

**INITIAL STUDY  
FOR THE  
PROJ-2022-00008  
WEST COAST TORAH RETREAT AND CAMP CENTER  
SYNAGOGUE BUILDING PROJECT – RAA  
APN: 0296-211-67**

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Lead Agency:

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385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, California 92415-0182

Applicant:

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**September 2023**

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## **LIST OF ABBREVIATIONS AND ACROYNMS**

AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ADA	American Disabilities Act
amsl	above mean sea level
APCWD	Arrowbear Park County Water District
APE	Area of Potential Effect
APN	Assessor Parcel Number
AQMD	Air Quality Management District
AQMP	Air Quality Management Plan
BACMs	Best Available Control Measures
BLM	Bureau of Land Management
BMPs	Best Management Practices
BRA	Biological Resources Assessment
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CAL FIRE	California Department of Forestry & Fire
CALGreen	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCAR	Climate Action Registry
CDFW	California Department of Fish & Wildlife
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CLAWA	Crestline Lake Arrowhead Water Agency
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CRA	Cultural Resource Assessment
CRHR	California Register of Historic Resources
CSBWM	County of San Bernardino Waste Management
CSO	California spotted owl
CWA	Clean Water Act
DA	Drainage Area
dB	decibel
dba	A-weighted decibel
DCV	Design Capture Volume
DPM	diesel particulate matter
DTSC	Department of Toxic and Substance Control
EIR	Environmental Impact Report
EO	Executive Order

EPA	Environmental Protection Agency
ESA	Environmentally Sensitive Area
EV	electric vehicle
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FHSZ	Fire Hazard Severity Zone
FIRM	Flood Insurance Rate Map
GCC	Global Climate Change
GHG	Greenhouse Gas
GSA	Groundwater Sustainability Agencies
GSPs	Groundwater Sustainability Plans
HT/RC	Hilltop / Resource Conservation
HT/SD-RES	Hilltop / Special Development Residential
HT/RS-1	Hilltop / Special Development / Single Residential
LSTs	Localized Significance Thresholds
LUST	Leaking Underground Storage Tank
MARTA	Mountain Area Regional Transit Authority
MLD	Most Likely Descendent
MM	Mitigation Measure
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Services
OS	Open Space
PEIR	Program Environmental Impact Report
RAA	Revision to an Approval Action
RSFD	Running Springs Fire Department
RSWD	Running Springs Water District
RTP/SCS	Regional Transportation Plan and Sustainable Communities Strategies
RWQCB	Regional Water Quality Control Board
SB	State Bill
SBCSD	San Bernardino County Sheriff's Department
SBCSWM	San Bernardino County Solid Waste Management
SBFS	San Bernardino flying squirrel
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SGMA	Sustainable Groundwater Management Act
SIPs	State Implementation Plans
SOI	Sphere of Influence
SR	State Route

SRA	State Responsible Area
SWPPP	Storm Water Pollution Prevention Program
SWRCB	State Water Resources Control Board
TCP	Timberland Conservation Plan
TCR	Tribal Cultural Resource
THP	Timber Harvest Plan
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish & Wildlife Services
USGS	U.S. Geological Survey
UWMP	Urban Water Management Plan
VdB	velocity in decibels
VMT	Vehicle Miles Traveled
WCTR	West Coast Torah Retreat and Camp Center
WOTUS	Waters of the United States
WQMP	Water Quality Management Plan
YSMN	Yuhaaviatam of San Manuel Nation

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**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 California Environmental Quality Act (CEQA) Guidelines.

**PROJECT LABEL**

<b>APNs:</b>	0296-211-67	<b>USGS Quad:</b>	Keller Peak, CA
<b>Applicant:</b>	Avi Matanky, Executive Director Bnei Akiva of Los Angeles 1101 S Robertson Blvd #105 Los Angeles, CA 90035 P: (310) 248-2450 ext. 101	<b>T, R, Section:</b>	T1N, R2W, Section 9
<b>Location:</b>	The proposed project is located on an approximately 3-acre parcel as part of the existing 83-acre West Coast Torah Retreat and Camp Center. The vacant and undeveloped parcel is located at the southeast corner of the intersection of Cedu Road and Pine Manor Lane, in the unincorporated community of Running Springs, County of San Bernardino, CA. The approximate GPS coordinates of the project site are 34.190084, -117.097150.	<b>Community Plan:</b>	N/A
<b>Project No:</b>	PRAA-2022-00008/Synagogue		
<b>Rep:</b>	David Mlynarski, Principal Transtech E: David.Mlynarski@Transtech.org	<b>LUZD:</b>	GP: Open Space ZD: Hilltop/Resource Conservation (HT/RC)
<b>Proposal:</b>	A Revision to an Approval Action (RAA) to allow for the construction of a new synagogue building within the existing West Coast Torah Retreat and Camp Center site.	<b>Overlays:</b>	Biotic Resources for Potential Southern Rubber Boa and Potential Flying Squirrel

**PROJECT CONTACT INFORMATION**

**Lead Agency:** County of San Bernardino  
Land Use Services Department  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0182

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**PROJECT DESCRIPTION**

**Existing Site Conditions**

The proposed project site is located in the Mountain Region of San Bernardino County, in the southern portion of the unincorporated community of Running Springs. Figures 1 and 2 provide a regional and local context, respectively, of the project location.

The majority of the area surrounding the West Coast Torah Retreat and Camp Center (Retreat Center) is comprised of natural mountain forest habitats with scattered campgrounds, residential developments, and similar camp-like settings occurring primarily to the northwest, north, and northeast. The project site is surrounded by the existing campgrounds and facilities associated with the Retreat Center. The Dovid Oved Retreat Center Synagogue Building Project site itself supports undeveloped land. The undeveloped parcel has been subject to limited disturbances associated with historic and ongoing land uses such as foot traffic, vegetation clearing, assembly space uses, and adjacent development. In addition, several rock outcrops are present throughout the site and rows of large rocks are present along walking paths. According to historic aerials, the site and surrounding area that support the existing Retreat Center have supported similar recreational land uses since at least 1980.

The majority of the site supports a mixed conifer woodland that is dominated by Coulter pine (*Pinus coulteri*). Following several decades of anthropogenic disturbances associated with historic and ongoing land uses, the Coulter pine woodland supported on-site features a sparser community of conifers and other tree species and somewhat limited plant diversity than occurs in undisturbed areas nearby.

