

**Appendix A**  
**Notice of Preparation, Public Comment**  
**Letters, and Initial Study**

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# LAND USE SERVICES DEPARTMENT

385 North Arrowhead Avenue • San Bernardino, CA 92415-0182  
(909) 387-4141 • Fax (909) 387-4228  
<http://www.sbcounty.gov/landuseservices>



COUNTY OF SAN BERNARDINO  
PUBLIC AND SUPPORT  
SERVICES GROUP

JULIE RYNERSON ROCK  
Director

**DATE: November 3, 2008**

**TO: Interested Organizations and Individuals**

## **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE HACIENDA AT FAIRVIEW VALLEY PROJECT.**

Dear Reader / Reviewer:

The San Bernardino County Land Use Services Department will prepare an Environmental Impact Report (EIR) for the proposed Hacienda at Fairview Valley Project (Project). The project site is located in western San Bernardino County, within the Fairview Valley area in the sphere of influence of the Town of Apple Valley, which is immediately west of the proposed project site. The proposed project consists of approximately 1,557 acres of residential, commercial, and open space uses. It provides for a master-planned residential community with equestrian, family-oriented, and active adult (55+) lifestyles, for a total of 3,114 residential units. Supporting land uses include retail/commercial, parks, recreation, open space, public safety, and public facilities. The Project also includes three overlay districts: Equestrian Overlay, Golf Course Overlay, and Commercial Overlay.

This notice is a request for environmental information that you or your organization believes should be addressed in the EIR. Due to time limits, as defined by the California Environmental Quality Act (CEQA), your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. Comments and questions may be directed to Doug Feremenga, Senior Planner, 385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182.

In addition to receiving written comments, the Land Use Services Department will be conducting a public scoping meeting **at 6:30 p.m. on November 18, 2008**. The meeting will be held at the **Rancho Verde Elementary School**, 14334 Pioneer Road, Apple Valley, CA 92307.

A copy of the Initial Study may also be viewed at the following locations:

**San Bernardino County  
Land Use Services Department  
Advance Planning Division, 1<sup>st</sup> Floor  
385 North Arrowhead Avenue  
San Bernardino, CA 92415**

**San Bernardino County Library  
Apple Valley Newton T Bass Branch  
14901 Dale Evans Parkway  
Apple Valley, CA 92307**

The Initial Study / Environmental Checklist can also be viewed online at [www.sbcounty.gov/landuseservices](http://www.sbcounty.gov/landuseservices); click on Public Notices-Projects. For further information or to obtain a copy, call Doug Feremenga at 909-387-0240.

MARK UFFER  
County Administrative Officer

NORMAN A. KANOLD  
Assistant County Administrator  
Public and Support Services Group

Board of Supervisors  
BRAD MITZELFELT . . . . . First District  
PAUL BIANE, Chair . . . . . Second District  
JOSIE GONZALES . . . . . Fifth District  
DENNIS HANSBERGER . . . . . Third District  
GARY C. OVITT, Vice Chair . . . . . Fourth District

.Figure 1.1: Regional Location Map

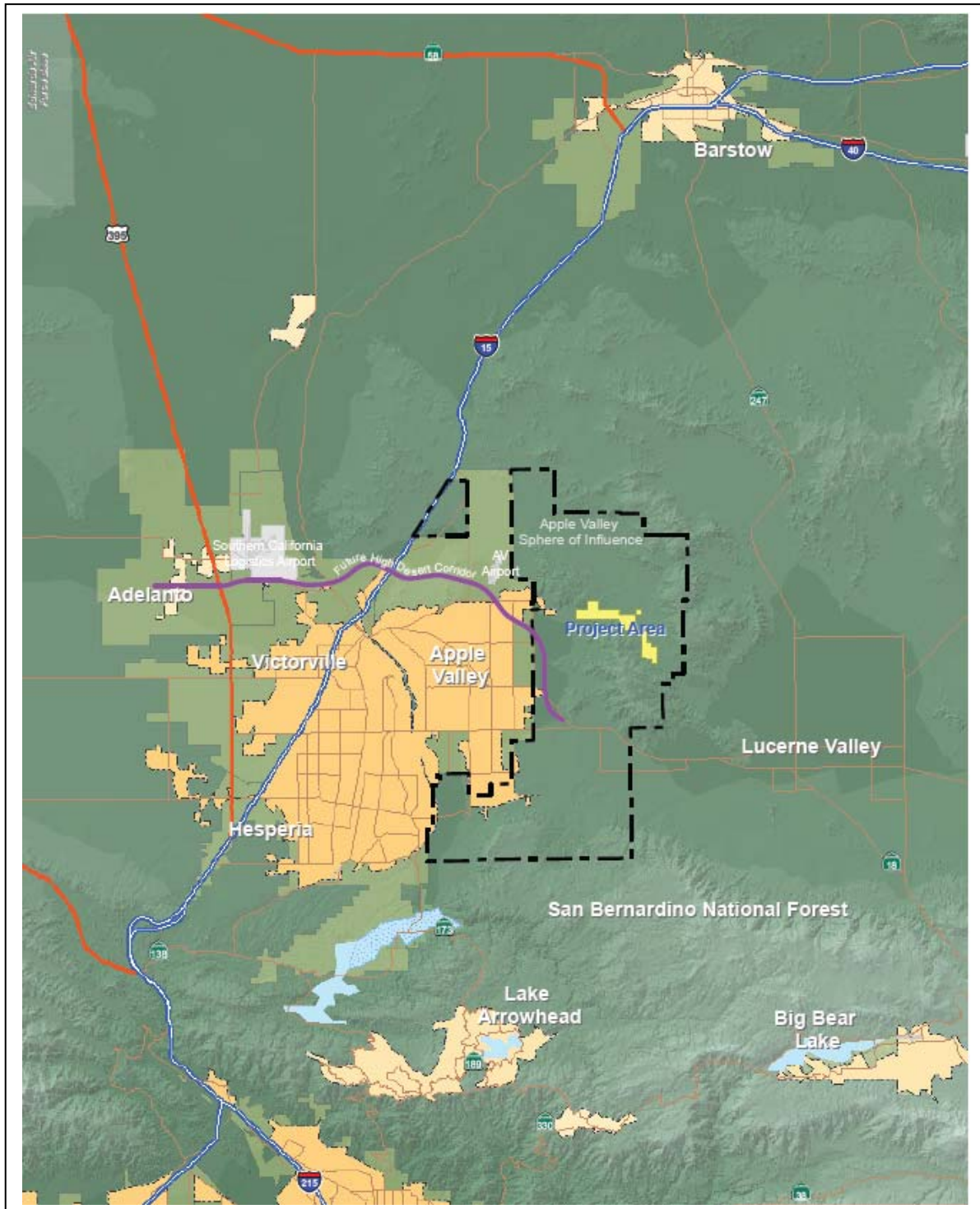
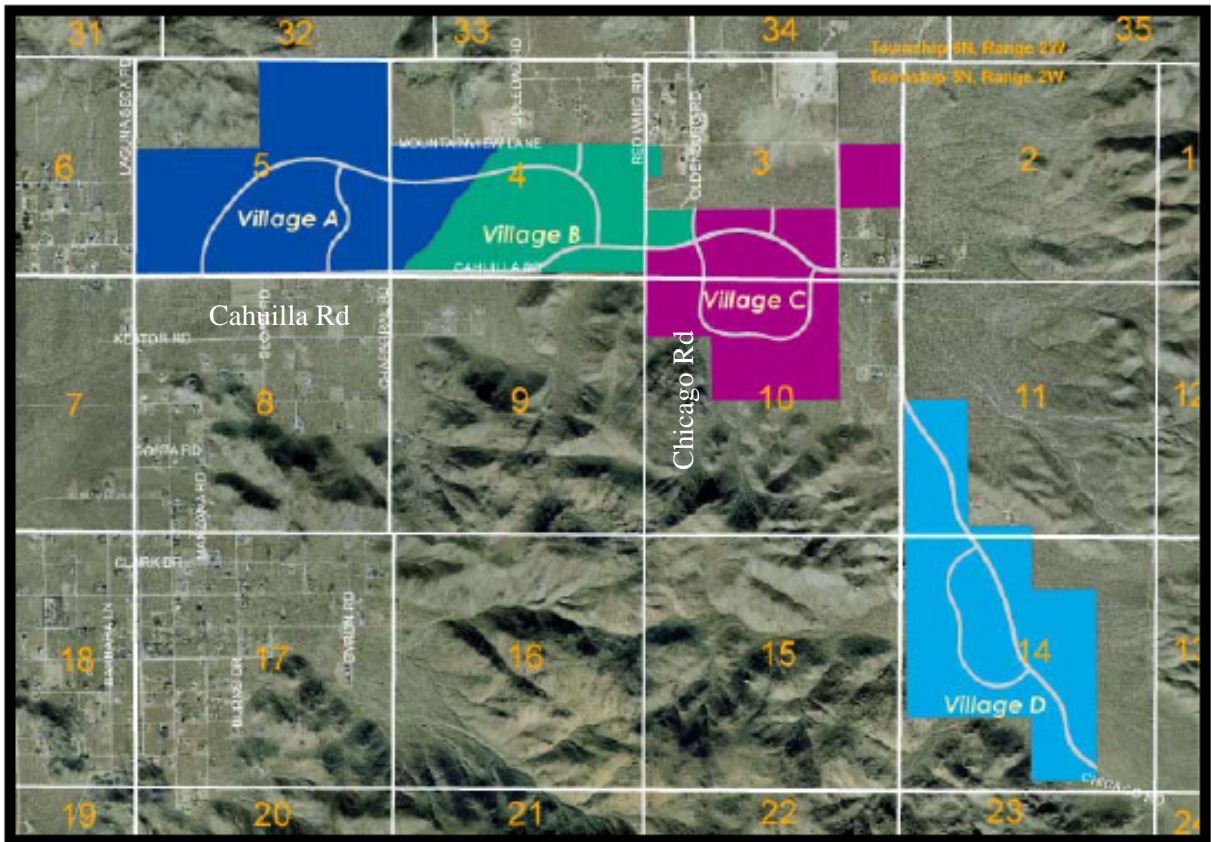


Figure 1.2: Site Plan



Summary of Hacienda at Fairview Valley Location and Acreage		
Assessor Parcel Numbers	Section / Township / Range	Total Acres
0436 032 21 0436 032 30 0436 261 10 0436 261 14	S3 T5N R2W	434
0436 021 13 0436 021 14 0436 021 15	S4 T5N R2W	319
0436 021 16	S5 T5N R2W	165
0436 041 02 0436 041 03 0436 041 04	S10 T5N R2W	200
0436 041 16	S11 T5N R2W	80
0436 081 01 0436 081 02 0436 081 04 0436 081 05	S14 T5N R2W	359
<b>Specific Plan Area Total</b>		<b>1,557</b>



# 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>	0436-021-13, 14, 15, 16; 0436-041-02, 03, 04, 16; 0436-081-01, 02, 04, 05; 0436-032-21, 30; 0436-261-10, 14.	<b>USGS Quad:</b>	Fairview Valley	<b>Portions of Sec. 3, 4, 5, 10, 11, 14</b>
<b>APPLICANT:</b>	HACIENDA AT FAIRVIEW VALLEY	<b>T, R, Section:</b>	<b>T5N</b>	<b>R2W</b>
<b>COMMUNITY:</b>	APPLE VALLEY	<b>Thomas Bros.:</b>	PAGE 4298; GRID J2	
<b>LOCATION:</b>	NORTHEAST CORNER OF LAGUNA SECA DRIVE AND CAHUILLA ROAD	<b>Planning Area:</b>	DESERT SUBREGION	
<b>PROJECT NO:</b>	P200700944/SP	<b>LUZD:</b>	RL-5, RL-20, RL-40	
<b>STAFF:</b>	TRACY CREASON	<b>Overlays:</b>	ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE	
<b>REP(S):</b>	ALLARD ENGINEERING			
<b>PROPOSAL:</b>	A) GENERAL PLAN LAND USE ZONING DISTRICT AMENDMENT FROM RL-5, RL-20 AND RL-40 TO SP (SPECIFIC PLAN) ON 1,557 ACRES; B) SPECIFIC PLAN FOR A MASTER PLANNED COMMUNITY, INCLUDING 3,114 RESIDENTIAL UNITS, 15 ACRES OF COMMERCIAL, AND 336 ACRES OF PARKS, EQUESTRIAN AND OPEN SPACE ON 1,557 ACRES			

### PROJECT CONTACT INFORMATION:

**Lead agency:** County of San Bernardino  
Land Use Services Department - Current Planning  
15456 W. Sage Street  
Victorville, CA 92392

**Contact person:** Tracy Creason, Senior Planner  
**Phone No:** (760) 843-4340  
**E-mail:** tcreason@lusc.sbcounty.gov

**Fax No:** (760) 843-4338

**Project Sponsor:** Allard Engineering  
8253 Sierra Avenue  
Fontana, CA 92335  
(909) 356-1815

### PROJECT DESCRIPTION:

The proposed project is a General Plan Land Use Zoning District Amendment for a mixed-use master planned community including 3,114 total residential units (2,815 deed-restricted active adult units and 299 larger lot traditional units); 15-acre neighborhood commercial and public safety complex; and 336 acres of open space uses within a 1,557-acre site.

**ENVIRONMENTAL/EXISTING SITE CONDITIONS:**

Project Site: *Topography* – Vast majority of site is a relatively flat valley with less than 5% average slope. Perimeter areas include some foothills exceeding 15% slope. *Soil Stability* – Site soils contain alluvium sediment and sandy soils in the valley areas and granitic quartz comprise the slopes. Potential for liquefaction and/or landslides onsite are very low. Northeast corner of site is within Alquist-Priolo Earthquake Fault Zone for the regional Helendale-South Lockhart Fault. *Biota*- Site shows long history of habitat disturbance due to ranching and feral animals. Primary vegetation community is Mojave creosote bush scrub. This includes Joshua Trees. Burrowing owls were detected during focused surveys. No Desert Tortoise individuals or signs were detected during focused surveys. *Cultural*- Remains of several historic homesteads scatter the project site. *Scenic*- Views from site are dominated by the surrounding Granite and Fairview Mountains which abut the site. *Structures*- Site contains remnants of primitive residential structures, grazing/ranching areas and dry farming including water conveyance systems. There is no human habitation currently onsite. Power poles and dirt roads traverse the site.

Surrounding Properties: *Biota*- Areas which have not yet been developed contain similar plant/animal species as subject site. *Adjacent Land Uses*- Nearby properties are semi-rural residential comprised of single family homes on one-acre and greater lots. Vacant residential lots and lots under construction are also adjacent to the subject site. Portions of project site abut adjacent BLM managed lands.

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
Site	Vacant	RL-5, RL-20, RL-40
North	Single Residential, Open Space (BLM)	RL-5, RL-20, RL-40
South	Single Residential, Open Space (BLM)	RL, RC
East	Single Residential, Open Space (BLM)	RL-20, RL-40, RC
West	Single Residential	RS-1

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

Federal: U.S. Fish and Wildlife Service, Army Corps of Engineers and Bureau of Land Management

State of California: Lahontan Regional Water Quality Control Board, California Department of Fish and Game;

County of San Bernardino: Land Use Services Department - Building and Safety Division, Public Health Department - Environmental Health Services Division, Special Districts Department, Public Works Department;

Local: Apple Valley Fire Protection District (AVFPD), Apple Valley Unified School District, Apple Valley Park District, and Mojave Water Agency.

**EVALUATION FORMAT**

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

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

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

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

**Initial Study Checklist****Page 4 of 36**

APN: 0436-021-13, 14, 15, 16; 0436-041-02, 03, 04, 16; 0436-081-01, 02, 04, 05; 0436-032-21, 30; 0436-261-10, 14

APPLICANT: HACIENDA AT FAIRVIEW VALLEY

PROJECT NUMBER: P200700944

February 19, 2008

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

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

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

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

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Signature (prepared by): TRACY CREASON, *Project Planner*

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Date

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Signature: JOHN SCHATZ, *Supervising Planner*

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Date



	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>I. AESTHETICS</b> - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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) Potentially significant impact anticipated. A "scenic area" is defined by the San Bernardino County General Plan as follows: Areas that provide a vista of undisturbed natural areas, including a unique or unusual feature that comprises an important or dominant portion of the viewshed, or an area that offers a distant vista that provides relief from less attractive views of nearby features. The proposed project, which is not adjacent to a scenic highway, is currently vacant, private property and adjacent to existing residentially zoned areas on three sides. Views across this generally flat to gently sloping site terminate at the Granite and Fairview Mountains landforms, which visually define the Fairview Valley. Further evaluation of this potentially significant impact should be conducted as part of an Environmental Impact Report.
- I b) Less than significant impact is anticipated. The proposed project will not substantially damage scenic resources including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway.
- I c) Potentially significant impact anticipated. A "scenic area" is defined by the San Bernardino County General Plan as follows: Areas that provide a vista of undisturbed natural areas, including a unique or unusual feature that comprises an important or dominant portion of the viewshed, or an area that offers a distant vista that provides relief from less attractive views of nearby features. The proposed project, which is not adjacent to a scenic highway, is currently vacant, privately-owned property and is adjacent to existing residentially zoned areas on three sides. Views across this generally flat to gently sloping site terminate at the Granite and Fairview Mountains landforms, which visually define the Fairview Valley. Further evaluation of this potentially significant impact should be conducted as part of an Environmental Impact Report.

**Initial Study Checklist**

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**APN: 0436-021-13, 14, 15, 16; 0436-041-02, 03, 04, 16; 0436-081-01, 02, 04, 05; 0436-032-21, 30; 0436-261-10, 14**

**APPLICANT: HACIENDA AT FAIRVIEW VALLEY**

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**February 19, 2008**

- I d) Potentially significant impact anticipated. The proposed project could create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. The site is adjacent to existing residential development and open space areas. Further evaluation of this potentially significant impact should be conducted as part of an Environmental Impact Report.

**The project has the potential to result in significant aesthetic impacts and these impacts and possible mitigation measures should be evaluated and analyzed in an Environmental Impact Report.**

APN: 0436-021-13, 14, 15, 16; 0436-041-02, 03, 04, 16; 0436-081-01, 02, 04, 05; 0436-032-21, 30; 0436-261-10, 14

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February 19, 2008

Potentially  
Significant  
ImpactLess than  
Significant with  
Mitigation  
Incorp.Less than  
SignificantNo  
Impact

**II. AGRICULTURE RESOURCES** - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural 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 is anticipated. The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no agricultural uses on the site currently.
- II b) No impact is anticipated. The subject property is currently designated Rural Living (RL) and the proposed use does not conflict with any agricultural land use or Williamson Act land conservation contract.
- II c) No impact is anticipated. The subject property is designated as Rural Living (RL) and the proposed use does not involve other changes in the existing environment that, due to their location or nature, could result in conversion of Prime Farmland, to a non-agricultural use.

