INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
Tentative Parcel Map 19356
6245 Palm Avenue, San Bernardino, CA

March 2012

Lead Agency:

City of San Bernardino
300 North D Street
San Bernardino CA 92418

Prepared by:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

215 North 5th Street
Redlands, CA 92374

MITIGATED NEGATIVE DECLARATION

Tentative Parcel Map 19356

Lead Agency: City of San Bernardino
Development Services Department
300 N. D Street, 3rd Floor
San Bernardino, CA 92418

Project Proponent: Southwest Baptist Conference
14255 Danielson Street
Poway CA 92064

Project Location: 6245 Palm Avenue
San Bernardino, CA 92407

Project Description:

Proposed Finding: Based on the information contained in the attached Initial Study, the City of San Bernardino finds that there would not be a significant effect to the environment because the mitigation measures described herein would be incorporated as part of the proposed project.

Public Review Period: 6.31, 20~~XX~~12 to 6.20, 20~~XX~~12

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Mitigation Measure P-1: The applicant shall pay the required fire fee, estimated to be approximately $361.85.

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TENTATIVE PARCEL MAP 13956

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SECTION 1

PROJECT SUMMARY

Project Title:	Tentative Parcel Map 13956
Lead Agency Name and Address:	City of San Bernardino Development Services Department 300 North D Street, 3rd Floor San Bernardino, CA 92418
Contact Person and Phone Number:	Aron Liang (909) 384-5057
Project Location:	6245 Palm Avenue San Bernardino, CA 92407 APN 261-191-01
Project Sponsor's Name and Address:	Southwest Baptist Conference 14255 Danielson Street Poway, CA 92064
General Plan Designation:	Residential Estate (1 dwelling unit/acre)
Zoning:	RE- Residential Estate