The San Bernardino County General Plan Land Use is Open Space, while the Zoning classification is Hilltop/Resource Conservation (HT/RC). The land uses bordering the project site are outlined in Table 1 below:

**Table 1  
 EXISTING LAND USE AND LAND USE ZONING DISTRICTS**

Location	Existing Land Use	Land Use Category	Zoning District
Project Site	Vacant Land	Open Space (OS)	Hilltop/Resource Conservation (HT/RC)
North	Vacant Land/West Coast Torah Retreat and Camp Center	Very Low Density Residential	Hilltop/Special Development Residential (HT/SD-RES)
South	Single Family Residence	Open Space (OS)	Hilltop/Resource Conservation (HT/RC)
East	Single Family Residence	Open Space (OS)	Hilltop/Resource Conservation (HT/RC)
West	Vacant Land/West Coast Torah Retreat and Camp Center	Very Low Density Residential	Hilltop/Special Development/Single Residential-one-acre minimum lot size (HT/RS-1)

Existing Use

The project site presently serves as the Dovid Oved Retreat Center as of 2015, which is a facility that provides year-round educational retreats and social programming. The project site also hosts the Moshava Alevy summer camp, which is a non-profit Jewish overnight camp for children completing grades 2-9. During the months of September to May, the Dovid Oved Retreat Center hosts religious and non-religious groups for retreats. These retreats range from communal getaways to team-building programs.

The Dovid Oved Retreat Center employs between 12-18 local individuals in roles related to operations, upkeep/maintenance, housekeeping/janitorial, and food service.

The Moshava Alevy summer camp employs a number of seasonal workers, but is mainly staffed by local and international volunteers.

Overall, the existing onsite buildings include the following structures, with the following square footages:

**Table 2  
 EXISTING STRUCTURES WITHIN THE WEST COAST TORAH RETREAT AND CAMP CENTER**

<b>Building</b>	<b>Building Name</b>	<b>SQ FT</b>
Welcome Center	Cottage 1	4,582
Beis Medrash*	Building #1	1,968
Pinnacle*	Building #2	1,686
Sierra*	Cottage #2	1,912
Summit*	Building #3	1,654
Shea*	Building #4	4,915
Lodge	Lodge	15,191
Irvine*	Guest Housing #2	2,757
Higdon*	Guest Housing #1	2,803
Alamo	Pool House	817
Wasserman /Infirmary	Health Center	2,100
Fluor*	Building #5	2,668
Walden Building 1*	Building #6	2,304
Walden Building 2*	Building #7	2,304
Walden Building 3*	Building #8	2,304
Sprung Building/Dining Hall	Dining Hall	9,450
Art Bldg./Community Bldg.	Art Barn	2,080
Emerson*	Chalet	5,845
Metal Storage Building	Maintenance	2,992
Wastewater Treatment Plant	Not listed	8,000
Office/Administration	Seymour Building	1,000
<b>TOTAL SQUARE FEET</b>		<b>79,332</b>

\*Indicates structures with lodging for campers and staff.

## **Project Overview**

### Introduction

The proposed project requires an application for a Revision to an Approval Action (RAA) to allow for the construction of a new synagogue building on an adjacent vacant parcel of approximately 3.0 acres owned by the West Coast Torah Retreat and Camp Center, which will provide an upgraded facility to the existing Dovid Oved Retreat Center. With the exception of the proposed construction of the new synagogue building, no changes or expansion to the Applicant's existing operations or facilities are proposed.

The proposed synagogue building would be used year-round by all programs on the subject property. While it does not enable capacity expansion, as a multi-purpose building, it will provide additional indoor programming space on the property and will enhance participant experience.

### Project Description

The proposed application for an RAA is to add one (1) structure to an existing lot of record within the overall WCTR Camp area. This structure will serve as a multi-use facility that will be installed within a disturbed area of the WCTR Camp site utilized for outdoor camp activities and general assembly purposes as part of WCTR Camp operations. The proposed synagogue building will essentially transfer some of the outdoor gathering activities that occur as part of WCTR Camp operations to the proposed synagogue facility.

The proposed synagogue building will be installed within the northwestern corner of the project site, as shown on the site plan provided as Figure 3. The synagogue building features an outdoor entry deck 3,146 SF in size that will be covered. The entry deck faces the western boundary of the project site, and leads to the entrance to the proposed synagogue building, which will be 8,814 SF in size. At the southeastern exit of the proposed synagogue building, the project proposes a 2,196 SF outdoor seating area that will be uncovered.

The interior of the synagogue building will accommodate seating for 530 persons. Additionally, a reading room area is provided in the southernmost room of the synagogue building with seating for 26 persons. Restrooms will be provided in the northernmost area of the synagogue building, in addition to storage rooms and a small kitchen area for staff, as shown on the Floor Plans and Elevations provided in Appendix 1, the gross area plan. The outdoor seating area also contains seating for about 100 persons.

The proposed synagogue building will meet the following development standards for a place of worship in the HT/RC zoning classification:

<b>Setbacks:</b>	<b>Required</b>	<b>Proposed</b>
Front	25 feet	50 feet
Side-Interior	15 feet	35 feet / 215 feet
Rear	15 feet	251 feet
Building Height:	35 feet	37'5" subject to height adjustment per Development Code.

Much of the remainder of the site will be unchanged as part of project implementation, as 64% of the total site area will remain undeveloped as open space area. In addition to the installation of a new trail, the project will also install landscaping that will cover an additional 20.3% of the site (26,289 SF). The development of the synagogue building requires development of a foundation building pad, in addition to several water quality management basins, shown on Figure 3. These basins will be located to the south of the synagogue building along the western project site boundary, and adjacent to the synagogue building at the northwestern corner of the project site. Along the boundary of the development area, bisecting the site, a new partially paved, partially decomposed granite trail will be installed to facilitate a new path of travel to the synagogue structure from the adjacent WCTR Camp activities and buildings. The first portion of the new trail will be paved to provide an American Disabilities Act (ADA) compliant pathway to access the synagogue building. This new trail will connect with the existing trail that provides a pathway into the site from the project sites northern boundary, as shown on Figure 3.

No "new" parking will be provided. Current County Code would require 165 spaces, inclusive of 6 accessible parking spaces. At present the retreat provides 91 parking spaces, inclusive of 8 accessible parking spaces. The existing WCTR camp provides additional paved areas for loading and parking that are also located throughout the camp site.

Existing Parking is located in a few locations throughout the WCTR Camp:

- Adjacent to the sports court area (immediately adjacent to the proposed synagogue site),
- At the swimming pool area
- Near the Walden House / Cabin area
- Near the northerly 'dormitory' building.