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

APN: 0436-021-13, 14, 15, 16; 0436-041-02, 03, 04, 16; 0436-081-01, 02, 04, 05; 0436-032-21, 30; 0436-261-10, 14

APPLICANT: HACIENDA AT FAIRVIEW VALLEY

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February 19, 2008

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- III a) Potentially significant impact is anticipated. The project is located within the Mojave Desert Air Basin under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The MDAQMD covers the desert portion of San Bernardino County. This area is in non-attainment for particulate matter ten microns in diameter or less (PM<sub>10</sub>), particulate matter two-and-one-half microns in diameter or less (PM<sub>2.5</sub>), and Ozone (O<sub>3</sub>). In 1994, the MDAQMD adopted the *Mojave Desert Planning Area - Federal Particulate Matter Attainment Plan*, which includes control measures to reduce dust emissions from construction activities. The MDAQMD later adopted the *2004 Ozone Attainment Plan*. In December 2006, the MDAQMD issued a document entitled *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines*. As part of the EIR, an Air Quality Impact Analysis is required to determine the level of air quality impact associated with the project for emissions due to construction and operation.



- III b) Potentially significant impact is anticipated. As stated in III a), the MDAQMD area is in non-attainment status for PM<sub>10</sub>, PM<sub>2.5</sub> and O<sub>3</sub>. The project may violate an air quality standard or contribute substantially to these existing air quality violations. Implementation of feasible measures to reduce project emissions should be examined in the Air Quality Analysis portion of the EIR.
- III c) Potentially significant impact is anticipated. The project is within a region that is in non-attainment for PM<sub>10</sub>, PM<sub>2.5</sub> and O<sub>3</sub>. The project, in addition to the existing development and known proposed developments, could result in a cumulatively considerable net increase of criteria pollutants. Implementation of feasible measures to reduce project emissions should be examined in the Air Quality Analysis section of the EIR.
- III d) Less than significant impact is anticipated. The project site is located approximately 2 miles from Sycamore Rocks Elementary School, a land use considered a sensitive receptor. It is not anticipated that the project will expose this sensitive receptor to substantial pollutant concentrations, although further analysis contained in the Air Quality section of the EIR will verify this presumption.
- III e) Less than significant impact is anticipated. The project will not create objectionable odors affecting a substantial number of people because the non-residential uses are limited to neighborhood-scale commercial / retail uses only.

**The project has the potential to result in significant air quality impacts. Stationary and mobile source air emissions from construction and operation of the proposed project should be examined in the Environmental Impact Report. Furthermore, identification of greenhouse gas emission reduction measures consistent with the California Global Warming Solutions Act (AB 32) is required.**

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

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

- IV a) Potentially significant impact is anticipated. The subject property is located outside of the habitat range for Mohave Ground Squirrel. The proposed project is not located within designated critical habitat for desert tortoise (a state and federally-listed threatened species) although suitable habitat is present on small, non-contiguous portions of the site (approximately 13% of the total area) and desert tortoise or their sign are known to occur in the project site vicinity. The site-specific Biological Survey Report conducted by TDA Associates, Inc. from April to September, 2007 found no active desert tortoise or burrows

on site. The burrowing owl is a state and federal species of special concern. Burrowing owl and their sign were observed in several locations on the site. If the Burrowing owl is listed as a threatened or endangered species, an incidental take permit may be required from the U.S. Fish and Wildlife Service and the California Department of Fish and Game. The impacts to endangered species and appropriate mitigation measures should be addressed in an Environmental Impact Report.

- IV b) Potentially significant impact is anticipated. Jurisdictional streambeds / desert dry washes exist on site. Although the magnitude of potential impacts cannot be calculated without a detailed site plan at the time of tentative tract maps, appropriate mitigation measures should be addressed in an Environmental Impact Report.
- IV c) Less than significant impact with mitigation is anticipated. No potential jurisdictional wetlands have been observed onsite. Any potential impacts to the one (1) onsite spring, "Quail Spring", have been prevented through appropriate land planning and avoidance.
- IV d) Potentially significant impact is anticipated. Burrowing owl and their sign were observed in several locations on the site. The proposed project is not located within designated critical habitat for desert tortoise (a state and federally-listed threatened species) although suitable habitat is present on small, non-contiguous portions of the site (approximately 13% total area) and desert tortoise or their sign are known to occur in the project site vicinity. The impacts and appropriate mitigation measures should be addressed in an Environmental Impact Report.
- IV e) Potentially significant impact is anticipated. Per County Code Section 88.01.050 *Tree or Plant Removal Permits*, a Permit is required for the removal of a regulated tree, such as Joshua Trees which exist in considerable quantity on the project site. The impacts and appropriate mitigation measures should be addressed in an Environmental Impact Report.
- IV f) No impact is anticipated. This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

**The project has the potential to result in significant biological impacts and these impacts, along with appropriate mitigation measures proposed, should be evaluated in an Environmental Impact Report.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>V. CULTURAL RESOURCES</b> - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input 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 ☐ or Paleontologic ☐ Resources overlays or cite results of cultural resource review):

- V a) Potentially significant impact anticipated. Cultural Resources Assessment including records search and intensive survey was conducted by LSA Associates for this project which identifies seventy-two (72) cultural resources of which fifteen (15) are identified as potentially eligible resources for historic resource registry. The project site exhibits a high sensitivity for cultural resources. If there is a discovery of a potentially significant historical resource during construction, work should stop in the immediate vicinity of the new discovery and a qualified archaeologist should evaluate the resource to determine what action should be taken.
- V b) Potentially significant impact anticipated. A Cultural Resources Assessment including records search and intensive survey was conducted by LSA Associates for this project. The project site exhibits a high sensitivity for cultural resources. If there is a discovery of a potentially significant archaeological resource during construction, work should stop in the immediate vicinity of the new discovery and a qualified archaeologist should evaluate the resource to determine what action should be taken.
- V c) Potentially significant impact anticipated. The project site exhibits a high sensitivity for cultural resources. If there is a discovery of a potentially significant paleontological resource during construction, work should stop in the immediate vicinity of the new discovery and a qualified paleontologist should evaluate the resource to determine what action should be taken.
- V d) Less than significant impact with mitigation is anticipated. This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burial grounds are identified on this project site. Subsurface resources may exist that have not yet been identified. If any human remains are discovered during construction of this



**Initial Study Checklist**

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**APN: 0436-021-13, 14, 15, 16; 0436-041-02, 03, 04, 16; 0436-081-01, 02, 04, 05; 0436-032-21, 30; 0436-261-10, 14**

**APPLICANT: HACIENDA AT FAIRVIEW VALLEY**

**PROJECT NUMBER: P200700944**

**February 19, 2008**

project, the developer is required to contact the County Coroner and the County Museum (and a Native American representative, if the remains are determined to be of Native American origin) for determination of appropriate mitigation measures.

**The project has the potential to result in significant cultural resource impacts and these impacts should be evaluated in an Environmental Impact Report.**

	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? Refer to Division of Mines and Geology Special Publication 42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- VI a) i. and ii.) Potentially significant impact anticipated. Per the project's Preliminary Geotechnical Investigation prepared by Geocon Inland Empire, the extreme north-eastern portion of the site is located within an Alquist-Priolo Earthquake Fault Zone established by the State Geologist for the active Helendale Fault. The impacts and appropriate mitigation measures should be addressed in an Environmental Impact Report.
- iii.) Less than significant impact for liquefaction is anticipated. Per the project's Preliminary Geotechnical Investigation prepared by Geocon Inland Empire, the potential for liquefaction at this site is considered very low due to depth to groundwater and dense nature of the overlying alluvium and bedrock.
- iv.) No impact for landslides is anticipated. Per the project's Preliminary Geotechnical Investigation prepared by Geocon Inland Empire, there are no known landslides near the site nor is the site in the path of any potential landslides.
- VI b) Potentially significant impact anticipated. Further evaluation of this potentially significant impact on 1,557 acres should be conducted as part of an Environmental Impact Report.
- VI c) Less than significant impact is anticipated. The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse. Where a potential for these is identified a geology report is required to be reviewed and approved by the County Building and Safety Geologist, who will require implementation of appropriate mitigation measures, if any are required.
- VI d) Less than significant impact is anticipated. Per the project's Preliminary Geotechnical Investigation prepared by Geocon Inland Empire, the majority of on-site materials generally possess a very low expansion potential.
- VI e) Less than significant impact is anticipated. Preliminary percolation tests were conducted as part of the project's Preliminary Geotechnical Investigation prepared by Geocon Inland Empire, which documented that suitable site conditions exist to support a septic system. However, the project's active adult residential units and commercial uses are planned to be served by an improved sewer system. Larger lot, traditional residential units may utilize septic systems or an extension of the project's overall sewer system.

**The project has the potential to result in significant impacts to geology / soils and these impacts should be evaluated in an Environmental Impact Report.**

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



**SUBSTANTIATION**

- VII a) Less than significant impact with mitigation is anticipated. The non-residential uses are limited to neighborhood-scale commercial / retail uses only. The project does not support industrial, manufacturing or research activities that require use of significant amounts of hazardous materials or generate significant amounts of hazardous waste. The future fire station may utilize cleaning or lubricating chemicals on the station site for vehicle maintenance, and there may be a fuel storage tank on site to serve fire fighting vehicles. AVFPD and County will coordinate safety procedures for proper transport and storage of these materials to the site.
- VII b) Less than significant impact with mitigation is anticipated. The project does not support industrial, manufacturing or research activities that require use of significant amounts of hazardous materials or generate significant amounts of hazardous waste. The future fire station may utilize cleaning or lubricating chemicals on the station site for vehicle maintenance, and there may be a fuel storage tank on site to serve fire fighting vehicles. AVFPD and County will coordinate safety procedures for proper transport and storage of these materials to the site.
- VII c) Less than significant impact is anticipated. The project does not propose the use of hazardous materials and the project site is more than one-quarter mile away from any sensitive receptors. One use considered a sensitive receptor, Sycamore Rocks Elementary School, is approximately two (2) miles from the proposed project.
- VII d) No impact is anticipated. Per the Phase I Environmental Site Assessment prepared by Geocon Consultants, neither the subject site nor adjacent properties are identified on regulatory lists of hazardous materials sites.
- VII e) Less than significant impact is anticipated. The project site is not within the vicinity or approach/departure flight path of a public airport. It is approximately 3-1/2 miles southeast of the Apple Valley Airport.
- VII f) Less than significant impact is anticipated. The project site is within the vicinity of a private airstrip. It is approximately ½ - 1 mile south of a small single residential airstrip with infrequent use (sometimes referred to as "Holiday Ranch" located north of Jackson, east of Oldenburg). Potential safety hazards related to this airstrip should be analyzed in the Environmental Impact Report.
- VII g) Less than significant impact is anticipated. There is no area-specific emergency response plan for the area; therefore the proposed project will not interfere with one. The project will be required to provide adequate access from two or more directions. The project includes a future fire station which will enhance emergency response to the area.
- VII h) Less than significant impact with Mitigation is anticipated. Environmental Impact Report analysis should review response times for public services.

**The project has the potential to result in significant impacts related to hazards and hazardous materials and these impacts should be evaluated in an Environmental Impact Report.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structure that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## SUBSTANTIATION

- VIII a) Potentially significant impact anticipated. The project is within the boundaries of a County Service Area (CSA). Compliance with the requirements of the CSA, including but not limited to completion of a Hydrology/Water Quality Study, will be required of the project proponent. Further evaluation of this potentially significant impact should be conducted as part of an Environmental Impact Report.
- VIII b) Potentially significant impact anticipated. The project is within the boundaries of a County Service Area (CSA). Compliance with the requirements of the CSA, including but not limited to completion of a Hydrology/Water Quality Study, will be required of the project proponent. Further evaluation of this potentially significant impact should be conducted as part of an Environmental Impact Report.
- VIII c) Potentially significant impact anticipated. A Hydrology/Water Quality Study will be required of the project proponent. Further evaluation of this potentially significant impact should be conducted as part of an Environmental Impact Report.
- VII d) Potentially significant impact anticipated. A Hydrology/Water Quality Study will be required of the project proponent. Further evaluation of this potentially significant impact should be conducted as part of an Environmental Impact Report.
- VIII e) Potentially significant impact anticipated. The County Public Works Department will review the project's Hydrology/Water Quality Study and determine whether the existing systems are adequate to handle anticipated flows. All necessary drainage improvements both on- and off-site will be required as conditions of the construction of the project. Further evaluation of this potentially significant impact should be conducted as part of an Environmental Impact Report.
- VIII f) Less than significant impact with mitigation is anticipated. The project will not otherwise substantially degrade water quality. Appropriate measures relating to water quality protection, including erosion control measures will be incorporated as conditions of approval for the proposed project.
- VIII g) Less than significant impact is anticipated. The project is located in a Flood Insurance Rate Map, Zone D, an area of undetermined flood hazards. The project will not place unprotected housing within an existing determined 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project is not within identified flood hazard areas.
- VIII h) Less than significant impact is anticipated. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area.
- VIII i) Less than significant impact is anticipated. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is currently not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or

that might occur from a river, stream, lake or sheet flow situation. Any levees or dams proposed by the project will be designed and constructed to meet government standards to significantly reduce the risk of flooding due to failure of these facilities.

- VIII j) Less than significant impact is anticipated. The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow.

**The project has the potential to result in significant impacts related to hydrology and water quality and these impacts, along with possible mitigation measures should be evaluated in an Environmental Impact Report.**

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

**SUBSTANTIATION**

- IX a) Less than significant impact with mitigation is anticipated. The project site abuts public open space (BLM managed), existing single family homes and vacant single residential lots along its west, south and north boundaries. The eastern boundary is primarily vacant single residential lots and public open space (BLM managed). The existing residential lots range from 1 acre and greater. These existing neighborhoods contain primarily unpaved access roads. Development of the project will occur sequentially and would coordinate access and infrastructure services (including provision of Fire Station onsite) with adjacent properties. Phasing of project improvements and land use adjacencies should be analyzed in the Environmental Impact Report.
- IX b) Potentially significant impact anticipated. Mitigations to limit impacts with surrounding land use plans and agency regulations should be analyzed in the Environmental Impact Report.
- IX c) No impact is anticipated. This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. Like most of San Bernardino County's Desert Region, the site is located within the boundaries of the Draft West Mojave Plan HCP which has not been adopted and will not take effect until all jurisdictions pass ordinances adopting the plan.

**Potential impacts and mitigations should be analyzed in the Environmental Impact Report.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>X. MINERAL RESOURCES - Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION</b> (Check <input checked="" type="checkbox"/> if project is located within the Mineral Resource Zone Overlay):				
X a) Less than significant impact is anticipated. The project site is located within the MRZ-4 zone which is not known to contain valuable mineral resources; therefore, the development of the project would not result in the loss of a known or expected mineral resource of value to the region or state. Small portions of the site containing foothills of bedrock are designated in the proposed Specific Plan as Open Space with no project development. These areas may be MRZ-2 or MRZ-3, but would not be disturbed by development.				
X b) Less than significant impact is anticipated. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site. The site is within the MRZ-4 zone which is not known to contain valuable mineral resources. Small portions of the site containing foothills of bedrock are designated in the proposed Specific Plan as Open Space with no development. These areas may be MRZ-2 or MRZ-3, but would not be disturbed by project development.				

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

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

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

- XI a) Less than significant impact is anticipated. The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because the project will be conditioned to comply with the noise standards of the County Development Code and Project Specific Plan and no noise exceeding these standards is anticipated to be generated by the proposed uses.
- XI b) Less than significant impact is anticipated. The project will not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, because the project will be conditioned to comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by the proposed uses.

- XI c) Potentially significant impact is anticipated. The proposed project will generate a substantial increase in noise levels compared to the current levels without the project. A noise study and an Environmental Impact Report analysis would be required.
- XI d) Potentially significant impact is anticipated. A temporary increase in ambient noise levels above existing levels would occur during project construction phasing due to the site currently being vacant. Currently, both residents of the area and off road enthusiasts traverse the subject site with passenger vehicles, delivery trucks and off road vehicles. These are the primary existing noise sources along with recreational firearms target shooting and hunting in the surrounding areas. Any future project construction will be monitored and conditioned to comply with the noise standards of the County Development Code. A noise study and an Environmental Impact Report analysis would be required.
- XI e) No impact is anticipated. The project site is not located within an airport land use plan of a public airport. It is approximately 3-1/2 miles southeast of the Apple Valley Airport.
- XI f) Less than significant impact is anticipated. The project site is within the vicinity of a private airstrip. It is approximately ½ - 1 mile south of a small single residential airstrip (sometimes referred to as "Holiday Ranch" located north of Jackson, east of Oldenburg). This airstrip appears to be unpaved and utilized irregularly. Potential noise levels related to this airstrip should be analyzed in the Environmental Impact Report.

**Potential impacts and mitigations should be analyzed in the Environmental Impact Report.**



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

**SUBSTANTIATION**

- XII a) Potentially significant impact is anticipated. The project would induce substantial population growth in the area either directly or indirectly. The project proposes to create a maximum of 3,114 total residential units which could generate approximately 6,010 new residents to the area upon full buildout over 20+ years. [2,815 deed-restricted active adult (55+) units x 1.85 average residents per household 55+ years of age = 5,208; plus 299 single residential units x 2.68 average residents per household in Desert Region = 802]. New and/or improved roads and infrastructure associated with this development could also induce additional population growth in the area. Further evaluation of this potentially significant impact should be conducted as part of an Environmental Impact Report.
- XII b) No impact is anticipated. The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing. This site is currently vacant, thus no housing units would be demolished as a result of this proposal.
- XII c) No impact is anticipated. The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere. The site is currently vacant, thus the project will not displace any existing housing or existing residents.

