning that the following measures have been incorporated into the design of the project. These are intended to reduce potential project impacts on greenhouse gas (GHG) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
- a) **Meet Title 24 Energy Efficiency requirements implemented July 1, 2014.** The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100% + of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended January 24, 2013; Cool Roof Coating performance standards as amended January 24, 2013):
    - Incorporate dual paned or other energy efficient windows,
    - Incorporate energy efficient space heating and cooling equipment,
    - Incorporate energy efficient light fixtures, photocells, and motion detectors,
    - Incorporate energy efficient appliances,
    - Incorporate domestic hot water systems,
    - Incorporate solar panels into the electrical system,
    - Incorporate cool roofs/light colored roofing,
    - Incorporate other measures that will increase energy efficiency.
    - Increase insulation to reduce heat transfer and thermal bridging.
    - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
  - b) **Plumbing.** All plumbing shall incorporate the following:
    - All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
    - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3

- All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
- c) Lighting. Lighting design for building interiors shall support the use of:
- Compact fluorescent light bulbs or equivalently efficient lighting.
  - Natural day lighting through site orientation and the use of reflected light.
  - Skylight/roof window systems.
  - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
  - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
  - Provide a minimum of 2.5 percent of the project's electricity needs is provided by on-site solar panels.
- d) Building Design. Building design and construction shall incorporate the following elements:
- Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
  - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
  - Roofing materials shall have a solar reflectance index of 78 or greater.
  - All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
  - Energy Star or equivalent equipment shall be installed.
  - A building automaton system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units.
- c) Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- d) Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broke head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
- e) Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be locate in public areas. Construction and operation waste shall be collected for reuse and recycling.
- f) Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience.

If available, mass transit facilities shall be provided (e.g., bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.

4. **GHG - Installation/Implementation Standards.** The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following:
- a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by 5 percent.
  - b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.
  - c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:</b>				
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION**

VIII a) **Less Than Significant.** The proposed Project is not expected to result in impacts from hazards and hazardous materials through the routine transport, use, or disposal of hazardous materials, because the proposed project would not involve the routine transport, use, or disposal of significant amounts of hazardous materials. During construction, the proposed project would involve the transport of general construction materials (i.e., concrete, wood, metal, fuel, etc.) as well as other materials necessary to construct the proposed Project.

Construction activities would involve the use of hazardous materials such as fuels, oils, and greases for the fueling and servicing of construction equipment. Such substances may be stored in temporary storage tanks/sheds that would be located on the project site. Although these types of materials are not acutely hazardous, they are classified as hazardous materials and create the potential for accidental spillage, which could expose workers. The use, storage, transport, and disposal of hazardous materials used in construction of the project would be carried out in accordance with federal, state, and County regulations. No extremely hazardous substances (i.e., governed under Title 40, Part 335 of the Code of Federal Regulations) are anticipated to be produced, used, stored, transported, or disposed of as a result of project construction. During construction of the facility, non-hazardous construction debris would be generated and disposed of in local landfills. Sanitary waste would be managed using portable toilets, with waste being disposed of at approved sites.

The Project is required to comply with federal, state, and county laws, ordinances, and regulations; therefore, the proposed project would result in less-than-significant impacts related to the creation of significant hazards through the routine transport, use, or disposal of hazardous materials.