The applicant and County staff reviewed the joint use of all of the existing facilities and parking located on the overall retreat site and determined the current parking count is acceptable as long as a lot merger is accomplished to combine the 3-acre site with the adjacent parcel. This requirement will be imposed as a condition of approval.

### Utility Connections

The project site is located at intersection of Cedu Road and Pine Manor Road in Running Springs, California and is currently served with water and electric via public utilities. Electric service is available through Southern California Edison (SCE). Water service is available through Running Springs Water District. Sewer is provided through the use of an existing private onsite leach field. Public solid waste collection is not available to the WCTR Camp, and therefore solid waste is collected and disposed of at the Heaps Peak Transfer Station, a large volume transfer/processing facility located in close proximity to the project site. Natural gas service is not available to the project site, and therefore propane is utilized when necessary. Heating and cooling of the proposed structure will be provided utilizing electrical appliances. The roof will be designed to accommodate solar panels per the San Bernardino County Development code.

### Operational Information

The new synagogue within the WCTR Camp will not employ any greater persons, utilize greater numbers of volunteers, or host any greater numbers of campers during either the Dovid Oved Retreat Center or Moshava Alevy summer camp activities. No operational changes are anticipated to result from the implementation of the proposed synagogue building project.

The Applicant has taken the following steps that would continue to be implemented by the Applicant under the proposed project, which would contribute to continued communication and partnership with the local community related to the new multi-use synagogue building and the ongoing use of the site as the WCTR (refer to Appendix 1b):

1. *During this past winter's snowstorm, the Applicant contracted with their snow plower to also plow and widen the local main road. It is not a road maintained by the County and would have otherwise taken a more significant time to be completed.*
2. *The Applicant sent a letter to neighbors before camp that included: 1) key dates - start and end dates 2) a contact number 3) dates of fire and lockdown drills.*
3. *The Applicant worked with the closest neighbors and purchased speed bumps for the road leading up to the camp gate.*

### Construction Scenario

Construction of the proposed WCTR Camp Synagogue Building Project is anticipated to require approximately 12 months to completion, with the anticipated start date of construction in March of 2024 and the completion date by March of 2025. The project site is mostly vacant, and development of the site would require site preparation (i.e., clearing, grading, and excavation), paving, and construction of buildings. Construction is anticipated to require the removal of between 15-17 trees varying in size, each are oak, pine, or fir trees. The project is anticipated to require minimal cut and fill with any cut being reused to balance the site through grading, which will minimize import/export of material.

Development of the WCTR Camp Synagogue Building Project will require installation of pavement, curbs and sidewalk within the site to support access to the proposed synagogue building. Additionally, the project will require installation of several drainage basins, and other water quality control measures as required by the site specific Water Quality Management Plan (WQMP)(Appendix 6b).

Delivery of construction supplies and removal of any excavated materials, if necessary, will be accomplished using trucks during normal working hours, with a maximum of 50 round trips per day. It is anticipated that a maximum number of 25 employees will be required to support the construction of the project each day. Grading will be by traditional mechanized grading and compaction equipment including, but not limited to the following: front end loader, excavator, loader backhoe, dump truck, forklift, skid steer, mobile crane, bulldozer, grader, roller, water wagon, asphalt compactors, telehandlers, cement trucks, etc.

Construction of the site will include but not limited to the following:

1. Clear and grub;
2. Preparation of subgrade;
3. Mass site grading and road beds;
4. Installation of the on-site storm drain systems, including water quality infrastructure;
5. Installation of private sewer service lateral;

6. Installation of water service lateral;
7. Fine grade to prepare for surface improvements;
8. Installation of building foundation;
9. Install internal utility infrastructure;
10. Install curb, gutters, sidewalks and decomposed granite;
11. Complete building construction;
12. Install landscaping; and
13. Install signage and striping.

Construction materials are those typical of most commercial building projects. The materials will include: Concrete foundations, slabs and walks, asphalt concrete paving, a minor amount of concrete blocks for trash/mechanical enclosures and similar site elements, structural steel construction for synagogue building, cement plaster, synthetic wood siding, paint for exterior materials, asphalt roofing shingles, ceramic tile, carpet, sheet vinyl flooring, suspended acoustic ceilings and suspended metallic ceilings, wood doors, aluminum and glass windows, efficient forced air heating and cooling, typical wiring and conduit for data and power, access control systems, audio visual systems, and LED lights throughout.

**Project Site Location, Existing Site Land Uses and Conditions (include site photos)**



**Photo 1: FROM THE SOUTHWEST CORNER OF THE PARCEL BOUNDARY  
LOOKING NORTH ALONG THE WESTERN BOUNDARY**



**Photo 2: FROM THE SOUTHWEST CORNER OF THE PARCEL BOUNDARY LOOKING EAST**



**Photo 3: FROM THE MIDDLE OF THE SOUTHERN BOUDARY OF THE PARCEL LOOKING WEST**



**Photo 4: VIEW OF THE NORTHWEST CORNER OF THE PARCEL BOUNDARY  
WHERE THE BUILDING WILL BE INSTALLED**



**Photo 5: EXISTING BENCHES ON THE PARCEL**



**Photo 6: EXISTING BENCHES/STAGE WITHIN THE PARCELS**



**Photo 7: VIEW OF THE NORTHEASTERN PORTION OF THE PROPERTY**



**Photo 8: VIEW OF THE NORTHWEST CORNER OF THE PARCEL WHERE THE BUILDING WILL BE INSTALLED**

**ADDITIONAL APPROVALS THAT MAY BE REQUIRED BY OTHER PUBLIC AGENCIES**

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

- Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB) for a NPDES general construction stormwater discharge permit. This permit is granted by submittal of an NOI to the SWRCB, but is enforced through a Storm Water Pollution Prevention Plan (SWPPP) that identifies construction best management practices (BMPs) for the site. In the project area, the Santa Ana Regional Water Quality Control Board enforces the BMP requirements described in the NPDES permit by ensuring construction activities adequately implement a SWPPP. Implementation of the SWPPP is carried out by the construction contractor, with the Regional Board and County providing enforcement oversight.
- San Bernardino County Fire Department: Project Approval
- Running Springs Fire Department
- The U.S. Fish and Wildlife Service (USFWS) and/or CDFW may need to be consulted regarding threatened and endangered species documented to occur within an area of potential impact for future individual projects. This could include consultations under the Fish and Wildlife Coordination Act.