**This potentially significant growth inducement impact should be evaluated in an Environmental Impact Report.**

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

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

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

**SUBSTANTIATION**

- XIII a) Potentially significant impacts are anticipated. In order to maintain acceptable service ratios, response times or other performance objectives for fire and police protection, the proposed project may result in the need for new and/or expanded facilities. However, the project proposes a joint use public safety facility within the project's commercial area. This future public safety facility would serve the project area and existing and future uses on surrounding properties, thus decreasing future response times. The majority of the project will be deed restricted to active adult housing with no school age children permitted. Therefore the total additional demand could result from 299 single family residential units with potential for school age children. Subsequent tentative tract maps will be subject to adopted School Fees. The project contains a 9-acre public equestrian park for use by existing and future residents of the Fairview Valley and its environs. Additionally, the project contains approximately twenty-nine (29) additional private recreation acres for use by the residents of the community. The project will be subject to park improvement and facilities fees (Quimby Fees) to be coordinated with Town of Apple Valley Park and Recreation Department. Therefore existing parks are not anticipated to be substantially impacted. The Fiscal Impact Analysis (FIA) prepared for the proposed project will determine if the project will generate adequate revenues to compensate for impacts on public services. The phased construction of future tract maps would require all applicable fees be paid to ensure fair share contribution to public facilities identified. Further evaluation of this potentially significant impact should be conducted as part of an Environmental Impact Report.

**Potential impacts and mitigations should be analyzed in the Environmental Impact Report.**

**Initial Study Checklist**

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**APN: 0436-021-13, 14, 15, 16; 0436-041-02, 03, 04, 16; 0436-081-01, 02, 04, 05; 0436-032-21, 30; 0436-261-10, 14**

**APPLICANT: HACIENDA AT FAIRVIEW VALLEY**

**PROJECT NUMBER: P200700944**

**February 19, 2008**

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

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

**SUBSTANTIATION**

- XIV a) Less than significant impact is anticipated. This project will not significantly increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project proposes to include a 9-acre public equestrian park that will serve the public and twenty-nine (29) acres of private park uses as part of the planned development that will serve the residents of the development.
- XIV b) Potentially significant impact is anticipated. The project includes recreational facilities to be built within the boundaries of the project site and will be subject to applicable provisions of the County Development Code and Project Specific Plan.

**Potential impacts and mitigations should be analyzed in the Environmental Impact Report.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>XV. TRANSPORTATION/TRAFFIC - Would the project:</b>				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION**

- XV a) Potentially significant impact is anticipated. The project would cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system due to current level of development and the dominance of unpaved roads both onsite and surrounding areas. The increase in the number of vehicle trips, the volume to capacity ratio on roads, and the congestion level at intersections may exceed the planned thresholds for those facilities. These potential impacts should be analyzed through a Traffic Impact Study consistent with the County's Congestion Management Program. Further evaluation of this potentially significant impact and appropriate mitigations should be analyzed as part of an Environmental Impact Report.

- XV b) Potentially significant impact is anticipated. The project may exceed, either individually or cumulatively, a level of service [LOS] standard established by the county congestion management agency for designated roads or highways. These potential impacts should be analyzed through a Traffic Impact Study consistent with the County's Congestion Management Program. Further evaluation of this potentially significant impact and appropriate mitigations should be conducted as part of an Environmental Impact Report.
- XV c) No impact is anticipated. The project will not result in a change in air traffic patterns.
- XV d) Less than significant impact is anticipated. The project will not substantially increase hazards due to a design feature or incompatible use, because the project circulation design, including curves and controlled intersections will comply with County road design standards. The site is adjacent to an established, although unpaved, road that is accessed at local access points with good sight distance. This project does not substantially increase hazards due to a design feature.
- XV e) Potentially significant impact is anticipated. The project may result in inadequate emergency access, because currently there are a limited number of access points into the Fairview Valley. The increase in the number of vehicle trips, the volume to capacity ratio on roads, and the congestion level at intersections may exceed the planned thresholds for those facilities, which may result in inadequate emergency access if mitigation is not provided. Further evaluation of this potentially significant impact should be conducted as part of an Environmental Impact Report.
- XV f) Less than significant impact is anticipated. The project will not result in inadequate parking capacity, because the project would be required to meet the parking standards established by the County Development Code.
- XV g) Less than significant impact with mitigation is anticipated. The Specific Plan includes provisions for multiple (3 proposed) future transit stops to serve existing and future residents. Additionally, a bike route and multi-use trail network provides alternate transportation routes. Impacts that may arise as a result of increased demand on these existing services, which include increasing the number of buses and/or routes, should be discussed in the Environmental Impact Report.

**These potentially significant transportation and traffic impacts should be evaluated in an Environmental Impact Report.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION**

- XVI a) Less than significant impact with mitigation is anticipated. The project will construct and operate wastewater treatment facilities. The facilities will meet the requirements of the Lahontan Regional Water Quality Control Board.
- XVI b) Potentially significant impact is anticipated. The project will construct and operate a wastewater treatment facility. The project will annex to the Apple Valley Ranchos Water District. Expansion of the District's facilities, including pipelines, booster pumps and reservoirs will be necessary to serve the project. These facilities will be designed to have minimal environmental effects. The project EIR will consider the effects and establish mitigation measures if necessary.
- XVI c) Potentially significant impact is anticipated. The project will construct and operate new storm water drainage facilities. The facilities will be designed to have minimal environmental impact. The project EIR will consider the effects and establish mitigation

measures. The facilities will meet or exceed the requirements of the Lahontan Regional Water Quality Control Board.

- XVI d) Potentially significant impact is anticipated. The project will be served by the Apple Valley Ranchos Water District. As required by state law a Water Supply Assessment (WSA) is being prepared. It is expected that the WSA will show that existing entitlements and resources are available to sufficiently supply this project. Further evaluation of this potentially significant impact should be conducted as part of an Environmental Impact Report.
- XVI e) Potentially significant impact is anticipated. The project will construct and operate new wastewater treatment facilities. The County Service Area (CSA) will operate the facilities. The facilities will be designed to meet the requirements of the CSA and Lahontan Regional Water Quality Control Board. The CSA will make a determination that the facilities have adequate capacity to serve the project. Further evaluation of this potentially significant impact should be conducted as part of an Environmental Impact Report.
- XVI f) Less than significant impact is anticipated. The San Bernardino County Solid Waste Management Agency operates several landfills throughout the County. The EIR will analyze and verify that the landfills have sufficient capacity to accommodate the project's solid waste disposal needs.
- XVI g) Less than significant impact is anticipated. Subsequent tract maps will be required to comply with federal, state, and local statutes and regulations related to solid waste.

**Potential impacts and mitigations should be analyzed in the Environmental Impact Report.**

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

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

**SUBSTANTIATION**

- XVII a) Potentially significant impact is anticipated. This project may have a substantial adverse effect, either directly or through habitat modifications, on a species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The proposed project is not located within designated critical habitat for desert tortoise (a state and federally-listed threatened species) although suitable habitat is present on small, non-contiguous portions of the site (approximately 13% total area) and desert tortoise or their sign are known to occur in the project site vicinity. The site-specific Biological Survey Report conducted by TDA Associates, Inc. in April to September 2007 found no active desert tortoise or burrows on site. The burrowing owl is a state and federal species of special concern. Burrowing owl and their sign were observed in several locations on the site. If the Burrowing owl becomes a listed species, an incidental take permit may be required from the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Cultural Resources Assessment including records search and intensive survey was conducted by LSA Associates for this project which identifies seventy-two (72) cultural resources of which fifteen (15) are identified as potentially eligible resources for historic resource registry. The project site exhibits a high sensitivity for cultural resources. If there is a discovery of a potentially significant historical resource during construction, work should stop in the immediate vicinity of the new discovery and a qualified archaeologist should evaluate the resource to determine what action should be taken.



- XVII b) Potentially significant impact is anticipated. The project may have cumulative impacts due to the future, phased provision of project roads and infrastructure to the Fairview Valley. The project environs currently comprise a lesser level of improvements and contain a multitude of paper lots lacking built physical infrastructure in addition to the existing homes. Cumulative effects of the planned development upon aesthetics, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, population/housing, public services, transportation/traffic and utilities/service systems should be addressed in the Environmental Impact Report.
- XVII c) Potentially significant impact is anticipated. The project may have environmental impacts that could cause substantial adverse effects on human beings, either directly or indirectly. Existing and planned residential development is adjacent to the project site.

**An Environmental Impact Report is required to evaluate these impacts and determine project alternatives and/or mitigation measures to minimize or avoid the potential impacts identified herein.**

**APN: 0436-021-13, 14, 15, 16; 0436-041-02, 03, 04, 16; 0436-081-01, 02, 04, 05; 0436-032-21, 30; 0436-261-10, 14**

**APPLICANT: HACIENDA AT FAIRVIEW VALLEY**

**PROJECT NUMBER: P200700944**

**February 19, 2008**

### **XVIII. MITIGATION MEASURES**

(Any mitigation measures, which are not 'self-monitoring' shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval. These will be determined during preparation and review of the Environmental Impact Report.)

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

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

Apple Valley Master Plan of Drainage, Volume II – Part A – East Community. Prepared by Williamson & Schmidt. Not dated.

California Department of Water Resources Bulletin #118 (Critical Regional Aquifers), 1975.

CEQA Guidelines, Appendix G

California Standard Specifications, July 1992

County of San Bernardino Development Code, adopted 2007

County of San Bernardino General Plan, adopted 2007

County of San Bernardino Hazard Overlay Map EH32-B

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998

County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995

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

County of San Bernardino Road Planning and Design Standards

Environmental Impact Report, San Bernardino County General Plan, 2007

FIRM, Flood Insurance Rate Map for San Bernardino County, California and Incorporated Areas. Map number 06071C0000. Map Revised: January 17, 1997

Lahontan Regional Water Quality Control Board Regulations

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

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

Mojave Desert Air Quality Management District, *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines*, December 2006

## **PROJECT SPECIFIC REFERENCES**

FORMA, *Hacienda at Fairview Valley – Administrative Draft Specific Plan*, October 2007

Geocon, *Preliminary Geotechnical Investigation - Fairview Creek, Cahuilla Road & Laguna Seca Road, Apple Valley Area, California*, November 6, 2003

Geocon, *Phase I Environmental Site Assessment – Granite Valley, East of Apple Valley, San Bernardino County, California*, August 19, 2005

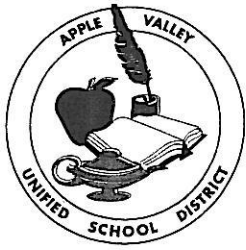
Geocon, *Preliminary Geotechnical Investigation – Proposed Granite Valley Residential Development, APNs 043604116, 043608101, 043608102, 043608104 & 043608105, Fairview Valley Area, San Bernardino County, California*, June 8, 2007

LSA Associates, Inc., *Cultural Resources Assessment – Hacienda at Fairview Valley*, September 7, 2007

Natelson Dale Group, Inc., *Draft Fiscal Impact Analysis – Hacienda at Fairview Valley Specific Plan*, January 31, 2008

PCR Services Corporation (PCR), *Joshua Tree Survey Report – 1555 Acre Project Site in the Apple Valley Area, Unincorporated San Bernardino County, California*, September 21, 2007

Tom Dodson & Associates (TDA), *Focused Biological Survey and Jurisdictional Delineation – For Assessor Parcel Numbers 043602116, 043602115, 043602114, 043602113, 043603230, 043603221, 043626110, 043626114, 043604102, 043604103, 043604104, 043604116, 043608101, 043608102, 043608104 & 043608105*, October 16, 2007



# *Apple Valley Unified School District*

## **BOARD OF TRUSTEES:**

Lisa Lawrence • Richard L. Sauer • Wilson F. So • Rob E. Turner • William Van Kirk

## **SUPERINTENDENT**

Robert C. Seevers

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November 10, 2008

Mr. Doug Feremenga, AICP, Senior Planner  
County of San Bernardino  
Land Use Services Department  
Advance Planning Division  
385 North Arrowhead Avenue  
San Bernardino, CA 92415

Re: Hacienda at Fairview Valley Specific Plan  
Draft Environmental Impact Report ("EIR")

Mr. Feremenga:

The Apple Valley Unified School District ("District") is in receipt of your letter dated October 30 2008, regarding the above-referenced project. We have also received an information request from RBF Consulting regarding the EIR, and have provided them with the requested information. Since 299 of the 3,114 planned residential units in this project will be non-age restricted single family homes, this project will have a significant impact on the District. Therefore, we request that the District be kept informed as each step is taken, bringing the project closer to final approval and construction.

Should you need to contact me personally, please do so at 760 247 8001, extension 423, or by email at [lynette\\_kachelmeyer@avusd.org](mailto:lynette_kachelmeyer@avusd.org).

Respectfully,

  
Lynette Kachelmeyer  
Director, Facilities and Planning

**Kari Cano - FW: Hacienda at Fairview**

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**From:** "Feremenga, Douglas - LUS - Advance Planning" <dferemenga@lusc.sbcounty.gov>  
**To:** "Creason, Tracy - LUS - Current Planning" <tcreason@lusc.sbcounty.gov>, "Eric Flodine" <EricF@stratacquity.com>, "Hyke, Carrie - LUS - Advance Planning" <chyke@lusc.sbcounty.gov>, "John Gifford" <JGifford@rbf.com>, "Kari Cano" <KCANO@rbf.com>, "Kevin Thomas" <KThomas@rbf.com>  
**Date:** 12/4/2008 8:08 AM  
**Subject:** FW: Hacienda at Fairview

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FYI

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**From:** JensOasis@aol.com [mailto:JensOasis@aol.com]  
**Sent:** Thursday, December 04, 2008 6:21 AM  
**To:** Feremenga, Douglas - LUS - Advance Planning  
**Subject:** Hacienda at Fairview

Dear Mr. Feremenga,

Below are the comments from the Mojave Group of the Sierra club. I will also send an email with the pages as jpeg attachments and via "snail" mail (USPS).

Jenny Wilder, Mojave Group Chair

760 220 0730

[JensOasis@aol.com](mailto:JensOasis@aol.com)

RE: Hacienda at Fairview Valley

Doug Feremenga,

AICP, Senior Planner,

385 North Arrowhead Avenue, First Floor

San Bernardino,

CA 92415-0182

909 387 4147

[dfercmenga@lusd.sbcounty.gov](mailto:dfercmenga@lusd.sbcounty.gov)

December 4, 2008

Dear Mr. Feremenga,

Thank you for the opportunity to comment on the Initial Study Environmental Checklist Form for the Hacienda at Fairview Valley project (project) provided at the public meeting on November 18, 2008. This proposed project which is a General Plan Land Use Zoning District Amendment to allow for a mixed - use planned community is of great concern to me and members of the Mojave Group of the Sierra Club. We have over 450 members who reside in the High Desert Area which includes most of the Mojave Desert from Hesperia to Needles. I have reviewed the Initial Study which I find contained many of the environmental factors of concern. Some of our concerns require further explanation and study. The Site Specific plan description that was provided at the meeting mentioned above lacked essential details. Is there a more detailed description available? If so, is this description available electronically?

The Draft EIR for the proposed Hacienda at Fairview Valley Specific Plan Project should address the following potentially significant environmental impacts:

**1. The comments made by the neighbors who live adjacent to or very close to the project site.**

Numerous neighbors attended the scoping meeting on November 18, 2008. According to the comments that I heard, these neighbors have moved to an area that is currently a "buffer" zone within the County area on the east side of the Town of Apple Valley. This open space type zoned area provides relatively easy access to facilities (shopping, schools, religious and civic services etc.) while providing a quiet, rural lifestyle that is dominated by quiet open space, clear skies, naturally vegetated views with mountains, maintenance of domestic livestock and the appreciation of nature and wildlife. Current zoning for the site is Rural Living -5 (which allows for one residence per 5 acres), RL -20 (allowing for one residence per 20 acres), and RL-40 (allowing one residence per 40 acres). The neighboring properties include public lands managed by the Bureau of Land Management, similar RL-5,20,40 zoning and closer to Apple Valley on the West side some one acre lots. Current residents would have a total disruption to their current lifestyle if this project goes through as proposed. The degree of disruption would necessitate some of those neighbors relocating to other rural areas. Such a disruption of the existing General Plan negates an expectation of the people of San Bernardino County

to enjoy a lifestyle of their choice. The money invested in building a rural lifestyle (ranch or ranchette) within a County Area zoned for one residence per 5, 20 or 40 acres is considerable, but that time and money is wasted when the zoning is *changed* to allow thousands more residences within the immediate neighborhood. When the County erodes the General Plan in such a way that the people of the county no longer have an expectation that their chosen rural lifestyle is a safe or sane investment, the value of rural living goes away and the quality of life that was first envisioned within the General Plan becomes obscured. In the long run property values are degraded as the General Plan becomes less reliable which affects future investments of people who want to live here. Developments that protect the essence of the General Plan enhance the integrity of the Plan; preserve the lifestyles of the people who invested their time, money and future in that Plan.

The Hacienda at Fairview Valley project, as presented, does not reflect the essence of the current General Plan for the specified area. The EIR must include a detailed study of all the environmental consequences of such a drastic change in the General Plan. That study should include not only impacts to the immediate neighborhood but the county as a whole, and also the long term economic consequences of changes to the environment. Some of the specific items of concern are described below:

**a) Aesthetics:** The current zoning encourages leaving native vegetation in place, providing a most pleasing scenic vista with creosote shrub and Joshua tree habitat and views of the surrounding hills with their jagged peaks containing raptors. Raptors frequent the skies above the project site in search of the next meal. Rodents and rabbits will be displaced with the proposed density of housing and raptors will be displaced with ravens which follow human migrations. The Vista of an undisturbed natural area includes not only distant views but also what is on the ground, and in the sky. Scenic and interesting rabbit/coyote/ground squirrel trails will be replaced by houses. This is part of the aesthetic character of the neighborhood and should be evaluated in the EIR and in the alternatives.

**b) Agriculture resources:** The cumulative effects of changing zoning in this area and other rural areas in the High Desert have a negative effect on the agricultural resources in the surrounding Victor Valley Area. Agricultural resources are diminishing along the Mojave River corridor for a number of reasons. The main reason is that past agricultural patterns are becoming economically unfeasible. This is largely due to the availability and increased cost of water. Consequently the scarce water that is available is now being used to water turf and trees that are not native to the area, in addition to necessary human uses including drinking and sanitation. The existing small ranches in the vicinity of the project support agricultural endeavors albeit on a very small scale. There will likely be adverse impacts to those efforts and any future endeavors that would be likely if the zoning were to remain unchanged (a 40 acre ranch could support food production of several families).

**c) Air quality:** Energy used in housing and transportation is known to significantly impact air quality. These impacts must be the object of significant study and mitigation should be required for any new housing project using the best science available for energy production. Each significant housing project could produce its own energy needs using renewable methods that have zero emissions. Large scale developments must encourage alternative transportation methods including walking, bicycling, solar powered electric vehicles etc. for all trips. The need for paved roads to diminish the problem of dust and particulate matter encourages increased development which in turn impacts air quality. The ultimate goal for energy production and transportation should be zero emissions, anything less than



that will continue to poison the air we breathe.