SECTION 2
PROJECT DESCRIPTION

2.1 Project Characteristics

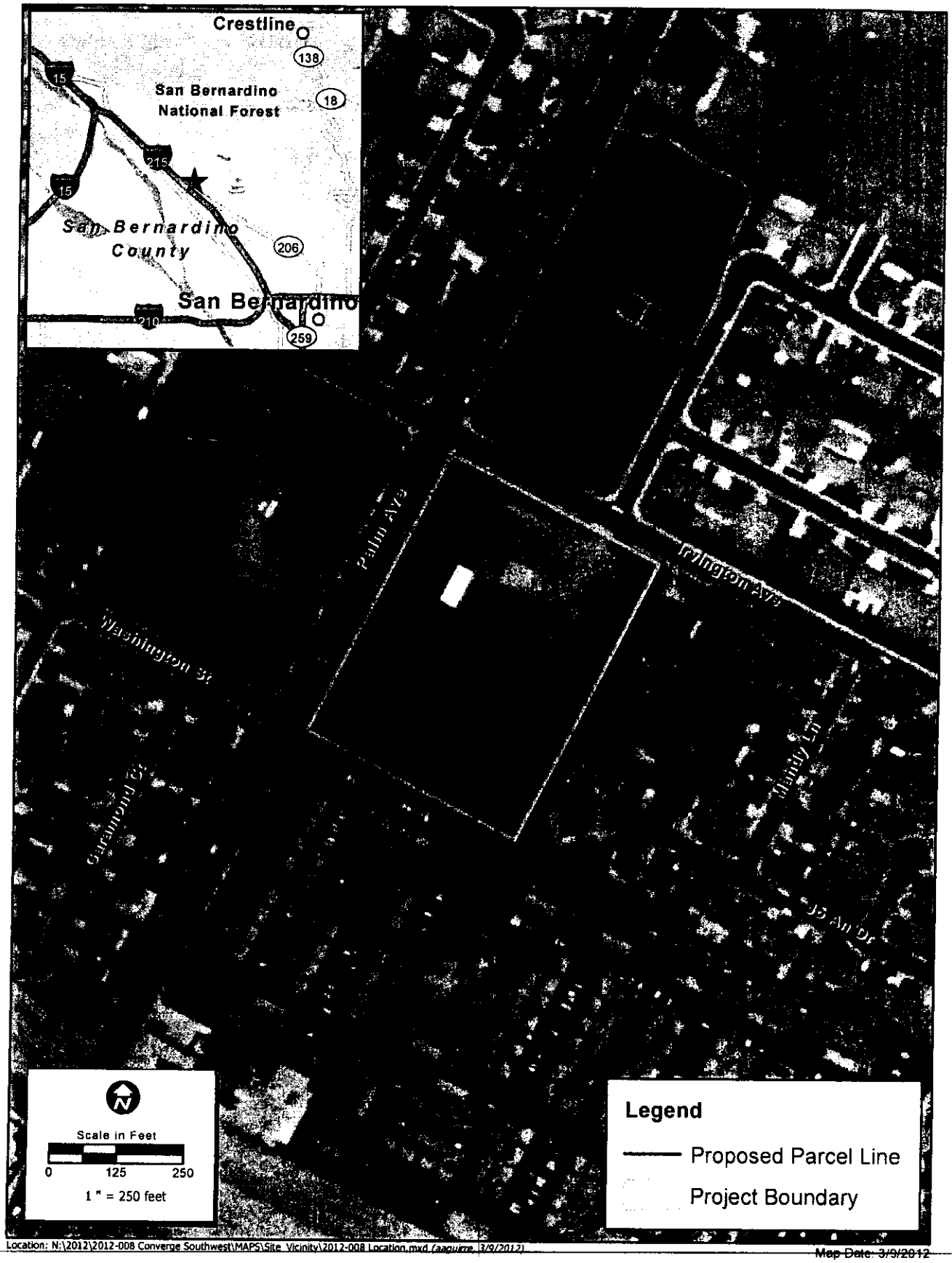
The Southwest Baptist Conference is proposing to subdivide a single 5.8-acre parcel into two parcels (Proposed Project, see Figure 1). The existing parcel is located at 6245 Palm Avenue, San Bernardino, CA 92407 and the Assessor's Parcel Number (APN) is 261-191-01. The first parcel (Parcel 1) would be approximately 3.39 acres at the southeast corner of Irvington Avenue and Palm Avenue. This parcel has an existing church, ancillary building, and parking lot. The buildings are accessed with a driveway from Palm Avenue. No additional development is currently proposed for Parcel 1 with the Proposed Project.

The second parcel (Parcel 2) would be approximately 2.41 acres and would be located to the south of Parcel 1. This parcel is vacant, and has been disced for weed control. No development is currently proposed for Parcel 2 with the Proposed Project. However, it is possible that up to two single-family residences could be constructed on the parcel under the existing zoning, which allows one dwelling unit per acre.

The site is in the Verdemont Heights area of the City of San Bernardino. According to the City's General Plan (City of San Bernardino 2005), Verdemont Heights is a residential community located in the northernmost corner of the City. The site is accessed from Interstate 215 via Palm Avenue, which is the major north-south street in the area. Surrounding land uses include Tom Minor Park to the north, single-family residential uses to the east and west, and multi-family residential uses to the south.

2.2 Regulatory Requirements, Permits, and Approvals

The Proposed Project will require the approval of a tentative parcel map by the City of San Bernardino. No other approvals from outside agencies are anticipated.



Location: N:\2012\2012-008 Converge Southwest\MAPS\Site_Vicinity\2012-008 Location.mxd (aaguirre, 3/9/2012)

Map Date: 3/9/2012

Figure 1. Project Location

2012-008 Converge Southwest

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SECTION 3

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

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.