**SUMMARY OF CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES**

Effective July 1, 2015, in accordance with Assembly Bill 52 (AB 52), the California Environmental Quality Act (CEQA) has been amended to require that lead agencies consider potential impacts to “tribal cultural resources” as part of the environmental review. In order to meet the requirements of AB 52, lead agencies must engage in a notice and consultation process with tribes having cultural affiliation within the geographic area of a proposed project.

On March 29, 2023, a Notice of opportunity to Consult was sent to the following tribes. Twenty-Nine Palms Band of Mission Indians, Colorado River Indian Tribes, Ft Mojave Indian Tribe, Morongo Band of Mission Indians, Yuhaaviatam of San Manuel Nation, Soboba Band of Luiseño Indians.

**Table 3  
 AB 52 CONSULTATION SUMMARY**

<b>Tribe</b>	<b>Comment Letter Received</b>	<b>Summary of Response</b>	<b>Conclusion</b>
Twenty-Nine Palms Band of Mission Indians	-	-	-
Colorado River Indian Tribes	-	-	-
Fort Mojave Indian Tribe	-	-	-
Morongo Band of Mission Indians	5/23/23	Consultation Concluded with request for mitigation	Standard mitigation provided and incorporated into this document
Yuhaaviatam of San Manuel Nation	4/7/23	Consultation Concluded with request for mitigation	Standard mitigation provided and incorporated into this document
Soboba Band of Luiseño Indians	-	-	-

The Yuhaaviatam of San Manuel Nation responded via email on 4/7/2023 providing recommended mitigation measures be placed on the project.

The Morongo Band of Mission Indians responded 5/23/2023 requesting consultation (Cultural Report sent for review on 7/13/2023), and ultimately provided a list of tribal cultural resources mitigation measures to be incorporated into this CEQA document. These measures are provided under the Tribal Cultural Resources chapter herein.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

## **EVALUATION FORMAT**

This Initial Study is prepared in compliance with the California Environmental Quality Act, Public Resources Code section 21000, et seq. (CEQA) and the State CEQA Guidelines, California Code of Regulations section 15000, et seq. Specifically, the preparation of an Initial Study is guided by Section 15063 of the CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 18 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant</b>	<b>No Impact</b>
---------------------------------------	---	------------------------------	------------------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

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

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

## **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics                  | <input checked="" type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources        | <input checked="" type="checkbox"/> Cultural Resources                 | <input checked="" type="checkbox"/> Energy                             |
| <input checked="" type="checkbox"/> Geology / Soils             | <input checked="" type="checkbox"/> Greenhouse Gas Emissions           | <input checked="" type="checkbox"/> Hazards & Hazardous Mat            |
| <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 type="checkbox"/> Population / Housing                          | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Recreation                             | <input checked="" type="checkbox"/> Transportation                     | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Wildfire                           | <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:

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

*ADeLuca Jr*  
 \_\_\_\_\_  
 Signature (prepared by Anthony DeLuca/Senior Planner)

9/14/2023  
 \_\_\_\_\_  
 Date

*Chris Warrick*  
 \_\_\_\_\_  
 Signature (Chris Warrick, Supervising Planner)  
 Land Use Services Department/Planning Division

9/14/2023  
 \_\_\_\_\_  
 Date

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS:</b> Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning or other regulations governing scenic quality?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**I. AESTHETICS**

**SUBSTANTIATION:** (Check  if project is located within the view-shed of any Scenic Route listed in the General Plan). It should be noted that the site is in Running Springs which is in the “Hilltop Communities” portion of the Countywide Plan. Countywide Plan/Policy Plan 2020; San Bernardino County Development Code 2007, (amended 2019).

- a) *Less Than Significant Impact* – Adverse impacts to scenic vistas can occur in one of two ways. First, an area itself may contain existing scenic vistas that would be altered by new development. The proposed project is located on a vacant site containing native vegetation, including Great Basin sagebrush scrub and Pinyon-juniper woodland plant communities. Additionally, the project site has been subject to limited disturbances associated with historic and ongoing land uses such as foot traffic, vegetation clearing, assembly space uses, and adjacent development. The proposed project would remove approximately 15-17 trees on 3 acres of the total 83-acre WCTR site to develop the proposed multi-use synagogue building. The proposed project would require the removal of about 15-17 trees to construct the synagogue building, which is considered modest in comparison to the number of trees that would remain on the site. The proposed project would develop only 3 acres or 3.6% of the total 83-acre WCTR property.

Based on the development plans, the proposed project would result in an incremental change in the scenic qualities of the site. The project would alter the site such that trees and vegetation consistent with the San Bernardino Mountains within the construction footprint would be removed, while the majority of the 83-acre site would remain relatively unchanged (Figures 3 and 4). Furthermore, while the project requires the removal of vegetation, it would not install any structures beyond the one 8,814 SF synagogue building with a maximum height of one story or 37’5” at the proposed Sanctuary ridge line (refer to elevations found in Appendix 1).

A scenic vista impact can also occur when a scenic vista can be viewed from the project area or immediate vicinity and a proposed development may interfere with the view to a scenic vista. The project is situated in the Mountain Region of the County of San Bernardino. The San Bernardino Countywide Plan Program EIR (PEIR) states the following pertaining to impacts to scenic vistas and other aesthetic impacts: “In many cases, such development would occur in the region’s forested areas, where scenic vistas are already fragmented by trees and topography” (pg. 5.1-14). Given that

the County has indicated that development in the in the areas of the Mountain Region would not have an impact on a scenic vista, the same rationale can be applied to the type of development proposed as part of this project. As such, given that the proposed project would both occur within the regions forested area, and that views in this area are fragmented by trees and topography, it is anticipated that the proposed project would have a less than significant impact on scenic vistas within the project area.

**Countywide Plan Consistency** – The following goal and policies in the Natural Resources Element of the Countywide Plan apply to the “Hilltop Communities” portion of the Mountain Region in the Countywide Plan:

**Goal NR-4 Scenic Resources.** Scenic resources that highlight the natural environment and reinforce the identity of local communities and the county.