- VIII b) **Less Than Significant.** The proposed Project would 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. With the exception of construction-related materials such as fuels, lubricants, adhesives, and solvents, the proposed project would not generate or require the use or storage of significant quantities of hazardous substances. Additionally, 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. Compliance with regulations and standard protocols during the storage, transportation, and usage of any hazardous materials would ensure no substantial impacts would occur. As such, there is a less-than significant impact associated with creating a significant hazard to the public or the environment.
- VIII c) **Less Than Significant.** The Project site is located less than ¼ mile (1,000 feet) from Snowline Virtual School, located at the southwest corner of Nielson Road and Sheep Creek Road. Serrano High School is located approximately 2,000 feet south of the project site and adjacent to Snowline Virtual School along Sheep Creek Road. The District's web site states "Snowline Virtual School is a public, K-12, tuition –free blended school which offers high quality, interactive classes by combining online instruction with instruction-led courses taught by highly qualified, California credentialed teachers." Due to the lack of hazardous materials to be used and transported to the project site, impacts would be less than significant.
- VIII d) **No Impact.** The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 as reported on the California Department of Toxic Substances Control EnviroStor database on May 18, 2016.
- VIII e-f) **No Impact.** The Project site is not located within the boundaries of an airport land use plan or within the vicinity of a private airstrip. The El Mirage Airport (private) and Apple Valley Airport (operated by San Bernardino County) are located approximately 14 and 24 miles north and northwest of the project site, respectively. The proximity of the airports would not result in a safety hazard for people working at the project site.
- VIII g) **No Impact.** The proposed development Project would not result in a change to existing emergency operations. As no changes are necessary, implementation of the project would not physically interfere with an adopted emergency plan or emergency evacuation plan.
- VIII h) **No Impact.** The Project site is not mapped within a Fire Safety Overlay District as identified on the County General Plan Hazards Overlay. The project site has minimal vegetation with adjoining properties that are both developed and vacant desert lands. The project is not anticipated to create any safety hazards that would result in impacts from wildfires to people or structures due to its lack of vegetation and vacant perimeter properties.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incomp.	Less than Significant	No Impact
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION**

IX a, f) **Less Than Significant.** The proposed development Project would not violate any water quality standards or waste discharge requirements, because an on-site septic system, approved by the County of San Bernardino, would collect and dispose of wastewater and the off-site discharge of pollutants would be regulated through measures contained in the approved Water Quality Management Plan (WQMP). The WQMP would ensure that pollutant discharge from the site would be regulated through best management practices and the historic rate of discharge would be maintained due to the use of an on-site retention basin.

The site development requirements will also require the following as standard conditions of approval:

1. **NPDES Permit:** An NPDES permit – Notice of Intent (NOI) – is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. [www.swrcb.ca.gov](http://www.swrcb.ca.gov)

**Regional Board Permit Letter:** CONSTRUCTION projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Construction activity includes clearing, grading or excavation that result in the disturbance of at least one (1) acre of land total.

IX b) **Less Than Significant.** Water service will be provided by the Phelan Pinon Hills Community Services District. The District’s water service area covers approximately 119 square miles and derives its water supply from 11 groundwater wells. According to the District’s *Urban Water Management Plan Update* from 2015, the Districts pumps water from wells in the Mojave Basin Area and the Antelope Basin Area. There are no limits on the amount of water that may be pumped by the District from the Mojave Basin Area, provided any amount over their proportional fair share requires purchase of a replacement amount to recharge the Basin. The District is also allowed to pump water from the Antelope Valley Basin. The *Urban Water Management Plan* provides that “Because the District’s collective groundwater supplies are sufficient to meet water demands, the District typically only purchases water as an emergency water supply source. (p. 6-2) The Plan also states that “Because a single dry year or a multiple dry year period will not compromise the District’s ability to provide a reliable supply of water to its customers,...” (p. 7-7) In addition, Table 7-4 compares multiple dry years in 2020, 2025, 2030, and 2035. No additional supplies are necessary to meet projected demand. Based upon the District’s ability to meet projected water needs and the existing requirement to replenish groundwater supplies should extraction levels exceed proportional fairness, the District would not deplete groundwater supplies.

IX c-e) **Less Than Significant.** The proposed Project would not affect the existing flood plain or drainage flows through the project site. Any historic drainage flows through the site would need to be continued, thereby maintaining the existing area drainage pattern. No identified drainage course or stream traverses the project site.

IX g-i) **No Impact.** The proposed Project site is within a 100-year flood plain. This flood plain is part of a broad flood plain extending to the north of the project site. No housing is proposed as part of the proposed project and no levees or dams exist upstream of the project site. Building pad elevations

would be required to be raised above the base flood level elevation to adequately protect the structures.

IX j) **No Impact.** Due to inland distance from the Pacific Ocean and any other significant body of water, tsunamis and seiches are not potential hazards; therefore, impacts from seiche and tsunami are not anticipated. The proposed Project is not located in an area susceptible to mudflows. People or structures would not be at a significant risk related to seiche, tsunami, or mudflow.