- ☐ Aesthetics
- ☐ Agriculture and Forestry Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Geology and Soils
- ☐ Greenhouse Gas Emissions
- ☐ Hazards/Hazardous Materials
- ☐ Hydrology/Water Quality
- ☐ Land Use and Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population and Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation/Circulation
- ☐ Utilities and Service Systems
- ☐ Mandatory Findings of Significance

Determination

On the basis of this initial evaluation:

I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the 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. ☒

I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the 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. ☐

I find that although the 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 Project, nothing further is required. ☐

Signature

MAY 29, 2012
Date

ARON LIANG
Printed Name

City of San Bernardino
Agency

SECTION 4

ENVIRONMENTAL CHECKLIST AND DISCUSSION

I. Aesthetics

The project site is located in a developed area. Interstate 215 in the project area is not a designated or eligible scenic highway, and no designated scenic vistas are located near the project area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

The Proposed Project is not located in a designated scenic area. Additionally, the Proposed Project would not change existing views. No impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

The Proposed Project would not affect a state scenic highway, trees, rock outcroppings, or historic buildings. No impacts would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒

Although not proposed with this project, any future use of the vacant parcel (Parcel 2) would be required to conform with the existing Residential-Estate zoning at 1 dwelling unit per acre. Therefore, up to two single-family residences could be constructed on the 2.41-acre parcel. This would not substantially change the existing visual character of the site, and no impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d)	Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

No new sources of light or glare are proposed, and no impact would occur.

II. Agriculture and Forestry Resources

The site is not currently used for agriculture and is not within a national forest. The site is designated as Urban/Built Up Land by the Farmland Mapping and Monitoring Program of the California Resources Agency (California Department of Conservation 2010).

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Would the project 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?	☐	☐	☐	☒

The project site is designated as Urban/Built Up Land on the maps prepared for the Farmland Mapping and Monitoring Program (California Department of Conservation 2010). No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

The project site is not zoned for agricultural use and is not subject to a Williamson Act contract. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c)	Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒

The site is not zoned for forest land, timber land, or timberland production land. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d)	Would the project result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

The project is not located in a National Forest. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e)	Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

The project would not cause the conversion of Farmland or forest land. No impact would occur.

III. Air Quality

The Proposed Project is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD has jurisdiction over an area of approximately 10,743 miles, consisting of the four county South Coast Air Basin (SCAB), the Mojave Desert Air Basin, and the Riverside County portion of the Salton Sea Air Basin. The Proposed Project is located within the SCAB.

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒

The Proposed Project would not conflict with or obstruct the implementation of the applicable air quality plan because it does not include new construction or operation emissions that would violate air quality standards (please see response to III. b) below). No impact would occur.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒

The Proposed Project does not include any new uses; therefore, it would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Although not part of the Proposed Project, two single-family residences could be constructed on Parcel 2 under the existing zoning. The minor air emissions associated with two residences would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. No impact would occur.

c) Would the project 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)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒

Because there would be no emissions from the Proposed Project, no cumulative impacts would occur.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒

No pollutants would be emitted by the Proposed Project. No impact would occur.

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
e)	Would the project create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

No odors would be emitted by the Proposed Project. No impact would occur.

IV. Biological Resources

The project site is developed and no sensitive biological resources are anticipated. The site is not located in a Biological Resources Area or Riparian Corridor in the General Plan (City of San Bernardino 2005). Although raptors and other birds that are protected under the Migratory Bird Treaty Act may nest in the mature trees on the site, no tree removal is proposed.

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

The project site does not contain habitat for sensitive species. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

No riparian habitats or sensitive natural communities exist on the site. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c)	Would the project 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?				

	☐	☐	☐	☒

No wetlands exist on the project site. No impact would occur

d) Would the project 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?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒

The project is located in an urban area and is not part of an established native resident or migratory wildlife corridor or wildlife nursery site. No impact would occur.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒

No trees are proposed to be removed with the Proposed Project. No impact would occur.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒

The project site is not subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved habitat conservation plan. No impact would occur.

V. Cultural Resources

The project site is disturbed through weed abatement discing and the existing church development. Therefore, it is unlikely that significant surface cultural resources exist. Buried cultural resources may exist, but no ground-disturbing activities are proposed.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒

No changes to a significant historical resource are proposed. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒

No changes to archaeological resources are proposed. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c)	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

No ground disturbing activities that could destroy unique paleontological resources or geologic features are proposed. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d)	Would the project disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

A cemetery is not associated with the existing church. No ground-disturbing activities are proposed that could disturb unknown human remains are proposed. No impact would occur.