**Policy NR-4.1 Preservation of scenic resources.** *We consider the location and scale of development to preserve regionally significant scenic vistas and natural features, including prominent hillsides, ridgelines, dominant landforms, and reservoirs.*

**Policy NR-4.2 Coordination with agencies.** *We coordinate with adjacent federal, state, local, and tribal agencies to protect scenic resources that extend beyond the County’s land use authority and are important to countywide residents, businesses, and tourists.*

**Policy NR-4.3 Off-site signage.** *We prohibit new off-site signage and encourage the removal of existing off-site signage along or within view of County Scenic Routes and State Scenic Highways.*

The proposed project would retain a majority of the trees and existing landscape within the 3-acre project site, as the proposed project would generally be developed at the northwestern corner of the site, thereby protecting scenic resources and the natural environment within the site. Furthermore, nearby residences are located to the south, east, and southeast of the proposed development area, and the trees to the east, south, and southeast within the project site would be retained and additional landscaping would be installed to further provide landscaped screening from the project site at the nearest residences. The Applicant would be required to coordinate with appropriate regulatory agencies regarding biological and forest resources (e.g., California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), California Department of Forestry and Fire Protection (CAL FIRE), etc.). The project does not propose additional signage. For these reasons, the project is consistent with the applicable goals and policies of the Countywide Plan relative to scenic resources.

The cabins within the WCTR and residences in the surrounding area have views of the San Bernardino Mountains in all directions, and views of San Gorgonio Mountain and its foothills to the southeast. The proposed multi-use synagogue building would be 8,814 SF with a maximum height of 30’. There are a number of residences in the immediate surrounding area that may have limited views of the surrounding mountains that may be affected by the proposed project. However, the San Bernardino Countywide Plan does not protect private views, and furthermore, CEQA focuses on public views (i.e., views from publicly accessible areas) rather than on views from private property. Furthermore, as stated above, nearby residences are located to the south, east, and southeast of the proposed development area, and the trees to the east, south, and southeast within the project site would be retained and additional landscaping would be installed to further provide landscaped screening between the project site at the nearest residences. Thus, as the new building would be of a similar maximum height to the existing residences and other structures in the area, no significant adverse views from public vantage points (i.e., roads) are anticipated.

The elevation of the proposed synagogue building project would be similar to the height of the surrounding buildings and furthermore, would not exceed the height of the trees surrounding the project site, which limits unobstructed views of the surrounding mountains, and further limits public views of the project area from being obstructed by development. The proposed project is consistent with the surrounding uses, and vistas of the mountains in all directions would not be substantially

impacted by development of this project. Thus, the proposed project would have a less than significant potential to result in a substantially adverse effect on a scenic vista.

- b) *Less Than Significant With Mitigation Incorporated* – The proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The project site is located in the southern portion of Running Springs, just south of Highway 18 and southeast of State Route 330. Both of these are considered scenic routes by the County, as shown in Figure I-1, Scenic Routes and Highways, in the Countywide Plan. In addition, these two routes are also considered to be scenic highways by the State. Due to topography and the number and height of trees present in the area, the project site is not directly visible from either highway. It is possible, though not likely, that due to its height, the very top of the new synagogue building may be briefly visible from Highway 18 and/or SR 330. However, this would only be possible if a driver were stopped on the side of the road and knew approximately in what direction to look. The project buildings were built around 2015 and buildings must be over 50 years old to be considered historical. As such, no historic buildings are located within the project site. The site contains large boulders characteristic of this part of the Mountain Region (refer to Site Photos). These boulders could not be described as true rock outcrops because rock outcrops are defined as visible exposures of bedrock or other geologic formations at the surface of the Earth.<sup>1</sup> As these boulders are independent, rather than features of the bedrock, no rock outcroppings would be impacted by the proposed project. The project would require removal of boulders that interfere with the site design, but given the ample boulders within the overall project site and project area, and that to the extent feasible, boulders will be utilized onsite to create a passive natural landscape, the scenic quality of the overall site would not be degraded or otherwise impacted by the proposed project. As stated under issue I(a), above, the proposed project consists of mainly Coulter pine forest and associated understory. Impacts to this vegetation type would be considered less than significant since this vegetation type is common throughout the San Bernardino Mountains and other mountain ranges in the region.

Trees would be removed as part of the proposed project. The San Bernardino County Development Code<sup>2</sup> Plant Protection and Management (88.01) requires a Tree Removal Permit in conjunction with the land use application or development permit. The proposed project appears to contain trees that would meet the criteria set forth in Development Code Section 88.01.070(b), and as such would require a Tree Removal Permit pursuant to the County's Development Code. The proposed project appears to meet the following finding for removal in the Mountain Region: 88.01.050(f)(1[a]), *The location of the regulated tree or plant and/or its dripline interferes with an allowed structure, sewage disposal area, paved area, or other approved improvement or ground disturbing activity and there is no other alternative feasible location for the improvement.* As such, in order to ensure compliance with the County's Development Code, the following measure shall be required to minimize impacts to trees:

**AES-1 *Tree Removal.* The Applicant shall meet the provisions of County of San Bernardino Development Code Section 88.01 pertaining to Plant Protection and Management. The Applicant shall obtain County approval to remove any trees on site through tree removal permit(s). The Applicant shall meet the provisions of 88.01.050(f)(2) which outlines further requirements pertaining to tree removal in the Mountain Region.**

To protect trees that may be impacted by project construction, the following mitigation measure shall be implemented:

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<sup>1</sup> California Department of Conservation, 2023. Glossary of Rock and Mineral Terminology <https://www.conservation.ca.gov/cgs/minerals/minerals-glossary#0> (accessed 05/31/23)

<sup>2</sup> San Bernardino County, 2023. Development Code. [https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncity\\_ca/0-0-0-166578](https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncity_ca/0-0-0-166578) (accessed 05/31/23)

**AES-2 Tree Protection. The Applicant shall avoid compaction of soil during construction in areas where trees are located within or adjacent to the project site do not require removal. The Applicant shall avoid root removal in all instances where it is possible to do so. The Applicant shall utilize the following Tree Preservation Guidelines:**

**Root Pruning**

- a. *There shall be no disturbance to roots more than 2 inches in diameter. Roots less than 2 inches in diameter must be cleanly cut to encourage good callus tissue. It is recommended that roots be pruned back to the next root node.*
- b. *Recommended distances from the trunk that roots should be pruned have been established for construction activities around trees. The recommendations are: Preferred distance – 5 times the diameter of the tree at breast height (dbh); Minimum distance – 3 times dbh.*
- c. *The recommended time to prune roots is before active root growth in late summer and fall.*
- d. *The less frequently roots are pruned the less impact there will be on tree health and stability.*