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

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

**SUBSTANTIATION:**

X a) **No Impact.** The proposed project is an expansion of existing administrative facilities, previously approved as part of Conditional Use Permit 11886CU1, located on the southerly portion of the property, adjacent to an existing park and senior facility. The new development portion of the project fronts upon Sheep Creek Road, an existing paved roadway. Vacant land exists to the north, east and west of the proposed development portion of the parcel. As such, the proposed Project would not divide an established community.

X b-c) **No Impact.** The Project site is not within an adopted habitat conservation plan or natural community conservation plan. According to the completed biological resources assessment "very little native vegetation currently exists on the site due to past and on-going human activities." (p. 1) The report also noted that no sensitive native plants exist on-site and that the site "supports marginal habitat for any sensitive species including the desert tortoise..." (p.1)

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

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

**SUBSTANTIATION:**

XI a-b) **Less than Significant.** The proposed Project site is classified as MRZ-4. A designation of MRZ-4 indicates "areas where geologic information does not rule out either the presence or absence of mineral resources." The reference also states "It must be emphasized that MRZ-4 classification does not imply that there is little likelihood for the presence of mineral resources, but rather there is a lack of knowledge regarding mineral occurrence. Further exploration could well result in the reclassification of land in MRZ-4 areas to MRZ-3 or MRZ-2 categories." (p. 6, *Guidelines for Classification and Designation of Mineral Lands*, Department of Conservation, State Mining and Geology Board) Lands in the area do not include mineral extraction and it is unlikely for the property to be utilized for such use due to the project size and surrounding land uses. As such, it is unlikely the proposed project would result in the loss of mineral resources.

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

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

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

**SUBSTANTIATION:**

XII a, c-d) **Less than Significant.** The proposed development Project will generate noise during the construction and operational phases. Multiple construction phases are proposed and no specific time frame has been identified. The surrounding properties are vacant, except for land to the south that includes the District's existing park site and commercial businesses that front upon Sheep Creek. The closest residences to the project site are south of the existing park, south of Sahara/Warbler Road.

Pursuant to section 83.01.080 of the County Development Code, interior noise levels in all single family residences shall not exceed 45 dB(A) Day-Night Sound Level (Ldn) emanating from sources outside the residential building. The exterior noise levels in single family residential land use areas should not exceed 60 dB(A) Ldn for any exterior residential use area. However, an exterior noise level of up to 65 dB(A) is permitted, provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technologies.

The subject Property and surrounding lands, including the existing residences, are designated PH/CG (Pinon Hills, General Commercial). The property adjoining the residences to the west is utilized as an equipment rental yard. Due to the commercial nature of the proposed use and surrounding commercial land, residentially designated land uses would not be affected by the proposed project. Project construction activities and operational characteristics would increase noise above ambient levels. However, the proposed development Project would not exceed County standards. The proposed project includes a maintenance facility, with bay doors that face to the east. An acoustical analysis of the proposed project was prepared that identified existing traffic noise and projected project noise. The analysis projected a noise level of 43.5 dB(A) for potential mechanical equipment utilizing the methodology found in ARI (Air-Conditioning and Refrigeration Institute) Standard 275. The automotive maintenance building (Service Building) was evaluated based upon the potential use of pneumatic wrenches during vehicle wheel removal, which was assumed to be the noisiest potential mechanical operation. Utilizing data collected from a Costco tire service facility, it was calculated noise levels would be 65 dB(A), which would be within the County noise level limit of 75 dB(A) for a one-minute daytime operation that could affect a commercial land use. As such, projected noise levels would not exceed County noise limits.

Roadway noise from Sheep Creek Road was measured at 56 dB(A) on a weekday, 150 feet from the roadway centerline. Based upon the placement of the proposed administrative building and the projected noise levels, it was estimated that a CNEL of 57 dB(A) would occur at the building line, which is within County standards.