VI. Geology and Soils

The site is not located in an Alquist-Priolo Earthquake Fault Zone or other area of geologic hazard (City of San Bernardino 2005). The soils on the property are Hanford sandy loam and Tujunga gravely loamy sand (Natural Resources Conservation Service 2012).

a) Would the project 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.	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒
ii) Strong seismic ground shaking?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒
iv) Landslides?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒

The site is located between the San Andreas fault and the San Jacinto fault. However, the site is not located in an Alquist-Priolo Fault Zone or in a known area subject to ground failure or landslide, according to the General Plan (City of San Bernardino 2005).

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Would the project result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒

No grading or other ground-disturbing activities are proposed. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c)	Would the project 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?	☐	☐	☐	☒

The site is not located in an area subject to landslide, subsidence, liquefaction, or collapse (City of San Bernardino 2005). No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d)	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

The soils on the property are Hanford sandy loam and Tujunga gravely loamy sand (Natural Resources Conservation Service 2012). These soils are not expansive. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e)	Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

The project does not include the use of septic tanks or alternative wastewater disposal systems. No impact would occur.

VII. Greenhouse Gas Emissions

The main sources of greenhouse gases for development projects is the combustion of fossil fuels from construction equipment or vehicles traveling to the development during operation. This project does not propose any new construction or new uses. However, up to two single-family residences may be constructed on the vacant parcel with the existing zoning.

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒

The project does not include new uses that would generate significant greenhouse gas emissions. The existing zoning would allow up to two single-family residences; however, this use is not expected to generate significant greenhouse gas emissions. No impact would occur.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒

The City of San Bernardino does not have a Greenhouse Gas Reduction Plan. The project would not conflict with any state plans, policies, or regulations regarding greenhouse gas emissions, because the project would not generate greenhouse gases. No impact would occur.

VIII. Hazards and Hazardous Materials

The project site is located in a developed area in the City of San Bernardino. An Environmental Disclosure Report was prepared for the project (EDR 2011), which is summarized below.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒

The project does not involve the transport, use, or disposal of hazardous materials. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Would the project 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?	☐	☐	☐	☒

An Environmental Disclosure Report was prepared for the project (EDR 2011). No hazardous materials were found on the site. The report found that one EPA Superfund Site was identified within 0.2 mile of the property, the Newmark Groundwater Contamination site. The Newmark Groundwater Contamination site underlies approximately eight square miles of land in the northwestern and west-central portions of San Bernardino, California, which have been developed for light industry and residential use. The site consists of two contaminated groundwater plumes at the base of the San Bernardino Mountains: the Newmark Plume area extends for 5 miles on the eastern side of Shandin Hills, while the 4-mile long Muscoy Plume area lies to the west of Shandin Hills. The groundwater contamination from Norton Air Force Base is not considered part of this site (U.S. EPA 2012). Two other hazardous substances releases (at Cajon Landfill and Cesar Chavez Middle School) were located approximately 0.6 mile from the property. Additionally, one clandestine drug lab site was located within 0.1 mile of the property. None of these sites would be disturbed with the project. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c)	Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d)	Would the project 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?				

	☐	☐	☐	☒

The site is not located on the Government Code Section 65962.5 hazardous materials site list. No impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

The project site is located outside of the San Bernardino International Airport planning boundary. No impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

The project site is not located within the vicinity of a private airstrip. No impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

The project does not include street closures or other elements that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
h) Would the project 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?	☐	☐	☐	☒

The project site is located outside of a wildland fire hazard area as designated in the General Plan (City of San Bernardino 2005). No impact would occur

IX. Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒

The project does not involve any activity that would violate any water quality standards or waste discharge requirements. No impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Would the project 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)?	☐	☐	☐	☒

The project does not include new wells or other features that would extract groundwater. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c)	Would the project 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?	☐	☐	☐	☒

The project would not substantially alter the existing drainage pattern of the site or area, causing substantial erosion or siltation. No grading is proposed. No impact would occur.

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
d)	Would the project 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?	☐	☐	☐	☒

The project would not substantially alter the existing drainage pattern of the site or area, causing flooding. No grading is proposed. No impact would occur.