Housing and road pavements contribute considerably to the retention of heat from the sun. That heat is retained in the local area overnight increasing the overall temperature of the developed area quite considerably. This negative impact on the environment should be carefully studied in the EIR and in the alternatives.

Any turfed areas require maintenance such as mowing; edging and typically neighborhoods use blowers for leaf and debris maintenance. This type of maintenance contributes a considerable amount of pollutants in the air and the impacts of the type of landscaping that is allowed should be studied in the EIR.

**d) Biological Resources including Wildlife displacement:**

The current neighbors enjoy a connection with the wildlife of the area. This includes numerous species which are not currently endangered or "listed". It includes species that are dependent on native plants and open space. The project as currently described will destroy the native plants replacing them with houses, roads, trails and non native species. With the destruction of neighboring habitat, increased noise and human vibrations, the connection that current neighbors have with wildlife will be lost. Humans gain a great deal from a connection with nature and studies show that the loss of this connection increases the rate of crime and disease. Native plants and animals are known to be of use as food and healing sources, and require little to no maintenance. Impacts of the destruction of native habitat and species should be fully studied in the EIR and not be limited to listed or endangered species. Included in the immediate vicinity of the project are several species of raptors, lizards (including the horned lizard), snakes, coyote, tortoise, resident and migrating birds etc. One comment I heard at the November 18 meeting was an account of a sighting of mating snakes. This type of personal encounter with nature does not happen on a multi-use trail within a tightly knit housing tract which is the current description.

**e) Cultural Resources:** The project area lies between two hills which contain springs. These springs are not only important to wildlife in the desert environment, but also were important to early humans. There is a potential for significant cultural artifacts in the area around the springs and the pathway connecting the springs and the river (including habitation sites and ceremonial sites). This potential should be thoroughly explored before it is lost.

**f) Hazards and Hazardous Materials.** Humans create considerable household waste and use hazardous materials that are transported to the homes. Hazardous materials under the guise of household cleaners, chemical fertilizers, bait for rodents, sprays and bait for ants, roaches etc. as well as oils, paints etc follow housing projects. The increased concentration of these materials where there is a larger number of houses is significant and the impacts of these household chemicals should be fully included in the EIR.

**g) Water availability and quality.** Water availability is one of the most important issues for such a large development. The impact of the use of ground water should be carefully studied. In other areas in the Victor Valley, current wells have run dry because of increased development in the vicinity. What will be done to ensure that current well owners neighboring the project area, will not run out of water and have to dig deeper in the hopes of finding water? If this happens, who will bear the burden of the additional cost?

When a population of any size loses its water source, *disease, unrest and war* develop. The available sources of water to support the increased growth of this desert area for even 50 years are currently unknown. Turfed areas are not currently the preferred ground cover in the project area or vicinity and given the predicted water shortage should not be a component of this project. What is the increased consumption of water if the turf is allowed? Where will that extra water come from and at what cost and who will bear the burden of that cost? Will the Rancho Water Company pass on the costs to all customers (current as well as future?) or will that cost be past on to only the new consumers?

Water quality in our ground table is being degraded with increased human pollutants-gasoline, oils, paints, pesticides, fertilizers etc. When rain water hits the native vegetation in a desert area it sinks in and the ground becomes soft. The water picks up minerals and is cleansed. When rain water hits houses and roads it is channeled to storm drains and carries all the pollutants with it to the underground water source. By keeping as much land as possible in a native state, we decrease the risk of polluting our water supply.

A large percentage of 55+ active adults contract some kind of disease and take medications for those diseases. This includes chemotherapy. Those chemicals that kill human cells are washed into the waste water system. The EIR should study the impacts of pharmaceutical chemicals from a development that includes 2,815 units deed restricted to 55+ elderly community which has the potential of over 5,000 people taking medicines. What is the projected cost of the increased need for sewer infrastructure and will the new home owners alone bear the burden of that increase or will it also be passed on to current residents? If a septic system is to be used for those units, the EIR should carefully study the impact on the groundwater.

**h) Land Use Planning:** The project as presented has a significant impact on land use planning and quality of life by disrupting the essence of the plan as currently written. The impact to the existing community of scattered rural residences will be significant. Access to the public lands under BLM control will also have significant impacts. The proposed project would encourage increased development and splitting of lot sizes resulting in little or no rural living in the general vicinity and eliminating a buffer zone between the city and public lands.

**i) Noise:** The project as presented would not only increase noise from significantly elevated numbers of cars on paved roads, but would also include lawn mowers, edgers, blowers constantly grooming turfed areas and hedges of non native species that people seem to think need to have a boxed look. Noise from emergency vehicle sirens will pierce the air of the current quiet countryside because the project includes 2,815 units of the 55+ age group. These significant impacts should be included in the EIR. Noise is known to have negative impacts on wildlife (it goes elsewhere or dies from stress induced behavior) and impacts on humans including increased stress levels that lead to violence and disease. Typically people choose to live in a rural area for the quiet.

**j) Population and Housing-displaced people-Sprawl and the Overbuilding cycling.** Although the proposed project will not displace a significant number of people it will cause some to be displaced for neighboring properties. Those people will have to find new rural living areas which are becoming more difficult to locate.

On a larger scale, the development will have an adverse impact on the local housing market which has been the victim of an overbuilding and bust cycle for decades. The cycle is more rapid where there are significant changes in the carefully planned zoning of a general plan. This cycle has caused numerous

others in the local area to be displaced and has the cumulative impact of greater numbers of migrating people. Migrating people tend to have fewer of the qualities of a good neighbor and bring with them increased crime. The impacts of such a change in zoning as described in this project should be fully studied in the EIR.

Although only a few people seem to be displaced by this project the overall effect of the substantially increased density of housing would help to speed the overbuilding cycling and sprawl that the High Desert has experienced in the past several decades. There are now thousands of empty homes in the High Desert Area whereas just a year or so ago there was apparently a shortage. Where did all those people come from and go to? What is causing this cycling? In the boom period cities experience a shortage of everything and begin to provide those facilities (hospitals, schools, parks, emergency services, churches, retail facilities etc.) and then the houses and facilities fall empty, have difficulty to find good tenants and many become victims of vandalism. The cities are left stretched thin to provide the basic needs of a reduced population, including safety.

What is the real cost of this type of zone change for intense development in a rural area on the surrounding cities? The EIR must correctly evaluate all the costs.

**k) Public Services:** Impacts to BLM lands include removal of a buffer zone and increased human use. This in turn may require increased emergency response, increased patrol by BLM as well as increased maintenance of the natural resources. The EIR should study fully the impacts to public lands, maintenance of those lands and access to those lands. This in addition to other impacts on public services including hospitals and health care facilities especially since a majority of the housing proposed is for the elderly.

**l) Recreation:** The project is proposed in an area where there is already extensive outdoor recreation, some of which occurs on private property and the rest on adjacent public lands. Such a large project is going to have substantial increased use of the nearby public lands managed by the BLM and possibly less recreational use on private lands which will become less "rural" as lots are split. BLM lands are currently used by the equestrian community, rock climbers and hikers. Illegal and uncontrolled OHV use has severely degraded some of the lower elevations. Camping on the top of the hills is currently not uncommon in the summer months and increases the risk of wildfire. These types of recreation would increase with the population growth, requiring the BLM to more closely manage the lands to protect the resources. Plans to open up the hills with roads to build and maintain wind generating electricity would further degrade the natural landscape and invite increased recreational activities. Parking facilities for hiking and equestrian use would have to replace the current open access because the project would close that access for the public now using the BLM lands. Coordination with the BLM regarding plans for public land use is essential for this project but is not listed in the General References with the other agencies.

**m) Transportation & Traffic:** Currently the traffic flow is slow and light. Numerous roads in the vicinity are privately owned and maintained. All roads in the area must be carefully evaluated in the EIR including private roads that provide access to schools, recreation and other facilities. The project would increase the traffic flow to and from the local area and to neighboring facilities by at least 6,000 vehicles a day and possibly more. Traffic flows to the freeway, to and from churches, schools, hospitals, retail stores and parks would be heavily impacted within a 10 or even 20 mile or more range. Main roads such as Cahuilla and Laguna Seca, Central, and Hwy 18 would experience significant delays unless modified. The consequences and costs of such a large impact must be carefully analyzed.

If the current zoning were to remain in place, the increase at build-out would probably only number in the hundreds.

**n) Utilities and Service Systems:** The project calls for a new wastewater treatment plant. What and how much "wastewater" will be treated? Where will this facility be located? Will there be an odor from such a facility that would affect current and future residents? When will the neighbors be notified of the details of that proposed facility? What will the impacts of that facility be on the environment? How much will it cost and will that cost be passed onto the local residents of the project, or will it be assumed by the existing residents?

Similarly, how will the new storm water facilities be funded and maintained? What are the costs of the required water, from where will it come and who will pay for it? How secure is that source of water? If the project is to be annexed to the Apple Valley Ranchos Water District, what impacts will there be on that districts current residents? Will those residents have to do with less and less water at a higher and higher cost and change their way of life (because someone else wants to water a golf course)?

What about the trash and recycling facilities? Will current residents pay for the increased cost of service to the area?

The EIR should also study the impacts on current residents for the increased needs of gas and electric services.

**Mandatory Findings:** Not only will the project as currently described have adverse impacts on natural habitat, species, human neighbors but also it will have numerous cumulative negative impacts on the High Desert region. Those impacts should be fully studied in the EIR.

All contributions to Global Warming must be considered in the EIR. These include building a concentration of houses in a currently zoned rural setting which will increase the need for thousands of daily trips to and from facilities. Roads will need to be widened which contributes to the warming of the immediate area even if the emissions from vehicles are zero (unlikely in the near future). A warmer day and night in the summer encourages increased use of cooling systems.

All toxic emissions that contribute to Global Warming must be considered in the EIR. In the High Desert we can no longer say that we have clean air when our mountains are disappearing in a layer of smog. The cumulative effect on Global Warming of current development strategies and modes of transportation must be carefully analyzed.

#### **Alternatives:**

Alternatives should include a specific plan that embraces and preserves those elements of a quality of life that the current neighbors enjoy. These elements include:

- Significant quiet both daytime and nighttime
- Significantly low volume of traffic
- Significant night time darkness with few lights
- Rural lifestyle with substantial and beneficial connection with wildlife
- Significant rural aesthetics including native vegetation, clear skies and mountain views
- Little to no harassment from traffic and neighboring noise disturbing their domestic animals and livestock
- A rural lifestyle that includes relative solitude with only a few and distant neighbors who enjoy similar values.
- A rural lifestyle that helps teach and instill in children an appreciation of life and its wonders.

Such an alternative would enhance instead of degrade the current circumstances by ensuring the qualities now enjoyed are preserved.

Alternatives should include elements that address Global Warming issues by embracing 100% locally generated renewable energy and:

- Absolute minimum disturbance of the natural vegetation, drainage, wildlife with no introduction of alien species.
- Absolute minimum consumption of water including use of grey water technology, rain gardens, and a system to catch rain water.
- Design elements for all houses that embrace passive solar, alternative heating and cooling systems (passive, geothermal, solar, radiant heat in the floor etc.)
- A method to significantly reduce the number of trips using gas powered vehicles.

Sincerely,

Jenny Wilder, Mojave Group Chair

**DEPARTMENT OF FISH AND GAME**

Inland Deserts Region  
Mojave River Hatchery  
12550 Jacaranda Ave  
Victorville, CA 92395  
(Mailing address only: Not a Public Office)  
(760) 246-8828 phone  
(760) 245-9142 fax

**FACSIMILE TRANSMITTAL SHEET**

TO:	Doug Feremenga	FROM:	Eric Weiss
COMPANY:		DATE:	DECEMBER 10, 2008
FAX NUMBER:	(709) 387-3223	TOTAL NO. OF PAGES INCLUDING COVER:	5
PHONE NUMBER:	(916) 445-0613	SENDER'S REFERENCE NUMBER:	
RE:	CDFG NOP Comments Hacienda Fairview Valley EIR	YOUR REFERENCE NUMBER:	SCH # 2008111009

☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

**NOTES/COMMENTS**

Please find the attached letter summarizing the Department's comments and findings regarding the NOP for Hacienda Fairview Valley EIR

If you have any questions, please call me at (760) 246-8828.



## DEPARTMENT OF FISH AND GAME

<http://www.dfg.ca.gov>  
Inland Deserts Region (IDR)  
407 West Line Street  
Bishop, CA 93514  
(760) 872-1171



December 2, 2008

Mr. Doug Feremenga  
San Bernardino County  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415

Subject: Notice of Preparation (NOP) for the Hacienda at Fairway Valley Draft Environmental Impact Report (DEIR), in the Town of Apple Valley sphere of influence, California. SCH # 2008111009

Dear Mr. Feremenga:

The Department of Fish and Game (Department) has reviewed the Notice of Preparation (NOP) for the DEIR for the Hacienda at Fairway Valley master-planned community. The project includes the development of approximately 1,557 acres of residential, commercial and open space uses with a total of 3,114 residential units.

The Department is providing comments on this NOP as the State agency which has statutory and common law responsibilities with regard to fish and wildlife resources and habitats. California's fish and wildlife resources, including their habitats, are held in trust for the people of the State by the Department (Fish and Game Code §711.7). The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitats necessary for biologically sustainable populations of those species (Fish and Game Code §1802). The Department's Fish and wildlife management functions are implemented through its administration and enforcement of Fish and Game Code (Fish and Game Code §702). The Department is a trustee agency for fish and wildlife under the California Environmental Quality Act (see CEQA Guidelines, 14 Cal. Code Regs. §15386(a)). The Department is providing these comments in furtherance of these statutory responsibilities, as well as its common law role as trustee for the public's fish and wildlife.

In order for Department staff to adequately review and comment on the proposed project the following information should be included in the DEIR:

1. A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened and sensitive species and sensitive habitats.
  - a. If appropriate habitat for any listed species occurs on the site (include studies), including surface waters potentially containing any fish species, have qualified biologist conduct focused surveys according USFWS and /or Department protocols (guidelines).

*Conserving California's Wildlife Since 1870*



- b. Have a qualified botanist conduct a focused rare plant survey during the appropriate time of year following USFWS and/or Department protocols.
    - c. Have a qualified biologist conduct focused surveys for burrowing owl following the 1993 Burrowing Owl Consortium protocol guidelines. Survey guidelines can be obtained for the Department. The mitigation measures presented in the guidelines should be included in the DEIR and/or DEIS.
    - d. If any listed species will potentially be impacted by the proposed project, consultation with the Department and the USFWS will be required to establish appropriate avoidance, minimization and mitigation measures. An Incidental Take Permit may be required by the Department pursuant to Fish and Game Code Section 2080 *et. seq.*
    - e. The Department requests that impacts to State and Federally-listed species and potential avoidance, alternative and mitigation measures be addressed in the CEQA document and not solely in subsequent negotiations between the applicant and the agencies.
  2. A thorough discussion of direct, indirect and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts.
    - a. CEQA Guidelines, 15125(a), state that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
    - b. Project impacts should be analyzed relative to their effects on off-site habitats. Specifically, this should include nearby public lands, open space, adjacent natural habitats and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided. This includes impacts to wildlife from increased raven populations.
      - 1) The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
      - 2) A cumulative effects analysis should be developed as described under CEQA Guidelines, 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
  3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives, which avoid or otherwise minimize impacts to sensitive biological resources



should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity, where appropriate.

- a. Mitigation measures for project impacts to sensitive plants, animals and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Off-site compensation for unavoidable impacts through acquisition and protection of high-quality habitat elsewhere should be addressed.
  - b. The Department considers Rare Natural Communities as threatened habitats having regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts.
  - c. A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as substantial modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, requires that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. For these reasons, the following information is requested:
    - 1) Biological mitigation monitoring and reporting proposals and a raven control plan should be of sufficient detail and resolution to satisfy the requirements of a CESA Permit. The Department recommends early consultation with the Department to discuss appropriate measures to avoid, minimize, and/or compensate for impacts.
    - 2) A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.
4. Under Section 1600 *et. seq* of the Fish and Game Code, the Department requires the project applicant to notify the Department of any activity that will divert, obstruct or change the natural flow of the bed, channel or bank (which includes associated riparian habitat) or a river, stream or lake, or use material from a streambed prior to the applicant's commencement of the activity. Streams include, but are not limited to, intermittent and ephemeral streams, rivers, creeks, dry washes, sloughs, blue-line streams and watercourses with subsurface flow. The Department, as a responsible agency under CEQA, may consider the local jurisdiction's (Lead Agency) Negative Declaration of EIR for the project.


Hacienda Fairview Valley NOP Comments  
December 2, 2008

However, if the EIR does not fully identify potential impacts to lakes, streams and associated resources (including, but not limited to, riparian and alluvial fan sage scrub habitat) and provide adequate avoidance, mitigation, monitoring and reporting commitments, additional CEQA documentation will be required prior to execution (signing) of the Streambed Alteration Agreement. In order to avoid delays or repetition of the CEQA process, potential impacts to a lake or stream, as well as avoidance and mitigation measures need to be discussed within this CEQA document. The Department recommends the following measures to avoid subsequent CEQA documentation and project delays:

- a. Incorporate all information regarding impacts to lakes, streams and associated habitat within the DEIR. Information that needs to be included within the document includes: (a) a delineation of lakes, streams and associated habitat that will be directly or indirectly impacted by the proposed project; (b) details on the biological resources (flora and fauna) associated with the lakes and/or streams; (c) identification of the presence or absence of sensitive plants, animals or natural communities; (d) a discussion of environmental alternatives; (e) a discussion of avoidance measures to reduce project impacts; and (f) a discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance. The applicant and lead agency should keep in mind that the State also has a policy of no net loss of wetlands.
5. The Department recommends that the project applicant and/or lead agency consult with the Department to discuss potential project impacts, avoidance and mitigation measures. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

In conclusion, the requested biological survey information should be submitted to Mr. Eric Weiss, 12550 Jacaranda Avenue, Victorville, CA 92395, for review in order to adequately determine the potential impacts of the project. Questions regarding this letter and further coordination on these issues should be directed to Mr. Weiss at (760) 246-8828.