- XII b) **Less Than Significant.** Groundbourne vibration and groundbourne noise could originate from earth movement during the construction phase of the proposed project. Construction activities may result in short term impacts to the noise environment including groundbourne vibration and noise. Potential impacts from ground vibration occurring during construction periods, between the hours of 7:00 am and 7:00 pm, are exempt from County vibration standards. Motor vehicle use during project operation are also exempt from County vibration standards. Potential impacts due to noise would be short term during construction and would end once the project is operational. At buildout the Project is not expected to generate notable groundbourne vibration or noise.
- XII e-f) **No Impact.** The Project site is not located within a land use plan or in the vicinity of a private airstrip. No impacts related to excessive noise levels from these types of land uses would occur.

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

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

**SUBSTANTIATION:**

- XIII a-c) **No Impact.** The proposed development Project is intended to respond to the service needs of residents within the area. The proposed facilities would not result in development of new residential or commercial land uses, but rather are intended to respond to projected needs. The proposed development site is vacant and improved. The portion that is improved would not change, except potentially in the occupancy of existing structures. That portion of the Project site proposed for new construction would not result in the removal of housing or displace people because the land is vacant.

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

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

**XIV. PUBLIC SERVICES**

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

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

**SUBSTANTIATION:**

Fire Protection

**Less Than Significant.** Fire protection is provided by the County of San Bernardino. The closest station to the project site is the Phelan Station No. 10, located at 9625 Beekley Road, approximately 1.4 driving miles from the project site. Implementation of the proposed Project would not significantly increase demand for fire protection services and is not anticipated to impact acceptable service ratios, response times, or other performance objectives.

Police Protection

**Less Than Significant.** The Project site would be served by the San Bernardino County Sheriff's Department, which has the Phelan Substation located approximately one-quarter mile north of the project site. According to the Department's Website, the Phelan Substation has one sergeant, one detective, one patrol corporal, and nine deputies. Response times are anticipated to increase as the population, traffic and business levels in the area increase. The proposed project is not anticipated to result in increased demand for police protection services that would impact acceptable service ratios, response times, or other performance objectives.

Schools

**No Impact.** The Project site is located within the Snowline Joint Unified School District. Pinon Mesa Middle School and Serrano High School are located approximately one-third mile south of the project site. Due to the type of use proposed, the proposed project would not induce population growth and would not increase demand for school services or impact existing school facilities.

Parks

**No Impact.** The applicant, Pinon Hills Community Services District, provides a variety of services, including park and recreation. An existing park site is located adjacent to the proposed improvement area. Due to the type of use proposed as part of the new development area, the project would not induce population growth and would not increase demand for parks or impact existing park facilities.

Other Public Facilities

**Less Than Significant.** The proposed development Project would result in the need for additional roadway maintenance. However, the primary purpose of the proposed project is to respond to the needs of existing residents. As such, some additional level of vehicle trips would be generated by the proposed Project for individuals traveling to and from the site, but these trips would occur from existing residents.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**XV. RECREATION**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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?</p>                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**SUBSTANTIATION:**

XV a-b) **No Impact.** The proposed development Project is an expansion of the District's existing development area that includes the current administration building, park site, and Pinon Hills Community Center, which includes areas for meetings, kitchen area, and educational events. The proposed Project would not result in population change that would increase the use of existing neighborhood and regional parks or other recreational facilities and would not necessitate the construction of new facilities.

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

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

**SUBSTANTIATION:**

XVI a) **No Impact.** Sheep Creek Road is currently a paved two-lane roadway, but master planned as a Major Highway with four travel lanes. According to information on the County's Public Works Website, the average daily traffic (ADT) on Sheep Creek Road in November 2012 was 8075. The standard design capacity listed within the County's Road Planning and Design Standards for a two-lane collector roadway is 5,000 ADT, based upon "the desirability of maintaining an acceptable traffic level which will not adversely affect residential neighborhood qualities." The County General Plan Final Environmental Impact utilized 7,000 ADT as a threshold for two lane roads in the Desert area. Since the area is not residential and posted vehicle speeds range from 40 mph to 55 mph and far exceed typical collector roadway conditions, it is reasonable to conclude additional roadway capacity exists that can provide for the proposed Project. Also, please refer to the LOS information contained in the County Congestion Management Plan discussed below that indicates the LOS is A in both directions, meaning the roadway would operate at its best capacity level.

Sidewalk improvements currently exist along Sheep Creek Road adjacent to a portion of the existing site and north of the proposed development area. The proposed Project's new development area will be required to widen the existing roadway and install a sidewalk along that portion of the street adjacent to the site.