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
e)	Would the project create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒

The project would not create or contribute runoff water to the stormwater drainage system or provide substantial additional sources of polluted runoff. No impact would occur.

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
f)	Would the project otherwise substantially degrade water quality?	☐	☐	☐	☒

The project does not include elements that would substantially degrade water quality.

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
g)	Would the project 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?	☐	☐	☐	☒

The project is not within a 100-year flood hazard area (City of San Bernardino 2005). No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
h)	Would the project place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒

The project is not within a 100-year flood hazard area (City of San Bernardino 2005). No impact would occur.

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
i)	Would the project 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?	☐	☐	☐	☒

The project is not within the inundation area of the Seven Oaks Dam (City of San Bernardino 2005). No impact would occur.

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
j)	Would the project be subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

The project is not within an area subject to inundation by seiche, tsunami, or mudflow. No impact would occur.

X. Land Use and Planning

The General Plan designation and zoning for the site is Residential Estate, which allows one single-family residence per acre. The project site is located in a developed area of the City of San Bernardino. Surrounding land uses include a city park, single-family residences, and multi-family residences. The current use of the site is a church, which is an allowed use in the zone with a Conditional Use Permit.

a) Would the project physically divide an established community?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒

The project is consistent with the existing zoning and would not produce structures that would physically divide an established community. No impact would occur.

b) Would the project 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?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒

The project is consistent with the existing zoning and general plan designations. No impact would occur.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
	☐	☐	☐	☒

The project would not conflict with any habitat conservation plans or natural community conservation plans. No impact would occur.

XI. Mineral Resources

The site is not currently being used for mineral resources development and is not located in a designated Mineral Resource Zone by the General Plan (City of San Bernardino 2005).

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Would the project 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?	☐	☐	☐	☒

No known mineral resources currently exist on the site, which is being used as a church. The site is not designated as a Mineral Resource Zone by the General Plan (City of San Bernardino 2005). No impact would occur.

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Would the project 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?	☐	☐	☐	☒

The site is not designated as a Mineral Resource Zone by the General Plan (City of San Bernardino 2005). No impact would occur.

XII. Noise

The project site is located in a developed area of the City of San Bernardino. Surrounding land uses include a city park, single-family residences, and multi-family residences. The current use of the site is a church.

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Would the project result in 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?	☐	☐	☐	☒

The project would not increase noise above the existing noise levels. It is possible that the vacant parcel could be developed for single-family residential use as allowed by the existing zoning. However, this use would not be anticipated to generate significant noise. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒

The project would not generate groundborne vibration or noise. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c)	Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒

The project would not increase noise above the existing noise levels. It is possible that the vacant parcel could be developed for single-family residential use as allowed by the existing zoning. However, this use would not be anticipated to generate significant noise. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d)	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒

The project would not increase noise above the existing noise levels. It is possible that the vacant parcel could be developed for single-family residential use as allowed by the existing zoning. However, this use would not be anticipated to generate significant noise. No impact would occur.

		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The project is not located within the planning area for the San Bernardino International Airport or within two miles of an airport. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

The project is not located within the vicinity of a private airstrip. No impact would occur.

XIII. Population and Housing

The site is located in the City of San Bernardino, which had a 2010 population of 209,924 (U.S. Census Bureau 2012).

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Would the project 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)?	☐	☐	☐	☒

The project would not induce substantial population growth. There is a potential for up to 2 single-family residences to be constructed based on the existing zoning of the vacant parcel. This would not be considered substantial population growth. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No housing would be displaced as a result of the project. No impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No people would be displaced as a result of the project. No impact would occur.

XIV. Public Services

Fire protection, police protection and parks are provided by the City of San Bernardino. Schools are provided by the San Bernardino Unified School District.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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? ♦ Police Protection? ♦ Schools? ♦ Parks? ♦ Other Public Facilities?	☐	☒	☐	☐

The project would not result in the need for new or physically altered police, fire, or school facilities, because no new development or land use is proposed. It is possible that up to two single-family residences could be constructed on the vacant parcel. However, two additional single-family residences is not anticipated to place a substantial burden on police protection, schools or parks.