**Root Protection Zone**

- a. *A root protection zone shall be defined by a minimum 42” high barrier constructed around any potentially impacted tree. This barrier shall be at the drip line of the tree or at a distance from the trunk equal to 6 inches for each inch of trunk diameter 4.5 feet above the ground, if this method defines a larger area.*
- b. *Should it be necessary to install irrigation lines within this area, the line shall be located by boring, or an alternate location for the trench is to be established. The minimum clearance between an open trench and a tree shall be no closer than 10 feet or 6 inches for each inch of trunk diameter measured at 4.5 feet above existing grade, if this method defines a larger distance. The maximum clearance shall be 10 feet. The contractor shall conform to these provisions.*
- c. *At no time shall any equipment, materials, supplies or fill be allowed within the prescribed root protection.*

**Protection from Root Compaction**

- a. *No vehicles shall be permitted to be parked under the dripline of trees in non-paved areas. Avoid placing heavy equipment, large rocks or boulders, and gravel under the drip line of the tree. The object is to avoid soil compaction, which makes it difficult for roots to receive oxygen from the soil.*

**Conclusion**

*The above measures apply only to trees that do not require removal as part of the proposed project. The intent for the above tree and root protection measures is to ensure protection of trees located on the periphery of the proposed site development area to the maximum extent feasible. As such, trees that require removal shall be exempt from the above tree and root protection measures.*

Furthermore, the proposed project will be required to develop a Timber Harvest Plan (THP) and Timberland Conversion Plan (TCP) to comply with CAL FIRE requirements pertaining to tree removal as enforced by MM AFR-1, outlined under Section II, Agriculture and Forestry Resources, below. The proposed project will occur on an adjacent 3-acre parcel to the existing 83-acre WCTR site, within which the majority of the acreage is being preserved for forest and trails to enjoy the onsite

forestland. Based on the analysis above, and with implementation of the recommended mitigation measure, the proposed project would have a less than significant potential to substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

- c) *Less Than Significant With Mitigation Incorporated* – Please refer to the discussions under issue I(a) and I(b) above. The proposed project site is located in a rural, nonurbanized area. The site is presently vacant but contains native forest vegetation including trees and has been subject to limited disturbances associated with historic and ongoing land uses such as foot traffic, vegetation clearing, assembly space uses, and adjacent development. The project site is in a rural forest area with scattered camp facilities and mountain community cabins/houses within the unincorporated community of Running Springs. According to the San Bernardino Countywide Plan, the proposed project is not located in a delineated scenic area, however, the area does have visual resources and views of the San Bernardino Mountains in all directions. The San Bernardino Countywide Plan Policy NR-4.1 Preservation of Scenic Resources states that “*We consider the location and scale of development to preserve regionally significant scenic vistas and natural features, including prominent hillsides, ridgelines, dominant landforms, and reservoirs.*” As discussed under issues I(a) and I(b), above, the proposed project would not disrupt or otherwise impact regionally significant vistas or other natural features. The proposed project would install a synagogue designed to essentially move outdoor gathering activities at the WCTR site to an indoor space with outdoor amenities, adjacent to existing developed school facilities, thus blending with the surrounding environment.

Furthermore, the proposed project would be required to adhere to MMs **AES-1** and **AES-2** above, pertaining to impacts to trees, which at a minimum would ensure compliance with the County’s Development Code. The proposed project would also be required to obtain a Timber Harvest Plan (THP) exemption to comply with CAL FIRE requirements pertaining to tree removal as enforced by MM **AFR-1**, outlined under Section II, Agriculture and Forestry Resources, below. Given the discussion above, and under issues I(a) and I(b), the proposed project would have a less than significant potential to substantially degrade the existing visual character or quality of public views of the site and its surroundings of MMs **AES-1**, **AES-2**, and **AFR-1**.

- d) *Less Than Significant With Mitigation Incorporated* – Implementation of the proposed project will create new sources of light during the construction and operational phases of the project. Light and glare from the proposed multi-use synagogue building would be controlled to focus the light on the new building and parking lot. The San Bernardino County Development Code requires new projects to adhere to the provisions of the Chapter 83.07.040 Glare and Outdoor Lighting – Mountain and Desert Region. While the proposed project would generate a new source of lighting, the majority of the lighting would occur removed from residences by about 500 feet (refer to Figure 4). Compliance with the provisions outlined in San Bernardino County Development Code 83.07.040 Glare and Outdoor Lighting – Mountain and Desert Regions is a mandatory requirement for all new construction with which a project must comply. However, because the proposed project is located within the Mountain Region, which generally is more sparsely populated and contains substantial areas providing “dark skies” with minimal ambient nighttime illumination, a facility’s lighting plan shall be prepared to ensure that nearby residences are not impacted by the introduction of new light sources and potential glare from the proposed WCTR and Camp Center Synagogue Building Project. Glare on adjacent roadways is not anticipated to be an issue given the distance from the proposed project to public roadways. Therefore, to protect nearby sensitive uses from direct light and glare from new lighting, the following mitigation measures shall be implemented:

**AES-3** **Light Shielding.** ***A facilities lighting plan shall be prepared and shall demonstrate that light and glare created by the new building are sufficiently shielded to prevent light and glare from spilling into occupied structures. This plan shall specifically indicate that the lighting does not exceed the standards set forth in Section 83.07.040 of the County’s Development Code pertaining to lighting requirements. This plan shall be implemented by the Applicant with***

***the approval of the County to minimize light or glare intrusion onto adjacent properties.***

With implementation of these mitigation measure and through compliance with the County Development Code, potential light and glare impacts associated with the proposed project would be reduced to less than significant levels.

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

**II. AGRICULTURE AND FORESTRY RESOURCES**

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

- a) *No Impact* – The proposed project will occur within the “Hilltop Communities” region in an area consisting of native vegetation and trees and does not contain any agricultural uses. Neither the project footprint nor the surrounding area are designated for agricultural use; no agricultural activities exist in the project area; and there is no potential for impact to any agricultural uses or values as a result of project implementation. According to the San Bernardino Countywide Plan Agricultural Resources Map (Figure II-1), no prime farmland, unique farmland, or farmland of state importance exists within the vicinity of the proposed project. No adverse impacts to any agricultural resources would occur from implementing the proposed project. No mitigation is required.