XVI b) **No Impact.** Sheep Creek Road is part of the adopted San Bernardino County Congestion Management Plan (CMP), based upon Figure 2-2 of the San Bernardino County CMP 2015 Update. Based upon information contained in the 2015 CMP Update, Sheep Creek Road, between Phelan Road and SR-138, has a Level of Service (LOS) in the morning and evening hours of in both directions. As such, development of the project site would not adversely affect the existing CMP.

A traffic analysis was completed (Hall and Foreman, 2013) for the proposed project and projected a peak hour trip generation factor of 59 and 597 daily trips. The study projected that existing traffic, plus project conditions would result in an LOS of B for morning and evening peak hours. The Sheep Creek Road and Warbler intersection with 2035 traffic would change to an LOS of C for morning and evening peak hours. All conditions would be consistent with County standards.

XVI c) **No Impact.** Implementation of the proposed project would not result in a change to air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, due to the lack of airports in the area.

XVI d) **No Impact.** The proposed Project would primarily utilize Sheep Creek Road, which is a paved, flat, two lane roadway with good visibility.

XVI e) **Less Than Significant.** Emergency access to the Project site would be provided from Sheep Creek Road on the westerly side of the project site and Warbler Road to the south. Improvements already exist through a portion of the subject parcel from Warbler Road. As such, implementation of the Project would not significantly impact existing emergency access.

XVI f) **No Impact.** Implementation of the project would not affect existing public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**SUBSTANTIATION:**

- XVII a) **Less Than Significant.** The proposed development Project will utilize an on-site septic system. San Bernardino County Environmental Health Services Division has required submittal and approval of a percolation report to determine the feasibility of allowing the operation of such as system.
- XVII b, d) **Less Than Significant.** Water service will be provided by the Phelan Pinon Hills Community Services District. The District's water service area covers approximately 119 square miles and derives its water supply from 11 groundwater wells. The District's *Urban Water Management Plan Update* prepared in 2015 states "... a single dry year or a multiple dry year period will not compromise the District's ability to provide a reliable supply of water to its customers,..." (p. 7-7) In addition, Table 7-4 compares multiple dry years in 2020, 2025, 2030, and 2035 and found adequate supplies will be available to meet projected demand. As such, no additional supplies are necessary to meet projected demand and no new or expanded entitlement resources would be necessary to meet future demands. San Bernardino County Environmental Health Services (DEHS) has also required the water purveyor to be approved by DEHS. As noted above, sewer service will be provided through an on-site subsurface disposal system approved by County of San Bernardino Environmental Health Services.
- XVII c) **Less Than Significant.** The proposed development Project is conditioned to provide a final Water Quality Management Plan (WQMP) to ensure appropriate methods have been provided to retain the incremental increase in stormwater discharged caused through the addition of impervious surfaces. Once constructed, the proposed Project would discharge stormwater flows equal to the historical rate in the historical drainage pattern. As such, additional storm water drainage facilities would not be required. The applicant has proposed an on-site retention basin along the easterly side of the project. Discharge from the basin in an overflow condition would direct water to the north in its historical pattern. No drainage facilities exist in the area to receive this water.

XVII e) **No Impact.** The proposed development Project includes subsurface disposal utilizing a County approved septic system.

XVII f) **Less Than Significant.** The proposed Project includes 37,949 sq. ft. of building area. Disposal Rates for commercial office buildings per 1,000/sq. ft. per day, based upon past studies identified on the CalRecycle Web Site operated by the State of California. Applying this factor to the proposed project would result in a generation of approximately 227 pounds per day or 41.5 tons per year.

The County of San Bernardino Solid Waste Management Division (SWMD) is responsible for the operation and management of the County of San Bernardino's solid waste disposal system which consists of six landfills and seventeen transfer stations operated by the County. The existing landfill serving the project site is the Victorville Sanitary Landfill in Victorville. The Landfill has a maximum permitted daily capacity of 3,000 tons and 83,200,000 of remaining capacity as of May 2009. Due to the landfill capacity the solid waste system has sufficient permitted capacity to accommodate the project's solid waste disposal needs.