Sincerely,

  
for Tonya Moore  
Senior Environmental Scientist

cc: Mr. Eric Weiss, DFG  
State Clearinghouse

**From:** savedesert [mailto:savedesert@yahoo.com]

**Sent:** Wednesday, November 05, 2008 5:48 PM

**To:** Silva, Andrew; Mitzelfelt, Brad V; Applevgreaves@aol.com; Mitzelfelt, Brad V; Maxwell Britton; Brown; Micheal Cartist; DCEcker@aol.com; Feremenga, Douglas - LUS - Advance Planning; Kim Floyd; Gary Hatfield; Janet\_Hare@sbcss.k12.ca.us; duncan neil; Fran Perkons; playfulsteel; Bruce Ponzo; Donald Russell; Silva, Andrew; Buford Strange; Creason, Tracy - LUS - Current Planning; Ron Warren; Jenny Wilder; Terry Williams

**Cc:** Feremenga, Douglas - LUS - Advance Planning; mccaffrey\_carol@yahoo.com; Micheal Cartist

**Subject:** Hacienda Heights Project

It truly saddens me to think that big business is destroying our beautiful oasis in the desert. In the past several months, I was hoping that I was only dreaming when I thought that the desert was going to be destroyed in front of our eyes. Well, my nightmare has become a reality. We can no longer be idle in our thoughts and actions. We must reveal our passions to save the desert by picking up the "pen" and making contacts RIGHT NOW!

The proposed Hacienda Project is now in the phase of the Environmental Impact Study. We have a thirty day time frame to contact San Bernardino County about our concerns, data, and feelings about this destruction of the desert. The contact for the county is Doug Feremenga. Besides his contact information, I have attached other people to contact.

THERE IS A MEETING ABOUT THE PROJECT ON NOVEMBER 18 AT 6:30 pm at Rancho Verde Elementary School, 14334 Pioneer Road, Apple Valley, CA 92307. I STRONGLY URGE YOU TO ATTEND. ...TELL YOUR NEIGHBORS...

If you do not make a stand, then you can not complain when the desert is cemented.

Please forward this email to all your contacts. Tell your neighbors. Write letters and emails.

Letters and fliers will be distributed this week. If you can help with this work, it is welcomed. Contact us.

**Kari Cano - FW: Hacienda at Fairview Valley**

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**From:** "Feremenga, Douglas - LUS - Advance Planning" <dferemenga@lusd.sbcounty.gov>  
**To:** "Kari Cano" <KCANO@rbf.com>  
**Date:** 11/7/2008 9:43 AM  
**Subject:** FW: Hacienda at Fairview Valley

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**From:** Applevgreaves@aol.com [mailto:Applevgreaves@aol.com]  
**Sent:** Thursday, November 06, 2008 11:54 AM  
**To:** Feremenga, Douglas - LUS - Advance Planning  
**Cc:** savedesert@yahoo.com  
**Subject:** Hacienda at Fairview Valley

Mr Feremenga:

Regarding the Hacienda at Fairview project, there is absolutely no way I can be convinced that the water required for a project of this size will not affect water availability for existing homes in this area. Many private wells have recently been installed for new homes that have been built. Residents are being reminded daily of the shortage of water & being asked to conserve usage. Most are doing just that. Isn't this a mixed message ? Is there a shortage ? Will these new homes not affect water availability ? How can this project be approved, or is this all a lie ? Please assure me that this plea will be heard/seen by those involved.

Thank you,

Sharon Greaves

24687 Shoshone Rd

Apple Valley, Ca 92307

**Kari Cano - FW: Cahuilla Road**

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**From:** "Feremenga, Douglas - LUS - Advance Planning" <dferemenga@lusd.sbcounty.gov>  
**To:** "Kari Cano" <KCANO@rbf.com>  
**Date:** 11/7/2008 9:52 AM  
**Subject:** FW: Cahuilla Road

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**From:** savedesert [mailto:savedesert@yahoo.com]  
**Sent:** Thursday, November 06, 2008 3:52 PM  
**To:** Mitzelfelt, Brad V; Silva, Andrew; Applevgreaves@aol.com; Mitzelfelt, Brad V; Maxwell Britton; Brown; Micheal Cartist; DCEcker@aol.com; Feremenga, Douglas - LUS - Advance Planning; Kim Floyd; Gary Hatfield; Janet\_Hare@sbcss.k12.ca.us; duncan neil; Fran Perkons; playfulsteel; Bruce Ponzio; Donald Russell; Silva, Andrew; Buford Strange; Creason, Tracy - LUS - Current Planning; Ron Warren; Jenny Wilder; Terry Williams  
**Subject:** Cahuilla Road

It looks like Cahuilla is being widened. That tells me that the project is a go. I think that it is truly undemocratic when the public is not even heard when it comes to the project. Is the mighty dollar, or the people who rule?

**Kari Cano - FW: HESPERIASTAR: MWA board may discuss possible water litigation**

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**From:** "Feremenga, Douglas - LUS - Advance Planning" <dferemenga@lusc.sbcounty.gov>  
**To:** "Kari Cano" <KCANO@rbf.com>  
**Date:** 11/7/2008 9:54 AM  
**Subject:** FW: HESPERIASTAR: MWA board may discuss possible water litigation

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**From:** savedesert [mailto:savedesert@yahoo.com]  
**Sent:** Thursday, November 06, 2008 4:05 PM  
**To:** Feremenga, Douglas - LUS - Advance Planning  
**Subject:** Fw: HESPERIASTAR: MWA board may discuss possible water litigation

Doug,

I think that you should read the attached article.

This email is in regard to the Hacienda Heights proposed project. I truly that is an outrage to the desert community to be cemented for the sake of human living.

Fairview Valley provides a haven for many different times of desert wildlife including the desert tortoise, gray owl and coyote. As more and more of the desert is being used for commercial and residential building, these animals have been made to shift their way into Fairview Valley for their own safety. With the Hacienda Project, they will have little places to go. I ride my horses through this area quite often. I have seen tortoises, several owls, and other desert species. I think that these animals need to be considered before the project is okay. I think, no I know that this project will have a **STRONG ENVIRONMENTAL IMPACT**. A study is not necessary to answer that fact.

Please read the attached article.

SAVE the Desert

Carol McCaffrey

**!!!!NO!!!!**

*to*

**The Windmill**

**&**

**Hacienda Projects**

**in**

**Fairview Valley**

***SAVE THE  
DESERT***

Contact: [savedesert@yahoo.com](mailto:savedesert@yahoo.com)

Or

Save the Desert  
PO Box 143  
Apple Valley, CA 92307

**Kari Cano - FW: Picture this: Hacienda at Fairview Valley**

---

**From:** "Feremenga, Douglas - LUS - Advance Planning" <dferemenga@lusd.sbcounty.gov>  
**To:** "Kari Cano" <KCANO@rbf.com>  
**Date:** 11/10/2008 7:55 AM  
**Subject:** FW: Picture this: Hacienda at Fairview Valley  
**Attachments:** desert snapshots.PDF

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**From:** Bruce Ponzo [mailto:bruceponzo@yahoo.com]  
**Sent:** Friday, November 07, 2008 4:55 PM  
**To:** Feremenga, Douglas - LUS - Advance Planning  
**Subject:** Fw: Picture this: Hacienda at Fairview Valley

Dear Doug,

I am a resident on Cahuilla Rd., Apple valley, CA. and I must add my opposition to this project. Among other issues, it was not long ago that no land owner could escape the paralysis of protecting wildlife and limiting lot sizes. All of a sudden, these new developers attempting to develop at Fair Valley and on the corner of Cahuilla and Laguna Seca are somehow able to circumvent the law.

Land use was restricted to 1.25 acres per residential dwelling yet the proposal, if it were none other than houses would be at .5 acres per house. After the parks, common areas, etc. we will be left with none other than another concentration camp like Rancho Cucamonga, Fontana, the entire San Fernando Valley, San Gabriel Valley, and last but not most undesirable, South Los Angeles.

There has to be some land that is held as sacred and non urban.

The greater issue is water. Where there is no water there is no life. We are forced to exercise great care to protect the little water we have now. From where will the water come to feed the new development? I am certain that more effective arguments than mine are being presented by other of my neighbors in defense of our lifestyle. Please add mine to the list contrary to these developments and make no mistake regarding my passion in spite of the brevity of my correspondence.



Thank you.

--- On **Fri, 11/7/08**, savedesert <[savedesert@yahoo.com](mailto:savedesert@yahoo.com)> wrote:

From: savedesert <[savedesert@yahoo.com](mailto:savedesert@yahoo.com)>

Subject: Picture this!!!!!!!!!!!!!!!!!!!!!!

To: "Andrew Silva" <[asilva@sbcounty.gov](mailto:asilva@sbcounty.gov)>, bmitzelfelt@sbcounty.gov, Applevgreaves@aol.com, bmitzelfelt@sbcounty.gov, "Maxwell Britton" <[74chev@wildblue.net](mailto:74chev@wildblue.net)>, "Brown" <[HJBJM@aol.com](mailto:HJBJM@aol.com)>, "Micheal Cartist" <[MCCARTIST@aol.com](mailto:MCCARTIST@aol.com)>, DCEcker@aol.com, dferemenga@lusd.sbcounty.gov, "Kim Floyd" <[kimffloyd@fastmail.fm](mailto:kimffloyd@fastmail.fm)>, "Gary Hatfield" <[mtnhomehat@yahoo.com](mailto:mtnhomehat@yahoo.com)>, Janet\_Hare@sbcss.k12.ca.us, "duncan neil" <[duncandiane7@verizon.net](mailto:duncandiane7@verizon.net)>, "Fran Perkons" <[fran@verizon.net](mailto:fran@verizon.net)>, "playfulsteel" <[playfulsteel@earthlink.net](mailto:playfulsteel@earthlink.net)>, "Bruce Ponzo" <[bruceponzo@yahoo.com](mailto:bruceponzo@yahoo.com)>, "Donald Russell" <[dakeyman@msn.com](mailto:dakeyman@msn.com)>, "Andrew Silva" <[asilva@sbcounty.gov](mailto:asilva@sbcounty.gov)>, "Buford Strange" <[bufenruth2@verizon.net](mailto:bufenruth2@verizon.net)>, tcreason@lusd.sbcounty.gov, "Ron Warren" <[Ronhbmccwar@aol.com](mailto:Ronhbmccwar@aol.com)>, "Jenny Wilder" <[JensOasis@aol.com](mailto:JensOasis@aol.com)>, "Terry Williams" <[twilliams@lusd.sbounty.gov](mailto:twilliams@lusd.sbounty.gov)>

Date: Friday, November 7, 2008, 4:10 PM

Photo taken in the proposed Hacienda Heights area

HOW CAN WE LET THIS PICTURE BE DESTROYED??????????????????

IT IS TIME TO SAVE THE  
DESERT!!

**Kari Cano - FW: Hacienda Project**

---

**From:** "Feremenga, Douglas - LUS - Advance Planning" <dferemenga@lusd.sbcounty.gov>  
**To:** "Kari Cano" <KCANO@rbf.com>  
**Date:** 11/12/2008 8:01 AM  
**Subject:** FW: Hacienda Project

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**From:** savedesert [mailto:savedesert@yahoo.com]  
**Sent:** Monday, November 10, 2008 1:44 PM  
**To:** Feremenga, Douglas - LUS - Advance Planning  
**Cc:** Silva, Andrew; Mitzelfelt, Brad V; savedesert@yahoo.com; center@biologicaldiversity.org;  
information@sierraclub.org  
**Subject:** Hacienda Project

Dear Mr. Feremenga,

This email is in regard to the environmental impact study for the Hacienda Project in Fairview Valley.

My main concern is how this proposed development will affect the wildlife in the area. The desert is developing too fast and man is pushing wildlife deeper into the desert. This area has become a haven to several desert animals which include the desert tortoise, gray owls, and coyotes. If it is destroyed, these animals will die.

My other concern is water. Many people who already live in the area have their own well systems which could be depleted by this project. It is nationally known that there is a drought in the desert and it will not be over very soon. Presently there is litigation between a main water company in the area and Barstow regarding water usage and its scarcity.

I implore you to think about these issues as the environmental impact study is completed.

If there is any questions that I can answer, please feel free to contact me.

**Date: November 16, 2008**

**Doug Feremenga, AICP, Senior Planner,  
385 North Arrowhead Ave., First Floor,  
San Bernardino CA 92415-0182**

**Subject: Hacienda at Fairview Valley.**

**I am writing this letter to document my opposition to certain segments of the proposed Master Planned community. Some aspects of their Specific Plan will impact me and my family in a very direct and personal way: Aesthetics, Noise, Traffic, and loss of the Biodiversity of the desert.**

**My home is located on the corner Laguna Seca dr., and Pala Lane exactly one block North of Laguna Seca and Cahuilla Rd. (about 100 yards).**

### **AESTHETICS**

**From the North and East windows of my home I enjoy the uninterrupted views of the sky, the mountains, and the natural desert floor of the Fairview Valley. Their exhibit # 5-5 shows buildings which are directly across Laguna Seca Dr. From my home. From this exhibit there is no way to determine whether they are single or two story buildings. South of that location there are more buildings which effectively shuts off my view of the valley to the East. Since their "Commercial Center" will contain Restaurants, Grocery, and service buildings, I have visions of food wrappers, drink cups and pizza boxes blowing all over the neighborhood.**

**I have an astronomical telescope which I use to observe many of the objects in the night sky. The back-shine from the bright lights of the Commercial Center will severely affect the usefulness of the telescope.**

### **NOISE**

**Exhibit # 5-5 shows two driveways leading to the Police and Fire Protection Facilities they have provided. These two driveways are directly across Laguna Seca Dr. from my property. I can only imagine the noise and clamor of vehicles coming and going at all hours of the day and night.**

### **TRAFFIC**

**Their plan states their intention of building 3,114 residential units in their community. If you assume two vehicles per family, leaving and returning to their homes each day, that equates to 6,228 cars per day crossing the intersection at Laguna Seca and Cahuilla. I have no way to estimate the number of additional vehicle trips for visitors, services, utilities, etc., which might add to the total. My vision is that it most certainly would require a four way signal at that intersection, leading to more noise pollution and general clamor. Since these are the only access roads to the planned community, the traffic will increase tremendously on other roads leading to this area, such as Standing Rock, Joshua, and Central rd.**

## **BIODIVERSITY**

My family has lived here for nine years. During this time we have enjoyed watching a wide variety of wild desert animals and birds including Kangaroo rats, lizards, Quail, Ravens, Rattlesnakes, Doves, Ground Squirrels, and common Mice. We have seen all these on our own two and-a-half acres. Outside our fences we have witnessed Coyotes, Owls, Hawks, and Feral Cats foraging for an existence in an ever-decreasing habitat. This new Master Planned Community will destroy the habitat for thousands of creatures which deserve to have a natural environment to live in.

I am concerned about other aspects of this development which, I believe, should be studied very carefully, such as Water supply, Waste water handling, Water Quality, and Cultural Resources. While these items don't affect me directly, at present, there may come a time when they may present a very serious problem to everyone in the High Desert.

## **IN CONCLUSION**

The problem which is most serious to me, personally, is the rezoning of the acreage for the Commercial Center from RL-5 Rural Living, to Commercial CN (SP), directly across the road from my home.

Their plan will disturb the quiet country-living atmosphere for a great many homeowners by re-zoning a 15 acre parcel which is in proximity to hundreds of homes and ranches into a busy, noisy, Strip Mall.

Why wouldn't they locate this commercial zone on their own property closer to the center of the four villages? This would make it more available to more of their own people and wouldn't disturb the peace and quiet of so many of the original homeowners in the surrounding community.

Please have this read into the record at the November 18, 2008 meeting to be held at the Rancho Verde Elementary School in Apple Valley

Sincerely,

Buford Strange  
16184 Laguna Seca Dr.  
Apple Valley CA 92307

760-247-5100.

2008 NOV 18 AM 9: 25

November 17, 2008

Mr. Doug Feremenga,  
AICP, Senior Planner  
Advance Planning Division  
Environmental and Mining Section  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0182

FAX # (909) 387-3223

Re: Notice of Preparation of a draft Environmental Impact Report (EIR) for the Hacienda at Fairview Valley Specific Plan.

From: Pichai Treeaporn and Janie Lu (Property Owners, Parcel #0436-272-120000)

Dear Mr. Feremenga:

We are responding to your Notice dated 10/30/2008 regarding the subject Notice.

We, as property owners, could not prevent any development around our property; however, we do hope that the development project would not cross the line to our property. Since the EIR is not yet available, therefore we could not give you our better comments without reviewing the EIR. We do have some concerns that the development project might affect our property as follows:

- 1) There should be no dumping of trash and any hazardous materials into our property.
- 2) In the case that the development project would need to use portion of our property for construction or in-and-out traffic purposes, the developer would have to make arrangement with us and also reimburse us for the temporary use of our property.
- 3) Might have the affect to the vegetation of our property. Also proper drainage to avoid flooding our property.

We would appreciate you to mail us a copy of the Environmental Impact Report (EIR) when it is available. Thank you very much for your cooperation.

Sincerely Yours,

*Pichai & Janie*

Pichai Treeaporn / Janie Lu  
Property Owners, Parcel #0436-272-120000

cc: File

*P.S: For any information, Please mail to my home address. Please  
do not fax it to me. Thank You.*

*J.L.*

## New Text Document

NOVEMBER 15, 2008

TO: MR. DOUG FEREMENGA  
AICP, SENIOR PLANNING

FROM: DAN GAITHER, RESIDENT  
24211 PALA LANE  
APPLE VALLEY, 92307

RE: HACIENDA PROJECT@ FAIRVIEW  
PARCEL # 0436-021-13  
PROJECT # P200700948 / CF

ATTACHED YOU WILL FIND A COPY OF A LETTER SUBMITTED BY MYSELF IN OPPOSITION AND MY CONCERNS REGARDING THE ABOVE MENTIONED PROPOSED HOUSING DEVELOPMENT. AS YOU CAN SEE, THE DATE OF THE LETTER FALLS WAY BACK ON DECEMBER 7, 2007, WHEN THE PROJECT WAS ATTEMPTING TO GET AN APPROVAL BY THE COUNTY COMMISSION BOARD. IT IS AGAIN ATTEMPTING FOR THIS APPROVAL WITH A SCOPING MEETING SCHEDULED FOR TUESDAY, NOVEMBER 18, 2008 AT 6:30 P.M. AT RANCHO VERDE ELEMENTARY SCHOOL IN APPLE VALLEY.