- b) *No Impact* – There are no agricultural uses currently within the boundaries of the project site or adjacent to the project site. The San Bernardino Countywide Plan Land Use designation is Hilltop/Resource Conservation (HT/RC) which is similar to surrounding zones (none of which are agricultural). Furthermore, Figure II-1, indicates that there are no Williamson Act contracts in the vicinity of the project site. Therefore, no potential exists for a conflict between the proposed project and agricultural zoning or Williamson Act contracts within the project area. No mitigation is required.
- c) *Less Than Significant With Mitigation Incorporated* – The proposed project is located on a site containing native trees within the San Bernardino National Forest. Additionally, trees are found in abundance in the project area and represent at least 10 percent of the aerial coverage of the site. No designated timberland resources delineated by the County would be disturbed as a result of project implementation because the County has not designated this site for such uses, and the site has not historically been used for timberland production. Much of the 3-acre project site is bare ground at present, but it is estimated approximately 15-17 trees would require removal to construct. As stated under Section I, Aesthetics above, the Applicant would meet the provisions of the County Development Code Section 88.01.070(b), through obtaining a Tree Removal Permit and appears to meet the following finding for removal in the Mountain Region: 88.01.050(f)(1[a]). The project would further be subject to MM **AES-2**, which stipulates the manner in which trees should be preserved onsite to prevent impacts to trees that would remain from project construction.

However, while the County has not designated the site for timberland resources, CAL FIRE designates sites containing trees/timberland resources as being “timberland use.” CAL FIRE stipulates that when a project would convert timberland to a use other than growing timber a Timberland Conversion Permit (TCP) is required [PRC 4621(a)]. Also, when projects are converting timberland to another use, the operations are considered commercial timber operations even if the logs are not being sold [PRC 4527(a)(1) and (2)]. As such, in addition to the TCP, a Timber Harvesting Plan (THP) is required for the removal of the timber [PRC 4581]. However, CAL FIRE offers an exemption that would apply to the proposed project, removing the TCP and THP as requirements to implement the proposed project. The exemption is the “Less Than 3 Acre Conversion Exemption.”<sup>3</sup> The proposed project will be required to comply with and submit an application for the above exemption to remove clusters of trees subject to CAL FIRE regulations onsite, which shall be enforced through mitigation described below:

***AFR-1 Timber Regulations. Should the removal of clusters of trees subject to CAL FIRE timberland conversation regulations be required for a specific project component, the Applicant shall comply with CAL FIRE regulations, specifically, prior to the removal of any trees subject to CAL FIRE regulations during construction of the proposed project, the Applicant shall obtain an exemption, a “Less Than 3 Acre Conversion Exemption” (1104.1(a)).***

Given the above, with implementation of MM **AFR-1**, the proposed project would meet CAL FIRE requirements pertaining to timberland conversion, and would therefore have a less than significant potential to 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)).

- d) *Less Than Significant With Mitigation Incorporated* – Please refer to the discussion under issue II(c), above. The proposed project is located on a site containing trees of varying sizes consistent with that which defines the Mountain Region of the County. No designated timberland resources delineated by the County would be disturbed as a result of project implementation because the

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<sup>3</sup> State of California Department of Forestry and Fire Protection: Notice of timber operations that are exempt from conversion and timber harvesting plan requirements rm-73 (1104.1(a): <https://34c031f8-c9fd-4018-8c5a-4159cdf6b0d-cdn-endpoint.azureedge.net/-/media/calfire-website/what-we-do/natural-resource-management/forest-practice/caltrees/timber-harvesting-forms/thp-forms/caltrees-less-than-3-acre-conversion-exemption-form.pdf?rev=2801eee44df14869aeabdd536e9d318a&hash=D93B80F119AC481BE4769B6AA1661280>

County has not designated this site for such uses. While the proposed project consists of site clearing activities that would remove existing trees within the site to develop the proposed multi-use synagogue building, compliance with MM **AFR-1**, above, would ensure that the project complies with CAL FIRE requirements pertaining to timberland resources and removal of trees. With implementation of MM **AFR-1**, above, which would require the project to obtain a TCP exemption to remove trees on site, no significant loss in forest land from the proposed project is anticipated to occur. Impacts under this issue are considered less than significant.

- e) *Less Than Significant With Mitigation Incorporated* – The proposed project would develop a synagogue building within a 3 acre site consisting primarily of Coulter pine trees within a larger 83-acre site. The remainder of the site would remain in its present condition and the remaining existing vegetation would be conserved. The project site and surrounding area do not support agricultural or forest uses that have been designated by the County, However, as stated above, while the County has not designated the site for timberland resources, CAL FIRE designates sites containing trees/timberland resources as being “timberland use.” Compliance with the CAL FIRE requirements for preparation of a TCP exemption, as outlined in MM **AFR-1**, is considered adequate to minimize impacts from conversion of timberland to a different use. With implementation of MM **AFR-1**, the proposed project would meet CAL FIRE requirements pertaining to timberland conversion and would therefore have a less than significant potential to 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 such that a significant impact would occur.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	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. Will the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**III. AIR QUALITY**

**SUBSTANTIATION:** The following information utilized in this section was obtained from the technical study “Air Quality and GHG Impact Analyses, West Coast Torah Retreat and Camp Center New Synagogue Running Springs (San Bernardino County), California,” prepared by Gerrick Environmental dated May 12, 2023, and provided as Appendix 2 to this document.

Background

*Climate*

The project area is in the San Bernardino Mountains. The area is characterized by an alpine climate, with substantial winter precipitation in the form of winter snow because of its high elevation. Snowfall, as measured at lake level, averages 61.8 inches each year (although upwards of 100 inches can accumulate on the forested ridges bordering the lake, above 8,000 feet). Snow fall can occur every month except July and August. There are normally 16.5 days each year with measurable snow (0.1 inch or more).

On average, the Bear Valley area receives approximately 24 inches of precipitation per year, with a sharp transition between the western edge of the Valley at the dam and the eastern edge at Baldwin Lake. Historical precipitation consists of both rainfall and snowfall, Within the Big Bear watershed, the precipitation varies with location. The west end of the lake, at the Big Bear dam, receives 14 inches per year.

Daily temperatures in the summer are from 60°F to 70°F. Temperatures in the winter average approximately 35°F to 40°F. According to the National Weather Service, the warmest month at Big Bear is July, when the average high is 80.7°F and the average low is 47.1°F. The coolest month is January, with an average high of 47.1°F and an average low of 20.7°F. There is an average of 1.2 days each year with highs of 90°F or higher. The highest temperature recorded at Big Bear was 94°F last recorded on July 15, 1998. The record lowest temperature was -25°F on January 29, 1979.