This Project also falls within a Uniform Handling Service area. All commercial users within the uniform handling area who are required to have uniform handling service shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This service area includes waste and recycling services.

XVII g) **Less than Significant.** The proposed Project is required to comply with all federal, state, and local statutes and regulation related to solid waste. The project would consist of short-term construction activities (with short-term waste generation limited to minor quantities of construction debris). Solid waste produced during the construction phase of this project would be disposed of in accordance with all applicable regulations, including the County construction and demolition debris reduction ordinance. Operational disposal would involve the collection of waste from a franchise company and disposed of within a licensed facility.

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

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

**SUBSTANTIATION:**

- a) **Less Than Significant.** Based on the analyses contained in this Initial Study, impacts to Aesthetics, Agriculture and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Traffic are considered to have a less than significant or no impact on the environment.
- The results of the Initial Study show that there are potentially significant impacts to Biological Resources and Cultural Resources. These impacts will be reduced to less than significant after incorporation of mitigation measures and compliance with existing rules and regulations.
- Therefore the Project will not substantially degrade the quality of the environment and impacts to air quality, habitat, wildlife populations, plant and animal communities, rare and endangered species, important examples of the major periods of California history or prehistory or traffic, would be less than significant with mitigation.
- b) **Less Than Significant.** None of the proposed project actions would substantially contribute to any cumulatively significant impact on the evaluated resources. The proposed Project would not result in any unmitigated adverse project effects on Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Geology and Soils, Hydrology and Water Quality, Hazards and hazardous Materials, Land Use and Planning, Noise, Population and Housing, Recreation or Transportation/Traffic and there would be no contribution to any cumulatively considerable impacts

in these issue areas. There would be no long-term loss of agricultural or forestry resources or loss of availability of a mineral resource of value to the state, region, or locally, so there would be no cumulative effect. The project would involve reclamation of the project site for long-term open space habitat. There would not be an adverse change in scenic value or visual quality or noise levels that could contribute to a cumulative impact. No impacts on services or utility systems would occur as a result of project implementation that could combine with cumulative effects in the area surrounding the project.

In addition, the analysis in this Initial Study Checklist demonstrated that the proposed project is in compliance with all applicable regional plans including, but not limited to, air quality, biological resources, and greenhouse gas emissions. Compliance with these regional plans serves to reduce impacts on a regional basis so that the Project would not produce impacts, that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable. Based on the analyses contained in this Initial Study, cumulative environmental impacts are considered less than significant with mitigation incorporated, less than significant or having no impact on the environment.

- c) **Less Than Significant.** As discussed this Initial Study Checklist, the proposed Project would not expose persons to adverse impacts related to Air Quality, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, or Transportation/Traffic hazards. These impacts were identified to have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated.

The implementation of the existing rules and regulations, conditions from permit approvals and the mitigation measures identified in this Initial Study Checklist and listed below would result in a less than significant impact. There would be no substantial adverse effects on human beings, either directly or indirectly.

## **XIX. MITIGATION MEASURES**

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

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

**BIO-1-Burrowing Owl.** Utilizing accepted protocols, within 30-days prior to initiating ground disturbance activities, a pre-construction survey shall be conducted for the Burrowing Owl by a qualified biologist and a report filed within the Planning Department for review and approval.

**BIO-2-Desert Tortoise.** A pre-construction survey shall be completed by a County approved biologist to either confirm the continued absence of the desert tortoise on the project site or to verify the intensity and location of the recently migrated Desert Tortoise on the project site. If a desert tortoise is discovered on the site all activities shall cease. The developer shall notify the U.S. Fish and Wildlife Service and shall initiate a consultation with the California Department of Fish and Wildlife for the incidental take of the desert tortoise.

**CUL-1 Human Remains.** If human remains of any kind are found during earthwork activities, all activities must cease immediately and the San Bernardino County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission whom will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. If a most likely descendant cannot be identified, or the most likely descendant fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to them, the contractors shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. Any costs incurred related to the remains shall be borne by the project proponent.

**GENERAL REFERENCES** (List author or agency, date, title)

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March 21, 2016

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Town of Apple Valley General Plan, 2009.