The closest fire station is the City of San Bernardino Fire Department Station 232, located at 6065 Palm Avenue approximately 0.1 mile southwest of the site. The project site is located in the Verdemont infrastructure fee area. Development applications in this area are responsible for paying a fire fee to allow for sufficient fire protection in the Verdemont area. With mitigation, impacts to fire protection would be less than significant.

Mitigation Measure P-1: The applicant shall pay the required fire fee, estimated to be approximately $361.85.

XV. Recreation

The closest park to the site is Tom Minor Park, located north of the site.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

The project would not result in the need for new or physically altered recreation facilities, because no new development or land use is proposed. It is possible that up to two single-family residences could be constructed on the vacant parcel. However, two additional single-family residences is not anticipated to place a substantial burden on recreational facilities. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

The project does not include the construction or expansion of recreational facilities. No impact would occur.

XVI. Transportation/Traffic

The site is located at the corner of Palm Avenue and Irvington Avenue, and is accessed from the Palm Avenue exit of Interstate 215. Both Palm Avenue and Irvington Avenue are classified as collector streets in the General Plan.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Would the project conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒

The project is consistent with the General Plan and zoning ordinance and would not conflict with transportation plans. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒

The project is consistent with the General Plan and zoning ordinance and would not cause additional traffic that would affect levels of service or other traffic standards. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c)	Would the project 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?	☐	☐	☐	☒

The project would not affect air traffic patterns. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d)	Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

The project does not include hazardous design features or incompatible uses. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e)	Would the project result in inadequate emergency access?	☐	☐	☐	☒

Both parcels would continue to have sufficient emergency access from Palm Avenue. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f)	Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

The project would be consistent with the General Plan and zoning ordinance and would not conflict with policies regarding public transit, bicycle, or pedestrian facilities. No impact would occur.

XVII. Utilities and Service Systems

Water and wastewater treatment for the site is provided by the City of San Bernardino. Solid waste facilities are provided by the County of San Bernardino.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒

The project would not generate wastewater that would exceed the treatment requirements of the Regional Water Quality Control Board.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b)	Would the project 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?	☐	☐	☐	☒

No new development that would generate wastewater or require water treatment is proposed. It is possible that up to two single-family residences could be constructed on the vacant parcel under the existing zoning. Two single-family residences would not use sufficient water or produce sufficient wastewater to require the expansion or construction of treatment facilities. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c)	Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒

No new development that would generate additional stormwater runoff is proposed. It is possible that up to two single-family residences could be constructed on the vacant parcel under the existing zoning. Two single-family residences would increase the amount of impervious surface on the site, but this increase would not be anticipated to be large enough to require the expansion or construction of stormwater drainage facilities. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d)	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

No new development that would increase water demand is proposed. It is possible that up to two single-family residences could be constructed on the vacant parcel under the existing zoning. Two single-family residences would not use sufficient water to require new or expanded water entitlements. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e)	Would the project 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?	☐	☐	☐	☒

No new development that would generate wastewater is proposed. It is possible that up to two single-family residences could be constructed on the vacant parcel under the existing zoning. Two single-family residences would not produce sufficient wastewater to affect existing wastewater treatment facilities. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f)	Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒

Solid waste in the City of San Bernardino is disposed of at the Mid-Valley Landfill, operated by the County of San Bernardino. No new development that would generate solid waste is proposed. It is possible that up to two single-family residences could be constructed on the vacant parcel under the existing zoning. Two single-family residences would generate enough solid waste to require the expansion of the Mid-Valley Landfill or construction of new landfill facilities. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g)	Would the project comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

The project would comply with federal, state, and local statutes and regulations related to solid waste. No impact would occur.

XVIII. Mandatory Findings of Significance

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

As described above, the project is located on an existing, disturbed parcel with no habitat for sensitive plants or wildlife. No impact would occur.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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)?	☐	☒	☐	☐

The project would contribute its fair share to fire protection through the Verdemont fire fee. With mitigation, impacts would not be cumulatively considerable.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c)	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Substantial adverse effects on human beings are not anticipated. No impact would occur.

SECTION 5
LIST OF PREPARERS

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SECTION 6
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