I STILL FEEL THE SAME WAY, BUT WITH EVEN MORE ADDED CONCERNS WHICH I HAVE LISTED BELOW:

- 1.) ECONOMICS, AS WELL AS, FINANCIAL SITUATIONS ARE WORSE OFF COUNTYWIDE AND STATE WIDE THAN BEFORE.
  - 2.) MONIES FOR ROAD AND TRAFFIC CONTROL WITH IMPROVEMENTS ARE LESS AVAILABLE BY ALL GOVERNMENTAL AGENCIES.
  - 3.) A LOOK AT THE LOCAL HOUSING DEVELOPMENTS CURRENTLY INCOMPLETE DUE TO LACK OF FUNDS ARE AN EYESORE, AND CONTINUE TO BRING DOWN THE HOUSE VALUES
- WILL ONLY  
WITHIN THE MARKET TO OUR

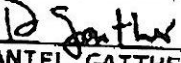
SUCH PROJECTS ARE AS FOLLOWS:

- A.) INCOMPLETE TOWN-HOME PROJECT LOCATED AT HIGHWAY 18 @ KIOWA.
- B.) INCOMPLETE "MIRA MONTE" HOUSING DEVELOPMENT LOCATED AT ESAWS @ CENTRAL. COMPLETION LOOKS AT 50%, MAYBE LESS.
- C.) INCOMPLETE HOUSING PROJECT LOCATED AT STANDING ROCK, RAMONA @ OCOTILLA. THIS PROJECT CONSIST OF A PERIMETER GRADED DIRT ROADS, AND NOT EVEN A SINGLE WALL, STRUCTURE. PROJECT STARTED IN LATE 2006 OR EARLY 2007.

BESIDE ALL THE ABOVE ISSUES AND CONCERNS, I WOULD LIKE TO KNOW WHAT WILL THE COUNTY DO TO PROTECT THE RESIDENTS IN CASE THIS PROJECT ENDS UP LIKE THE ABOVE MENTIONED ITEMS, AND WE WILL NOT BE LEFT WITH JUST AN EYESORE WHICH WOULD ONLY LEAVE THE AREA OPEN FOR THE POSSIBILITY OF: VANDALISM, GRAFFITI, DUMPING GROUNDS, DRUG, CRIME AND HOMELESS ENCAMPMENTS.

I SUBMIT THESE CONCERNS ON BEHALF OF MYSELF, FAMILY AND PROBABLY MOST OF THE LOCAL RESIDENTS.

RESPECTFULLY,

  
DANIEL GAITHER  
cbosports@yahoo.com  
(626) 216-8464

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MAIL  
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 Victorville, CA 92393-1389

Our office is open Monday through Friday, 8:30 A.M. to 5:30 P.M.

Please use the online contact form to send us your question or comment. The Category menu lets us know who to forward your message to.

Your name: \*

DAN GAITHER

Your e-mail address: \*

cbosports@yahoo.com

Subject: \*

ARTICLE DATED 1/8/08 BY RYAN ORR RE: AV MANSION PROJECT

Category: \*

Help Finding A Particular News Story

Message: \*

YOUR ARTICLE RE: A.V. MANSION PROJECT:  
 I RECENTLY MOVED TO APPLE VALLEY WITHIN A YEAR TO TH UN-  
 INCORPORATE ( SYCAMORE ROCKS) AREA WHERE MY UNDERSTANDING  
 WAS THAT THER WAS TO BE A LIMIT OF ONE HOUSE PER ONE AND 1/4  
 ACRE. I RECENTLY RECEIVED A LETTER STATING THAT AN APPLICANT  
 NAMED HACIENDA AT FAIRVIEW VALLEY (PROJECT #P200700948/CF)  
 WANTS TO BUILD 3,400 HOMES (INCLUDING LOW RESIDENTIAL  
 HOUSING, SHOPPING MALL) AT THE CORNER OF LAGUNA SECA AND  
 CAHUILLA. I HAVE SENT A REPLY TO THE COUNTY BUT HAVE NOT  
 HEARD ANYTHING. I WOULD LIKE TO KNOW IF YOU WOULD RESEARCH  
 AND / OR PRINT AN ARTICLE SINCE NONE OF THE RESIDENTS IN THE  
 AREA HAVE OR HAVE NOT EVEN HEARD OF THIS PROJECT AND / OR  
 HAVE HAD ANY CHANCE OF APPROVING OR DISAPPROVING THIS  
 PROJECT. I WOULD ALSO LIKE TO KNOW IF THIS IS ONE OF THOSE  
 ALREADY BACKDOOR APPROVED DEALS.

IF YOU WOULD E-MAIL ME I WILL BE ABLE TO FAX YOU ALL THE

DETAILS REGARDING THIS REQUEST.  
 cbosports@yahoo.com or home (760) 240-6979 cell (626) 216-  
 8454

THANK YOU ON BEHALF OF OUR LOCAL RESIDENTS  
 DAN GAITHER

THANK YOU ON BEHALF OF OUR LOCAL RESIDENTS  
 DAN GAITHER

ATTN: RYAN ORR 2/24/08

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ATTN: Kym V...

This is a letter I had sent  
project.

re: this

DECEMBER 7, 2007

TO: MS. TRACY CREASON  
PROJECT PLANNER

RE: HACIENDA AT FAIRVIEW VALLEY  
(APPLICANT)  
# 0436-021-13 / PARCEL NUMBER  
# P200700948/CF / PROJECT NUMBER

THIS IS TO CERTIFY THAT I AM 110% AGAINST THE PROPOSED PROJECT WHICH WOULD BE LOCATED AT LAGUNA SECA DRIVE AND CAHUILLA ROAD, NORTHEAST CORNER.

I RESIDE AT 24211 PALA LANE, APPLE VALLEY, CAL. AND HAVE BEEN THERE FOR OVER A YEAR. THE LIFESTYLE HERE IS SO PEACEFUL, WHICH THE NEIGHBORHOOD HAS THE RIGHT ATMOSPHERE FOR MY TWO (2) SONS WHO HAVE BEEN DIAGNOSED WITH "AUTISM". WE MOVED UP TO THE HIGH DESERT FOR THIS REASON. WE PREVIOUSLY RESIDED DOWN THE HILL IN THE SAN GABRIEL VALLEY FOR FIFTEEN (15) AND WERE TIRED OF ALL THE FAST PACED WAY OF LIFE.

THE FOLLOWING ARE THE REASONS AND CONCERNS FOR NOT WANTING THIS PROPOSED PROJECT:

- 1.) ISN'T THE PROPERTY CODE FOR THIS AREA RESTRICTS ONE  
(1) HOUSE PER 1 ¼ ACRE.
- 2.) THIS PROPOSED PROJECT WHICH WANTS TO BUILD 3,400 HOMES WHICH WOULD MEAN, (THREE THOUSAND FOR HUNDRED FAMILIES. IF EACH OF THOSE FAMILIES HAD ONE CHILD, THAT WOULD MEAN—ONE MALE, ONE WIFE AND ONE CHILD EQUALS APPROXIMATELY—10,200 MORE RESIDENTS. IF SOME FAMILIES HAVE MORE THAN ONE CHILD YOU ARE LOOKING AT ANOTHER 3,400 PER CHILD.
- 3.) TRAFFIC: CAHUILLA IS ONLY A TWO LANE HIGHWAY AND WOULD NOT BE ABLE TO HANDLE THE TRAFFIC AND IT WOULD TURN INTO A CONGESTION PROBLEM BESIDES THE WEAR AND TEAR ON THE ROAD ITSELF. IF EACH FAMILY HAD ONE VEHICLE, YOU ARE LOOKING AT 3,400 CARS / TRUCKS. IF EACH FAMILY HAD AT TWO CARS: ANOTHER 3,400 WHICH IS A TOTAL OF APPROX. 6,800 VEHICLES ON A TWO LANE HIGHWAY.



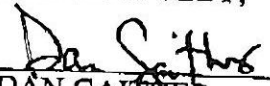
- 4.) WATER SERVICES: WHERE WOULD THE WATER SUPPLY COME FROM AND WITH THE SUGGETED WATER SOURCES WHICH ARE PREDICTED TO BE LOW IN SUPPLY WOULD NOT BE ABLE TO HANDLE THE DEMAND MADE BY 3,400 MORE RESIDENTS.
- 5.) SEWER AND WASTE SERVICES: THIS PROJECT WOULD EXHAUST AND DISRUPT WHAT LITTLE SYSTEM, WHICH HAS BEEN ESTABLISHED IN THIS AREA FOR DECADES. AGAIN YOU ARE TALKING ENOUGH FOR 3,400 HOMES AND FAMILIES.
- 6.) ELECTRICITY: WHERE WOULD THE SUPPLY FOR THE NEEDED DEMAND. ALSO THERE WOULD BE AN INCREASE IN THE PRICE FOR THE CURRENT RESIDENTS WHO AGAIN HAVE LIVED HERE PEACEFULLY FOR DECADES.
- 7.) ENVIRONMENT: THIS PROJECT WOULD DISRUPT THE IMMEDIATE WILDLIFE, BEAUTY, PEACEFULNESS, SERENITY AND THE WAY OF LIFE WHICH IS THE MAIN REASONS THAT THE CURRENT RESIDENTS MOVED UP HERE WHICH WAS TO GET AWAY FROM THE CITY AND FAST PACED LIFE FROM THE INNER CITY.
- 8.) PROPERTY VALUE: THIS APPLICANT PROBABLY DOSEN'T CARE WHAT EFFECTS THAT THIS PROPOSED PROJECT WOULD HAVE ON OUR PROPERTY VALUE. AS FOR ME, AND MY FAMILY, IT TOOK US A LIFETIME TO SAVE AND BE ABLE TO BUY US OUR HOUSE AND FULFILL OUR DREAM OF HAVING A PIECE OF AMERICA. WE HAVE INVESTED TOO MUCH TO RETURN TO CITY LIFE.
- 9.) LOW RESIDENTIAL HOUSING: JUST THE TERM WITHIN ITSELF IS WHAT THE PROBLEM THE INNER-CITIES HAVE. WITH THIS AVAILABILITY TO POTENTIAL BUYERS MIGHT BRING IN CERTAIN ELEMENTS WHICH WOULD BE NOTHING MORE THAN DESTROYING THE LIFESTYLE THAT HAS BEEN A WAY OF LIFE UP HERE FOR DECADES.
- 10.) EMERGENCY SERVICES: AS WELL KNOWN UP HERE IN THE HIGH DESERT THAT THERE IS NO EMERGENCY ROOMS AND THE CURRENT RESIDENTS ARE MOSTLY TRANSFERRED, DOWN THE HILL FOR THESE TYPES OF SERVICES.
- 11.) POLICE SERVICES: THE LAW ENFORCEMENT SERVICES THAT ARE CURRENTLY IN PLACE CANNOT HANDLE WHAT IS NEEDED NOW, NEVERTHE LESS 3,400 MORE RESIDENTS. THAT WOULD MEAN ANOTHER INCREASE IN TAXES AND

- AN EFFECT THE VALUE OF OUR HOMES.
- 12.) FIRE SERVICES: WITH 3,400 MORE RESIDENTS, THERE WOULD BE ANOTHER ISSUE AND AGAIN, ANOTHER INCREASE IN TAXES, AND ANOTHER EFFECT ON THE PROPERTY VALUE.
- 13.) EDUCATION: WHAT IS THE CONTIGENCY PLANS FOR THESE PROPOSED FAMILIES AND THERE CHILDREN. CURRENTLY, THERE IS ONLY ONE CLOSE ELEMENTARY SCHOOL (SYCAMORE ROCKS), ONE LOCAL HIGH SCHOOL, (GRANITE HIGH). ALL INTERMEDIATE SCHOOLS ARE NOT WITHIN LOCAL DISTANCE BUT ALSO ARE FILLED TO CAPICITY AS PERMITTED BY LAW. TEACHERS ARE CURRENTLY SHORTHANDED AND ARE ALSO IN DEMAND. TO INCREASE THE NECESSARY PERONNEL, THIS WOULD MEAN ANOTHER TAX INCREASE AND EFFECT ON PROPERTY VALUE.

THE ABOVE ISSUES SHOULD NOT ONLY BE ADDRESSED BUT SOLVED BEFORE, A VOTE BY THE RESIDENTS, AND SOLUTIONS TO ALL OF THE MENTIONED ITEMS. THEREFORE I AM AGAINST ANY / ALL PROPOSED PROJECTS ATTEMPTING TO DISRUPT THE IMMEDIATE FAMILIES WHO RESIDE IN THIS AREA. THE PROPOSED PROJECT WOULD BE BETTER SUITED TO BE BUILT FARTHER SOUTH TOWARD HIGHWAY EIGHTEEN WHERE COMMERCIAL BUSINESSES WOULD NOT AFFECT THE PEACEFULNESS OF OUR COMMUNITY. WE WOULD ALSO LIKE TO KNOW WHY WE WERE NOT NOTIFIED IN ANY REGARDS, TO THIS PROPOSED PROJECT BY THE COUNTY AND GIVEN ENOUGH TIME TO PROPOSE ANY / ALL OBJECTIONS. WE WOULD ALSO LIKE TO KNOW IF THIS IS ALREADY AN APPROVED PROJECT, WHEN AND IF IT WAS APPOROVED, AND HOW IT WAS APPROVED WITHOUT NOTICE WE WOULD ALSLIKE TO BE NOTIFIED WHEN AND WHERE IF ANY PUBLIC HEARINGS WOULD BE HELD WITH PROPER TIMING. IF THERE IS ANY FURTHER INFORMATION NEEDED, PLEASE FEEL FREE TO CONTACT US:

DAN & ELIZABETH GAITHER  
24211 PALA LANE  
APPLE VALLEY, CAL. 92307  
(760) 240-6979 e-mail address: [cbosports@yahoo.com](mailto:cbosports@yahoo.com)

RESPECTFULLY,

  
DAN GAITHER

Joyce A. Moss  
704 N. Rexford Dr. J89-28  
Beverly Hills, CA 90210

RECEIVED  
NOV 13 2008  
LAND USE SERVICES DEPT.  
ADVANCE PLANNING DIVISION

November 11, 2008

Land Services Department  
Advance Planning Division  
385 North Arrowhead Ave.  
San Bernardino, CA 92415-0182

Attn: Dough Feremenga, AICP, Senior Planner  
Re: Hacienda at Fairview Valley Specific Plan

Dear Mr. Feremenga:

This is to inform you that we are all in favor of the project  
here in my office.

Thank you,

  
Joyce A. Moss

# County of San Bernardino

## EIR Public Scoping Meeting

Hacienda at Fairview Valley Specific Plan Project

Rancho Verde Elementary School

Tuesday, November 18, 2008 at 6:30 p.m.

This form may be used to submit comments and suggestions in regard to environmental issues that should be included in the Draft Environmental Impact Report (EIR) for the proposed Hacienda at Fairview Valley Specific Plan Project.

Name (please print) Carol Wiley  
Mailing Address 15457 Eto Camino Pl, Victorville, CA 92394  
Telephone No. (daytime) 760-245-8734  
Fax No. \_\_\_\_\_  
E-mail address earthlingwiley@aol.com  
Organization/Affiliation \_\_\_\_\_

The Draft EIR for the proposed Hacienda at Fairview Valley Specific Plan Project should address the following potentially significant environmental impacts:

A major concern is water. The water allocations to this area is ~~now~~ being cut by 80% and the aquifer is already overdrafted. Where will water come from? Land use - this is rural area providing open space for hiking, horseback riding, flora & fauna with wildlife corridors. A project of this size will have negative impacts in many ways - pollution, loss of rural mountain air, lots of night skies, horrible increase in traffic. The community is highly opposed to this project.

Signature

Carol A. Wiley

Thank you for your assistance.

Written comments will be accepted until **December 4, 2008** and may be directed to Doug Feremenga, AICP, Senior Planner, at the Land Use Services Department, Advance Planning Division, located at 385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182, Fax (909) 387-3223 or E-mail [dferemenga@lusc.sbcounty.gov](mailto:dferemenga@lusc.sbcounty.gov).

To Mail, Fold and Staple

**Kari Cano - FW: Regarding the Proposed Hacienda Project in the Fairview Valley area.**

---

**From:** "Feremenga, Douglas - LUS - Advance Planning" <dferemenga@lusd.sbcounty.gov>  
**To:** "Kari Cano" <KCANO@rbf.com>, "Eric Flodine" <EricF@strataequity.com>, "Kevin Thomas" <KTHOMAS@rbf.com>, "John Gifford" <JGIFFORD@rbf.com>, "Creason, Tracy - LUS - Current Planning" <tcreason@lusd.sbcounty.gov>, "Hyke, Carrie - LUS - Advance Planning" <chyke@lusd.sbcounty.gov>  
**Date:** 11/24/2008 7:51 AM  
**Subject:** FW: Regarding the Proposed Hacienda Project in the Fairview Valley area.

---

FYI

Cheers,  
 Doug

---

**From:** Wizard Of Oz [mailto:hotspringswizard@hotmail.com]  
**Sent:** Friday, November 21, 2008 1:44 PM  
**To:** Feremenga, Douglas - LUS - Advance Planning  
**Subject:** Regarding the Proposed Hacienda Project in the Fairview Valley area.

Mr Feremenga, Here is a letter I just wrote to a local in our area who is working to create greater awareness of this Hacienda Project for those residents in our vicinity that would definitely be negatively affected by this development:

Hello, My neighbor showed me your flyer put on mailboxes in our area. I have been hearing about this Hacienda Project for some time now from different sources. I wrote a letter earlier this year expressing my dis-approval of what they were planning. Putting 3,114 home units in the areas proposed will without any doubt affect negatively the quality of life of those of us living in its vicinity. There is a variety of reasons why this project is ill advised and makes no sense. I only found out about the 11-18 meeting today. From what my neighbor told me they just announced this meeting just days before it occurred. To me that says it all about the developers "real" interest in getting any commentary from the locals who would be negatively affected by this project. I will be sending a letter to the e-mail address listed in the meeting handouts about the proposed project. This review process looks like its being handled through county officials. To me, the county operates like the BLM, in that the local commentary process is just used to facilitate them saying they gave the public a chance to comment. If they want the project to go, it doesn't matter who complains about it, they will do it anyway. Just like the proposed upcoming windmill projects for Granite Mountains and the Sidewinder Mountains, the BLM gathered public commentary and did a meeting to inform the locals of the details of these projects. But I was told by an ex BLM employee out of the Barstow office that if the BLM wants the windmill project to go, it doesn't matter what the public wants. Public commentary is just a formality they must do to satisfy certain requirements. The commentary realistically carries no weight in the BLM's ultimate decision. This Hacienda project will be very bad for our area in my opinion, and I hope very much

that it never breaks ground. Like the massive 14,000+ home Summit Valley project proposed in southern Hesperia for many, many years, no ground has been broken to date. Just because they are running through the initial steps, doesn't mean circumstance may not prevail to see that it never gets started, like our national slide towards possible depression type economic conditions for the foreseeable future. People are waiting ( including the developers ) for the normal " economic turn around " scenario that we have experienced in recent decades, however the current economic woes are being precipitated by issues of such grave depth and consequence that the worlds industrial economies ( the US included ) appear headed for increasing negative and longterm economic growth for the foreseeable future ( much of it will be related to the growing worldwide energy crisis resulting from the decline of the world's hydrocarbon energy supplies, oil, gas and coal ). The point being, a project like this Hacienda project will be doomed to failure for sure if our individual state economies continue to move into more dire territory as has been happening in earnest of late. These big developers just see the " Big Money " they can make from such projects, and are usually long gone with thier profits by the time the negative fallout from thier developments start being fully realized. The developers never provide for the complete infrastructure requirments that are realistically needed to properly support the thousands of new people that these homes would be bringing into the area. The requirments of the county will not be sufficient in the end, gaurunteed. To me these projects are all about short sighted greed on the part of developers and the government official entities involved. The negative things that us locals around the project will experience is not even on their list of concerns. Still we must write letters of our dis-approval and do what we can. My neighbor and I do alot of hiking in the Fairview Mountains and Granite Mountains and I hate to think what impacts will result from a proliferation of people/kids/motorcycles/horses, etc will do to the peace and tranquility that can now be found when hiking out into these currently pristine areas. My family and I live off of Laguna Seca, at the intersection ( SE corner, with white sailboat next to house ) of Costa and Sherri Lane. If you wish to contact us just call my cell phone: 760-265-0664. I'm really hoping that this boondoggle of a project eventually gets canned as it should be. Van

A book you ( everyone really ) seriously need to read Mr Feremenga is " The Long Emergency " by James Howard Kunstler. The suburban mega development model that has proliferated throughout the US is headed for collapse, failure. This model only worked because we lived in a realivly brief period of abundant and very cheap energy. These far flung residential developments will not function without the " car culture " of recent decades. A recent report by the International Energy Agency states that the world's 400 biggest oil fields will be experiencing ( starting now ) a 9.1 percent annual decline rate. People are being fooled by the transition from \$147 a barrel oil in late July this year down to \$49 dollar a barrel as of yesterday, along with the consequent cheaper gas prices. This has only occured because of the worldwide demand destruction created by the worldwide massive economic downturn headed for recession and eventually depression like conditions. What we are experiencing is not the normal downturn of recent decades. The world is now entering period ( indefinitely prolonged ) of increasing economic decline, and not the steady growth experienced especially since the last world war. The US now imports almost 70% of the oil it uses and it will be hit especially hard by the looming hydrocarbon energy crisis that we are on the cusp of. So with these things coming, who will be able to afford to buy these houses in a development like the Hacienda Project, as the lose thier jobs, have no savings, are indebt up to thier eyeballs, see the inevitable return of super expensive energy cost across the board. Water is also a big issue related to this project since I have no doubt that the water supply for this massive project will be pulled from various wells ( Ranchos Water District perhaps? ) drawing from the fossil water aquifers in our area. Our water district ( Thunderbird Heights ) right next to this proposed development is already experiencing alarming drops in the static level within the wells that provide our water. The last thing we need is a project of 3,114 homes further drawing down the fossil aquifers in our area, water that was percolated and filled many thousands of years ago when this area was green and the dry lakes had water. The underground water level in the high desert aquifers are heading for big trouble on a valley wide basis. These big developers that entertain these monstrous projects don't care at all about these longer range problems. They just want to get in quick, get the projects done, make the money then move on to the next " Big Money

" project. The truth is, I don't think this project will ever see ground broken, and if it does begin development, it will succumb in the end to the growing realities of our state, national, and world wide developing crisis conditions because of the collapsing fraudulent financial pyramid schemes bubbles that were able to float the economies for a time ( now in imminent failure ), and because the looming energy constraints that will be driving all the worlds economies into negative growth trendlines. This project is doomed to be a failure and a ghost town, sooner, or a little later dependant on how fast conditions devolve. For yourself, and for the future interest and the well being of your family, you must read " The Long Emergency " as a start to understanding what we are all facing. Also a superb DVD on the subject of the issue of just where we are at regarding the upcoming declines in world hydrocarbon energy is called " A Crude Awakening ". The book I mentioned and this DVD will go a long way toward helping you understand why we have now begun to enter these dire economic times, and why James Howard Kunstler refers to this period as " The Long Emergency ". This Hacienda Project makes no sense whatsoever, it represents short term greed period. Look at whats now happening to mega projects like these in Las Vegas. They are failing. Suburban Sprawl as developed in the last 50 years is a dying model, a monumental mis-appropriation of resources. As the energy wanes these massive regions dependant on cheap energy to function will fail as will this Hacienda Project will. You should read the book I mentioned and watch the DVD because these things will be affecting you and your family greatly from now to the immediate years ahead. And if you ignore what I'm telling you, no matter, because the realities of the times we are entering economically will be reminding you more and more that we truly are entering dire times like we all have never seen in our lifetimes, repercussions that will very likely devolve into conditions even worse than our last great depression. Please don't do this project, it will fail, and its a terrible Idea. Thanks for your time. Van

Doug Feremenga  
Senior Project Planner  
San Bernardino County  
Land Use Services Department  
Planning Division  
385 North Arrowhead Ave 1st Floor  
San Bernardino CA 92415-0182

2008 NOV 24 PM 1:05

Howard Brown Barbara Miropol  
24541 Pala Lane  
Apple Valley CA 92307  
hbjbm@aol.com  
760 247-7824

November 19, 2008

**RE: HACIENDA AT FAIRVIEW VALLEY PROJECT**

Dear Doug:

I am writing in regards to the proposed Hacienda at Fairview Valley development project in the north east corner of Apple Valley. As a nearby property and homeowner I have several concerns regarding the proposed development. Several years ago when I was president of the Apple Valley View Homeowners Association a very similar development project was proposed for the same property, and it failed for numerous reasons. This project is very similar, and has the same inherent problems, and we are opposed to the proposed project for a number of reasons, which I will discuss below.

The proposal includes a zoning change to allow constructing over 3000 high density residential units that would result in as many as 12,000 new residents, and 6000 or more cars in an area which is currently sparsely populated and rural with several hundred residents. The adjacent residents to the west and east moved to the area because of the sparse population and rural nature of the area, and we want to keep it that way.

Over the years housing construction in the high desert has overbuilt and the area is littered with unfinished and or unoccupied housing projects. We do not want another eyesore, particularly at the proposed scale of the proposed subdivision.

The most serious inherent problem with the proposal for 3000 new homes in an area where there is currently several hundred homes, is that the area does not have the water resources to support >10,000 new residents. The necessary quantity of water is simply not available in the area proposed for development. The proposal to bring water in from other outside sources via a pipeline is not workable. On a larger scale there is already a serious existing overdraft condition of the regional water supply, and the scale of this development would require approximately 100X as much water as currently used. This is a huge increase. I simply will not allow my water to be diminished or contaminated for this housing development. Water availability is a major issue, and has not been resolved in the proposal.

Other obvious problems for a development of this scale relative to water is the total lack of infrastructure in the surrounding area relative to waste water, such as sewers, and sewage treatment plant., The road system is inadequate to handle the more than 6000 cars the residents would drive traveling too and from the development each and every day. Is the proponent willing to add additional lanes to Laguna Seca and Cahuilla outside the project area to accommodate the 10X increase in traffic.



From an environmental standpoint, the area proposed for Development is known to be prime habitat for Desert Tortoise a Federally listed Endangered species. Previous studies have identified the presence of desert tortoise. Typically the proponent must come up with mitigation land in the ratio of not less than 3/1 for lost endangered species habitat. I expect this will be required for this project.. The land may also be habitat for Endangered Kangaroo Rat, Endangered birds, and perhaps Mojave ground squirrel as well, and thus the mitigation ratio could reach 5/1 to replace lost habitat.

Developments of this scale are subject to the requirement of adequate water supply, connection to sewers and conveyance of storm water within roadway or other easements, in addition to required service components such as police and or sheriff and fire department to serve the development. These costs must be absorbed by the project proponent, and proposed land use elements of this nature and size may require the vote of the electorate to apply the proposed density and minimum lot size to this specific proposal because of the immense and dramatic change from the existing situation..

Clearly a project of this size and scale would be a dramatic and very significant departure from the relaxed and rural lifestyle the residents of this area have enjoyed for over 40 years. Indeed, the scope and the impacts of this project are so large that it will require more than simply a zoning change, it may require a vote of the electorate. But most of all it will impose an unwanted major lifestyle change for all the residents in the surrounding area, a change that the current residents will not accept. In fact this proposed development is antithetic to the "Better way of Life" Apple Valley residents have enjoyed since the vision of Newton Bass and Bud Westlund over 50 years ago.

Given the lack of water, environmental impacts, the significant infrastructure requirements, and the overall opposition of virtually all of the residents in the surrounding area, this proposal should not be allowed to go forward. The no project alternative must be selected.

Please add our name to the mailing list for any actions, or documentation regarding this project, including any environmental impact reports or other types of regulatory documentation . Thank you for considering our comments.

Sincerely,

Handwritten signatures of Howard Brown and Barbara Miropol. The signature of Howard Brown is on top, and the signature of Barbara Miropol is below it.

Howard Brown  
Barbara Miropol

cc; 1<sup>st</sup> District Supervisor Brad Mitzelfelt

# County of San Bernardino

## EIR Public Scoping Meeting

Hacienda at Fairview Valley Specific Plan Project  
Rancho Verde Elementary School

Tuesday, November 18, 2008 at 6:30 p.m.

This form may be used to submit comments and suggestions in regard to environmental issues that should be included in the Draft Environmental Impact Report (EIR) for the proposed Hacienda at Fairview Valley Specific Plan Project.

Name (please print) ERIC WILLIAMS / LINDA SLATER  
Mailing Address 15575 SHERRI LANE, APPLEVALEY  
Telephone No. (daytime) (760) 240-7576 92307  
Fax No. \_\_\_\_\_  
E-mail address ewilliams@tamuc.edu  
Organization/Affiliation \_\_\_\_\_

The Draft EIR for the proposed Hacienda at Fairview Valley Specific Plan Project should address the following potentially significant environmental impacts:

- loss of habitat for desert tortoise, federally listed threatened species
- habitat fragmentation of desert bighorn; bighorn sheep currently travel between sections of the Granite, Fairview and other local mountains; fragmentation of habitat could cause genetically isolated populations to develop
- this projected development, Hacienda at Fairview Valley, could limit recreational access to public lands (for hikers, hunters, rock climbers etc.)
- mass-grading for development will cause dust problems for wide-spread adjacent areas and increase the proliferation of non-native plants & weeds (e.g. Sahara mustard, bromis grass); these plants create a significant fire-hazard when dry
- development, esp. commercial zones, will negatively impact dark night skies
- water is scarce in this area and development on this scale is certain to draw down local aquifers and may cause local springs to dry up, decreasing the water supply for desert bighorn and other wildlife
- existing single lane road (Cahuila) access is inadequate for a development of this scope
- development of proposed High Desert Corridor is tenuous and cannot be depended upon for or by this development
- developments of this nature often ignore ordinances protecting joshua trees, which thrive in proposed project area

Signature  

Thank you for your assistance.

Written comments will be accepted until **December 4, 2008** and may be directed to Doug Feremenga, AICP, Senior Planner, at the Land Use Services Department, Advance Planning Division, located at 385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182, Fax (909) 387-3223 or E-mail [dferemenga@lusd.sbcounty.gov](mailto:dferemenga@lusd.sbcounty.gov).

To Mail, Fold and Staple

# County of San Bernardino

## EIR Public Scoping Meeting

Hacienda at Fairview Valley Specific Plan Project

Rancho Verde Elementary School

Tuesday, November 18, 2008 at 6:30 p.m.

This form may be used to submit comments and suggestions in regard to environmental issues that should be included in the Draft Environmental Impact Report (EIR) for the proposed Hacienda at Fairview Valley Specific Plan Project.

Name (please print)

DIANE NEIL

Mailing Address

16181 JAPATUL ROAD

Telephone No. (daytime)

760 961-8708

Fax No.

E-mail address

Organization/Affiliation

I live in the Apple Valley View Water Co area

The Draft EIR for the proposed Hacienda at Fairview Valley Specific Plan Project should address the following potentially significant environmental impacts:

*My husband and I are AGAINST the project. Plunking it HERE in this low income area of rugged desert-loving individuals would be a disaster!*

*WATER - See attached article.*

*TRAFFIC - Our driveway is on Cahuilla, which we walk across twice daily and drive on several times weekly. When we retired we escaped from the CONGESTED San Francisco bay area + SOUGHT this quiet rural desert community. Most city folks do not understand the desert! Our new neighbors are planting lawns, etc. + most have 3 or 4 vehicles.*

Signature

*Diane Neil*

Thank you for your assistance.

*Very heavy carbon footprints!*

Written comments will be accepted until December 4, 2008 and may be directed to Doug Feremenga, AICP, Senior Planner, at the Land Use Services Department, Advance Planning Division, located at 385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182, Fax (909) 387-3223 or E-mail [dferemenga@lusc.sbcounty.gov](mailto:dferemenga@lusc.sbcounty.gov).

*PS We would be in favor of windmills!!*

To Mail, Fold and Staple

THANK YOU for your efficiency in conducting the meeting. It could have been an emotional disaster.



RE WATER

Daily Press

Page edited by Fernando Torres

# STATI

## ■ CALIFORNIA

### O.C. firefighters: Lack of water cost homes

THE ASSOCIATED PRESS

**YORBA LINDA** • Orange County firefighters say a lack of water in hydrants in an upscale neighborhood prevented them from saving at least three homes during last weekend's wildfire.

Battalion Chief Kris Concepcion said on Friday that firefighters had to retreat from the upper elevations of a Yorba Linda neighborhood after no water came out of the hydrants during the blaze.

Concepcion says firefighters estimate at least three of the 19 homes damaged or destroyed in Hidden Hills Estates could have been saved.

He did not know the reason for the lack of water.

## Kari Cano - Hacienda at Fairview

---

**From:** <Applevgreaves@aol.com>  
**To:** <dferemenga@lusd.sbcounty.gov>  
**Date:** 12/2/2008 9:56 AM  
**Subject:** Hacienda at Fairview

---

Hi Mr Feremenga:

It's me again, about Hacienda at Fairview Valley. Simply put, our desert, our home. All of the issues as noted in the Environmental Study, are of such importance; water 1st, pollution of our aquifer, pollution of air, noise & light. Scenic vistas are what we want to see, not an "Orange County" housing tract. By the way Holiday Ranch was there first. People should be moving in an area as it is, not to change existing qualities. Also, the Desert tortise & it's burroughs are in evidence. I have seen them myself in the immediate area of my home. Also, where will the many Joshuas be "relocated" unsuccessfully ? On & On.

Sincerely  
Ken & Sharon Greaves  
24687 Shoshone Rd  
Apple Valley, CA 92307  
760-247-2468

---

Finally, one site has it all: your friends, your email, your favorite sites. Try The NEW AOL.com.

**Kari Cano - Fwd: Hacienda at Fairview**

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**From:** <Applevgreaves@aol.com>  
**To:** <tercason@lusd.sbcounty.gov>  
**Date:** 12/2/2008 10:22 AM  
**Subject:** Fwd: Hacienda at Fairview  
**CC:** <jgifford@rbf.com>, <bmitzclfelt@sbcounty.gov>  
**Attachments:** Hacienda at Fairview

---

To those involved;

We are one of many nearby residents ready to defend our desert home. Progress may be a part of life on earth, but progress doesn't have to change the environment as it is. After reading the environmental report, the concerns are a real issue. Water is the first & most important. After being told again & again of a shortage, & the need to conserve, I wonder. I am concerned of course of pollution, of air, light, traffic & noise. Our scenic vistas are a serene value to those in this area, actually providing a physical balance in our lives. The Desert Tortoise does in fact live in the local area. A home built on an acre or more is not so much a concern as 3,000 and more homes.

Please listen,  
Ken & Sharon Greaves  
24687 Shoshone Rd  
Apple Valley, Ca 92307  
760 247 2468

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Finally, one site has it all: your friends, your email, your favorite sites. [Try The NEW AOL.com.](#)

# County of San Bernardino

## EIR Public Scoping Meeting

Hacienda at Fairview Valley Specific Plan Project

Rancho Verde Elementary School

Tuesday, November 18, 2008 at 6:30 p.m.

RECEIVED  
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LAND USE SERVICES DEPT.  
ADVANCE PLANNING DIVISION

This form may be used to submit comments and suggestions in regard to environmental issues that should be included in the Draft Environmental Impact Report (EIR) for the proposed Hacienda at Fairview Valley Specific Plan Project.

Name (please print)

JOSEPH SALTMERIS

Mailing Address

P.O. Box 2413 Apple Valley CA 92307

Telephone No. (daytime)

(760) 247-4217

cell 954-4335

Fax No.

"CALL FIRST."

E-mail address

Organization/Affiliation

Apple Valley View Mutual Water Co.  
Permit # PT0005917

The Draft EIR for the proposed Hacienda at Fairview Valley Specific Plan Project should address the following potentially significant environmental impacts:

(Att Doug) We ARE CONCERNED here at Apple Valley View Water Co about the water quality once you put in high density housing AND what it will do. We would also like to know how you are going to supply this project with water. (will it lower our water table). We disagree with SAN BERNARDINO Co initial study Environmental Checklist Form pg 10-IV-F, pg 14-VI-E pg 18-VIII-F, pg 30-XVI-G-A.  
Thank you for your time.

Signature

Joseph Saltmeris (pres. Apple Valley View Mutual Water Co)

Thank you for your assistance.

Written comments will be accepted until **December 4, 2008** and may be directed to Doug Feremenga, AICP, Senior Planner, at the Land Use Services Department, Advance Planning Division, located at 385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182, Fax (909) 387-3223 or E-mail [dferemenga@lud.sbcountry.gov](mailto:dferemenga@lud.sbcountry.gov).

To Mail, Fold and Staple

**Kari Cano - FW: Hacienda Project**

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**From:** "Feremenga, Douglas - LUS - Advance Planning" <dferemenga@lusc.sbcounty.gov>  
**To:** "Creason, Tracy - LUS - Current Planning" <tcreason@lusc.sbcounty.gov>, "Eric Flodine" <EricF@strataequity.com>, "Hyke, Carrie - LUS - Advance Planning" <chyke@lusc.sbcounty.gov>, "John Gifford" <JGifford@rbf.com>, "Kari Cano" <KCANO@rbf.com>, "Kevin Thomas" <KThomas@rbf.com>  
**Date:** 12/3/2008 5:39 PM  
**Subject:** FW: Hacienda Project

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FYI

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**From:** Ronhbmwar@aol.com [mailto:Ronhbmwar@aol.com]  
**Sent:** Wednesday, December 03, 2008 5:34 PM  
**To:** Feremenga, Douglas - LUS - Advance Planning; Mitselfelt, Brad V; jimk@strataequity.com; johngifford@rbfconsulting; Creason, Tracy - LUS - Current Planning; savedesert@yahoo.com; rblewett@sbcounty.gov; mcramer@sbcounty.gov; amathews@sbcounty.gov; bcollazo@sbcounty.gov; erider@sbcounty.gov; ericf@strataequity.com; cj.welch@verizon.net  
**Subject:** Hacienda Project

My name is Ron Warren and I live at 25725 Cahuilla. I have lived here since August 1988. I am 9/10 of a mile from pavement. My wife and I attended the meeting held on November 18 at Rancho Verde School. We had concerns about this project before the meeting. After the meeting a few things were brought to light that has me even more concerned.

First and foremost I am concerned about drainage. My property is located where the main road and the main wash come together and cross my property. It appears that the development will create a very large wash basin. This wash is then suppose to funnel back to its normal size in my front yard. As it is right now, it does not take very much rain to have running water in my wash. The following pictures were taken on Thanksgiving day. The first shows the water coming down Cahuilla. It then turns south and cuts across my yard.





The second picture shows the water running across my driveway.



And the third picture is looking northeast back toward the road and how much water is flowing with minimal rain.



I believe with the proposed project my property will be washed out. In September 1997 we had a flash flood. My wash was 3 feet deep and approximately 75 feet wide. It can and does happen. They keep referring to the land as being level. It is not. Especially the first mile. Which is where I am located. The land is also covered in blow sand, Which absorbs water very well. After they terrace the land to reach good soil, I believe we will loose a majority of the absorbing ability of the sand. Another concern is, Where is all of the sand going to be moved.

Water is another very big concern. I don't believe we have sufficient ground water to support this scale of a project. The water is already scarce, very deep, and not that good of quality to begin with. My water level is at 300 feet. When they tap[ into this how much will it affect my water level? When I first moved here, I was on hauled water. I know about water conservation. I lived for 12 years on 2000 gallons a month. A household of 3 with two dogs. Water is very precious to me. Even after putting a well, we are very conservative.

It appears that there will be a wastewater treatment at the proposed site. I did not see any plant in the displays. Only the water features. This is the desert not San Diego. You do not normally see water in the desert. If so, what about odors? In the preliminary report, it mentioned minimal impact from odor.

They have only owned the land for 5 years. It is apparent they had no intentions of following the general plan for our area from the beginning. They should be able to development there own land. But we should not alter the general plan to accommodate this developer. I would like to see an minimum of 2 1/2 acre lots. I am aware that there are some 1 1/4 lots in the valley.

Wildlife is another big concern for us. The burrowing owls have been mentioned. They had a burrow on the property right next door to us on the vacant lot. There are also spread throughout the proposed project. We also have a family of coyotes that we provide water and some food for. We have been helping this family of coyotes for about 10 years.

Joshua Trees are very sensitive. I have seen them try to be relocated with little success. They are a very nice abundance in this area. They should not be moved at all. If the area is to be developed, they should build around them.

It is also noted that the senior portion of the project will be on sewer. Where is that coming from? We are all on septic right now.

The preliminary report also mentions having access from two or more directions. Where is the second access going to be?

With the increase in traffic, we are also concerned about the noise. On a still calm evening, we can just barely hear the roar from the quarry. It is very quiet out here. These are just two lane roads around here. Can these small roads (current paved) support the increase in traffic from this project?

Light pollution is also a concern. Have you been out there after dark? It is pitch black. Not very many residents have yard lights. When we go to bed every light is turned off. The only light is the illuminated numerical address on the house. We had some stargazing clubs come out a couple of times. It was plenty dark enough for them. Their equipment was too sensitive to the dust, so they stopped coming.

In closing I do not want any of the existing zoning changed.

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## Kari Cano - FW: Hacienda Project

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**From:** "Feremenga, Douglas - LUS - Advance Planning" <dferemenga@lusd.sbcounty.gov>  
**To:** "Creason, Tracy - LUS - Current Planning" <tcreason@lusd.sbcounty.gov>, "Eric Flodine" <EricF@strataequity.com>, "Hyke, Carrie - LUS - Advance Planning" <chyke@lusd.sbcounty.gov>, "John Gifford" <JGifford@rbf.com>, "Kari Cano" <KCANO@rbf.com>, "Kevin Thomas" <KThomas@rbf.com>  
**Date:** 12/4/2008 7:57 AM  
**Subject:** FW: Hacienda Project

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FYI

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**From:** carol mccaffrey [mailto:mccaffrey\_carol@yahoo.com]  
**Sent:** Wednesday, December 03, 2008 8:29 PM  
**To:** Feremenga, Douglas - LUS - Advance Planning; Creason, Tracy - LUS - Current Planning  
**Cc:** Mitzelfelt, Brad V; rblewett@sbounty.gov; mcramer@sbounty.gov; amathesw@sbounty.gov; bcollazo@sbounty.gov  
**Subject:** Hacienda Project

To Whom It May Concern:

This letter concerns the proposed Hacienda Project in Fairview Valley.

In this letter, I want to express my concerns about the destruction of the desert's aesthetics by this proposed development. When I came to the desert 20 years ago, I depicted the desert as an isolated area that I would only spend a few years of my life. It is now 20 years later and I am still here in the desert—not a suburb. I did not stay for my career, but for the desert's beauty. I work long hours everyday, but my retreat is my desert home in its desert tranquility away from people. At night, I can actually sit outside my home and see the stars for miles. I call my place of living a home and not a house.

If the development of the proposed Hacienda Project is approved, the desert haven will not only be destroyed for me, but for other features including its animal inhabitants, desert dwellers, and plant life. What are the options for the desert tortoise, kangaroo rat, bald eagle, bobcats, Joshua trees, burrowing owls, and coyotes in this area? Moving the desert tortoise to other areas has only added to this species' demise.

I don't understand how paving the desert makes it okay for man to inhabit it. I attended the November 18 meeting and felt like answers to certain questions were not addressed. How can a commercial setting which blazes into the desert sky not destroy the desert's beauty? I don't think the answer that "restrictions are placed on lights on a needed basis limitation" is appropriate. Don't commercial sites need to have lights on all the time for security purposes? Hence, the desert skies are always lit according to man's demand and not nature's?

In addition, certain natural springs will be affected by this proposed development. Even though it is proposed that these "areas will be preserved" in the proposed development, I can't help but think that they will alter wildlife in the area. How can a bulldozer, cement, and houses, not interrupt the migration of certain species in the area which include the bighorn sheep? Even if the areas are so called preserved, how can the developers eventually stop people from entering this area? Fences are only boundaries for the few. I think the proposed solution to preserve the area is only temporary.

I think that this decision really needs to be scrutinized for the right reasons-not for man's gain.

Respectfully,

Carol McCaffrey

**County of San Bernardino**  
**EIR Public Scoping Meeting**  
**Hacienda at Fairview Valley Specific Plan Project**  
**Rancho Verde Elementary School**  
**Tuesday, November 18, 2008 at 6:30 p.m.**

**RECEIVED**  
**DEC 04 2008**  
**LAND USE SERVICES DEPT.**  
**ADVANCE PLANNING DIVISION**

This form may be used to submit comments and suggestions in regard to environmental issues that should be included in the Draft Environmental Impact Report (EIR) for the proposed Hacienda at Fairview Valley Specific Plan Project.

Name (please print) Glinda F. Van Meter  
Mailing Address 15563 Laguna Seca Dr.  
Telephone No. (daytime) (760) 240-1867  
Fax No. Same ↑  
E-mail address rlvan@aol.com  
Organization/Affiliation \_\_\_\_\_

The Draft EIR for the proposed Hacienda at Fairview Valley Specific Plan Project should address the following potentially significant environmental impacts:

*California State bird* We have been fortunate to see so many wildlife creatures fly ~~th~~ over or run through our yard. Roadrunners, desert parakeets, snakes i.e. With the above mentioned "project" being put in our quiet, scenic area, it can only impact our area negatively. Too much traffic for one, will, of course, end this. Also, the noise in our quiet, scenic area will also affect/effect wildlife in all forms - too much carbon monoxide will destroy our plants and kill many animals.

Signature Glinda F. Van Meter

Thank you for your assistance.

Written comments will be accepted until **December 4, 2008** and may be directed to Doug Feremenga, AICP, Senior Planner, at the Land Use Services Department, Advance Planning Division, located at 385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182, Fax (909) 387-3223 or E-mail [dferemenga@lusc.sbcounty.gov](mailto:dferemenga@lusc.sbcounty.gov).

To Mail, Fold and Staple



**Kari Cano - FW: Hacienda at Fairview Valley EIR Comment Letter**

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**From:** "Feremenga, Douglas - LUS - Advance Planning" <dferemenga@lusd.sbcounty.gov>  
**To:** "Creason, Tracy - LUS - Current Planning" <tcreason@lusd.sbcounty.gov>, "Eric Flodine" <EricF@strataequity.com>, "Hyke, Carrie - LUS - Advance Planning" <chyke@lusd.sbcounty.gov>, "John Gifford" <JGifford@rbf.com>, "Kari Cano" <KCANO@rbf.com>, "Kevin Thomas" <KThomas@rbf.com>  
**Date:** 12/5/2008 7:58 AM  
**Subject:** FW: Hacienda at Fairview Valley EIR Comment Letter

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FYI

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**From:** Gary Hatfield [mailto:mtnhomewhat@yahoo.com]  
**Sent:** Thursday, December 04, 2008 6:07 PM  
**To:** Feremenga, Douglas - LUS - Advance Planning  
**Subject:** Hacienda at Fairview Valley EIR Comment Letter

Doug Feremenga, Senior Planner

Please consider these comments as you evaluate the environmental impacts of the Hacienda at Fairview housing development.

My interest in the Fairview Valley comes from visiting this area for the purpose of hunting upland game for the past twenty-five years. It's a pretty little valley dotted with Joshua Trees, and Creosote scrub. The surrounding mountains, the Fairviews, Granites, and Sidewinders, form a contiguous desert habitat for a variety of birds and mammals, and reptiles. Although my principal interest is hunting Chukar, others pursue quail, rabbits, bobcat, coyote, and dove. Presently, the valley is sparsely populated and served only by dirt roads. The lack of development, coupled with the fact that most of the surrounding area is public land managed by the BLM, lends to the area's popularity with hunters. In addition to robust populations of chukar and quail (in wet years), I have encountered Desert Tortoise, Golden Eagles, hawks, ravens, dove, bobcat, and coyote. I have discovered Bighorn Sheep droppings in the Granites. According to the Dept of Fish and Game, the Granite Mountains on the south and east sides of the proposed development provide a migratory corridor for Bighorn rams making their way from the Cushionberry herd of the San Bernardino Mountains to the Ord Mountains in the northeast. These migration routes are vital in maintaining Bighorn geneological diversity. Bighorn desert sheep are a sensitive species. The proposed development will bring noise, traffic, and a whole lot of ambient light, none of which bodes well for the sheep.

I am particularly concerned with the location of Village D of the proposed development. The new, paved road and homes there will block travel across the valley floor for a variety of animals. Presently it's just a short walk for a coyote, or a few hundred yards flight for chukar and quail to get from one mountainside to the other. Chukar are birds which roost in the rocks and feed across the flats. I am

opposed to any new obstacles thrown against their already difficult survival.

Water is the lifeblood of the desert. As a member of conservation groups, including the Society for Conservation of Bighorn Sheep, and Quail Unlimited, I find it particularly troubling that Fairview at Hacienda may encroach upon the limited water sources, both natural and man-made. Quail Spring, south of Cahuilla, will, according to the developer, be "cleaned up and protected". Unfortunately, due to its proximity with the main entrance road, this could mean the developer will block vehicular travel to the spring environs, making hunter access to the hillsides above the riparian area very difficult. South of Cahuilla Road and its intersection with Chicago Street are two additional natural springs. Both of these springs are vital for wildlife, and free access to them by upland game bird hunters has been a privilege, if not a right, for generations. From viewing the tract map, it appears that the existing two-track primitive road into Horse Spring may be blocked by Village D. East of Horse Spring is Amaral Spring. This water source attracts a lot of hunters, and again, from looking at the proposed tract map, not only might the development encroach upon this vital wildlife watering area, but public access could be thwarted as well. Chukar hunting is tough. These are very steep hills. Hunters deserve to drive as close as they can to the point where they begin their hunt, and the sensible spot to begin the hunt is near an isolated water supply. One more water supply deserves mention. There is a man-made small game guzzler located at the base of the mountains about a half mile north of Cahuilla at Chicago. While outside the boundaries of the proposed development, the introduction of over three thousand residences, with maybe ten thousand inhabitants, is bound to put some additional, unwanted, human pressure on this, presently, remote and hard to find spot currently maintained by volunteers of Quail Unlimited.

At the public scoping meeting I had the privilege to speak with a young woman from the company doing the EIS. I asked her if she had heard of President Bush's Executive Order on Promoting Hunting and Wildlife Conservation from August 16, 2007. She had not, so I am advising that you familiarize yourselves with its contents, particularly as it may relate to Federal Habitat Plans (section 4F) in your preliminary report. President Bush directs public agencies to promote hunting and wildlife conservation, particularly as it pertains to "facilitate the expansion and enhancement of hunting opportunities and the management of game species and their habitat". Fairview at Hacienda will do neither.

One last point. . . Erick, the representative for Strata Development talked, during the scoping meeting, about his company's policy for "green development". In his own words, "Green Growth lessens human impact on the land". Of course, one of the reasons Strata would like the public to accept this classic example of "leap-frog development" is because his future population projections show a need for thousands and thousands of new homes in the coming years. Sure, the population is growing, but is it really "being green" to concentrate so many people in the Fairview Valley. I had an opportunity to question Erick after his presentation. I told him I'm generally opposed to all new development, but I respect his right to make a profit on his investment. Couldn't he make enough money if Strata built fewer homes, big expensive ranch homes on multi-acre lots? Believe it or not, he said that he could. Fewer homes on large lots is much more acceptable from the "Green" point of view, and if the County cares about the environment half as much as it does about tax revenue, then Fairview at Hacienda will not get approval.

Gary Hatfield, The Mad Chukar Hunter

36986 Kilkare Rd.

Mentone, Ca. 92359



**Kari Cano - FW: Hacienda at Fairview Valley Project**

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**From:** "Feremenga, Douglas - LUS - Advance Planning" <dferemenga@lusd.sbcounty.gov>  
**To:** "Creason, Tracy - LUS - Current Planning" <tcreason@lusd.sbcounty.gov>, "Eric Flodine" <EricF@stratacquity.com>, "Hyke, Carrie - LUS - Advance Planning" <chyke@lusd.sbcounty.gov>, "John Gifford" <JGifford@rbf.com>, "Kari Cano" <KCANO@rbf.com>, "Kevin Thomas" <KThomas@rbf.com>  
**Date:** 12/5/2008 2:11 PM  
**Subject:** FW: Hacienda at Fairview Valley Project

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FYI

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**From:** laverne booth [mailto:ljbooth2@earthlink.net]  
**Sent:** Friday, December 05, 2008 1:06 PM  
**To:** Feremenga, Douglas - LUS - Advance Planning  
**Subject:** Hacienda at Fairview Valley Project

Dear Mr. Feremenga,

In Regards to the Hacienda at Fairview Valley Project and it's impact on the environment, I am VERY OPPOSED to this project for the following reasons:

I enjoy hiking with many of my friends in that area and appreciate the crisp, clean air and clear blue sky. I enjoy the panoramic views of the open desert with its creosote bush and rocky outcroppings, as opposed to views of rooftops and paving. This development will spoil that much needed recreational activity for me for me and countless others now and in the future.

Bear Valley road is on a route many of us need to drive on frequently. It is overburdened with traffic now. This developnment will severely add to that traffic jam.

Local amateur astronomers such as myself have set up our telescopes in that general area, not only for our own viewing, but to share the beauty and wonder of our desert night sky with others - both adults and children. While this County does have an outdoor night-lighting ordinance, I'm not convinced the County has enough staff to adequately enforce that ordinance. A project like this could erase much of what is unique about our desert night sky. It would not only cause light pollution in that valley, it would negatively impact the night sky for a radius of many, many miles around.

A golf course out there? You've got to be kidding! With our water situation, how could such a thing even be considered? If people move to the desert, they need to accept the environment the way it is and not turn it into an oasis, especially when there is barely enough water for the people who are there now.

The people who live in that area now love their lifestyle in the natural desert environment. It should not be altered by the intrusion of 3,114 new residential units.

In addition to the items written into the Initial Study Form, please consider the following:

Do we really need another "master planned residential community" adding to already-too-much urban sprawl?

Within the last 10 years, far too many building permits were issued for new homes in the Victor Valley. When they weren't selling to people who could afford them, the sellers sold to people who couldn't afford them, and now we have countless empty houses with weeds growing around them, and many of the houses have been vandalized. This severely devaluates the property around them.

There are far too many empty houses, many of them brand new, in San Bernardino County. While we all hope that the economy will turn around soon and we realize that more housing may be needed sometime in the future, let's fill up those empty houses first. Then when more houses need to be built, do it closer in to the areas that are already developed.

We need to do a better job of maintaining and managing the communities already in place. We don't need housing developments in remote areas with more roads and highways leading to them, with more cars driving in and out of them consuming more foreign oil.

I don't know how the County could even consider approving such a project.

Thank you for considering my concerns.

Sincerely,

Laverne Booth

Hesperia, CA

**Kari Cano - FW: (no subject)**

---

**From:** "Feremenga, Douglas - LUS - Advance Planning" <dferemenga@lusd.sbcounty.gov>  
**To:** "Creason, Tracy - LUS - Current Planning" <tcreason@lusd.sbcounty.gov>, "Eric Flodine" <EricF@strataequity.com>, "Hyke, Carrie - LUS - Advance Planning" <chyke@lusd.sbcounty.gov>, "John Gifford" <JGifford@rbf.com>, "Kari Cano" <KCANO@rbf.com>, "Kevin Thomas" <KThomas@rbf.com>  
**Date:** 12/15/2008 5:56 PM  
**Subject:** FW: (no subject)

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FYI

Cheers,  
*Doug*

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**From:** AnnaMarie3of4@aol.com [mailto:AnnaMarie3of4@aol.com]  
**Sent:** Monday, December 15, 2008 8:42 AM  
**To:** Feremenga, Douglas - LUS - Advance Planning  
**Subject:** (no subject)

My name is Anna Basura and I am against the Hacienda at Fairview Valley Plan. I am concerned about where the water is suppose to come from and how it will affect the natural habitat. Please keep this part of our valley undeveloped. Thank you for your time.

Anna Basura

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