*Air Quality Standards*

Existing air quality is measured at established Southern California Air Quality Management District (SCAQMD) air quality monitoring stations. Monitored air quality is evaluated and in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards

(NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect are shown in Table III-1. Because the State of California had established Ambient Air Quality Standards (AAQS) several years before the federal action and because of unique air quality problems introduced by the restrictive dispersion meteorology, there is considerable difference between state and national clean air standards. Those standards currently in effect in California are shown in Table III-1. Sources and health effects of various pollutants are shown in Table III-2.

#### Baseline Air Quality

Existing and probable future levels of air quality in the project area can be best inferred from ambient air quality measurements conducted by the SCAQMD. The data resource in closest proximity to the project site is the Big Bear City Monitoring Station. However, this station only monitors small particulates (PM-2.5). The closest available data for ozone and large particulates (PM-10) is the Crestline Monitoring Station. Data for carbon monoxide and nitrogen oxide were obtained from the San Bernardino 4<sup>th</sup> Street Monitoring Station. Summary data compiled from these resources is provided in Table 3. Findings are summarized below:

Photochemical smog (ozone) levels frequently exceed standards at Crestline. The 8-hour state ozone standard has exceeded an average of 30 percent of all days in the past four years near the project site while the 1-hour state standard has been violated an average of 17 percent of all days. While ozone levels are still high, they are much lower than 10 to 20 years ago.

Measurements of carbon monoxide have shown very low baseline levels in comparison to the most stringent one- and eight-hour standards.

Respirable dust (PM-10) levels very rarely exceed the state or federal standard PM-10 standard. There have only been two violations in the last four years of measurement days for state PM-10 and no violations of the federal standard. PM-2.5 on any measurement day.

A substantial fraction of PM-10 is comprised of small diameter particulates capable of being inhaled into deep lung tissue (PM-2.5). However, PM-2.5 readings rarely exceed the federal 24-hour PM-2.5 ambient standard and there have been no violations within the previous four years.

Although complete attainment of every clean air standard is not yet imminent, extrapolation of the steady improvement trend suggests that such attainment could occur within the reasonably near future.

#### Air Quality Planning

The U.S. Environmental Protection Agency (U.S. EPA) is responsible for setting and enforcing the National Ambient Air Quality Standards (NAAQS) for O<sub>3</sub>, CO, NO<sub>x</sub>, SO<sub>2</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, and lead. The U.S. EPA has jurisdiction over emissions sources that are under the authority of the federal government including aircraft, locomotives, and emissions sources outside state waters (Outer Continental Shelf). The U.S. EPA also establishes emission standards for vehicles sold in states other than California. Automobiles sold in California must meet the stricter emission requirements of the California Air Resources Board (CARB).

The Federal Clean Air Act (CAA) was first enacted in 1955, and has been amended numerous times in subsequent years (1963, 1965, 1967, 1970, 1977, and 1990). The CAA establishes the federal air quality standards, the NAAQS, and specifies future dates for achieving compliance. The CAA also mandates that states submit and implement State Implementation Plans (SIPs) for local areas not meeting these standards. These plans must include pollution control measures that demonstrate how the standards will be met. Substantial reductions in emissions of ROG, NO<sub>x</sub> and CO are forecast to continue throughout the next several decades. Unless new particulate control programs are implemented, PM-10 and PM-2.5 are forecast to slightly increase.

**Table III-1  
AMBIENT AIR QUALITY STANDARDS**

Pollutant	Average Time	California Standards <sup>1</sup>		National Standards <sup>2</sup>		
		Concentration <sup>3</sup>	Method <sup>4</sup>	Primary <sup>3,5</sup>	Secondary <sup>3,6</sup>	Method <sup>7</sup>
<b>Ozone (O<sub>3</sub>)<sup>8</sup></b>	1 Hour	0.09 ppm (180 µg/m <sup>3</sup> )	Ultraviolet Photometry	–	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m <sup>3</sup> )		0.070 ppm (137 µg/m <sup>3</sup> )		
<b>Respirable Particulate Matter (PM<sub>10</sub>)<sup>9</sup></b>	24 Hour	50 µg/m <sup>3</sup>	Gravimetric or Beta Attenuation	150 µg/m <sup>3</sup>	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m <sup>3</sup>		–		
<b>Fine Particulate Matter (PM<sub>2.5</sub>)<sup>9</sup></b>	24 Hour	–	–	35 µg/m <sup>3</sup>	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m <sup>3</sup>	Gravimetric or Beta Attenuation	12.0 µg/m <sup>3</sup>	15.0 µg/m <sup>3</sup>	
<b>Carbon Monoxide (CO)</b>	1 Hour	20 ppm (23 mg/m <sup>3</sup> )	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m <sup>3</sup> )	–	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9 ppm (10 mg/m <sup>3</sup> )		9 ppm (10 mg/m <sup>3</sup> )	–	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m <sup>3</sup> )		–	–	
<b>Nitrogen Dioxide (NO<sub>2</sub>)<sup>10</sup></b>	1 Hour	0.18 ppm (339 µg/m <sup>3</sup> )	Gas Phase Chemiluminescence	100 ppb (188 µg/m <sup>3</sup> )	–	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m <sup>3</sup> )		0.053 ppm (100 µg/m <sup>3</sup> )	Same as Primary Standard	
<b>Sulfur Dioxide (SO<sub>2</sub>)<sup>11</sup></b>	1 Hour	0.25 ppm (655 µg/m <sup>3</sup> )	Ultraviolet Fluorescence	75 ppb (196 µg/m <sup>3</sup> )	–	Ultraviolet Flourescence; Spectrophotometry (Paraosaniline Method)
	3 Hour	–		–	0.5 ppm (1300 µg/m <sup>3</sup> )	
	24 Hour	0.04 ppm (105 µg/m <sup>3</sup> )		0.14 ppm (for certain areas) <sup>11</sup>	–	
	Annual Arithmetic Mean	–		0.030 ppm (for certain areas) <sup>11</sup>	–	
<b>Lead <sup>8,12,13</sup></b>	30-Day Average	1.5 µg/m <sup>3</sup>	Atomic Absorption	–	–	–
	Calendar Quarter	–		1.5 µg/m <sup>3</sup> (for certain areas) <sup>12</sup>	Same as Primary Standard	High Volume Sampler and Atomic Absorption
	Rolling 3-Month Avg	–		0.15 µg/m <sup>3</sup>		
<b>Visibility Reducing Particles<sup>14</sup></b>	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	<b>No Federal Standards</b>		
<b>Sulfates</b>	24 Hour	25 µg/m <sup>3</sup>	Ion Chromatography			
<b>Hydrogen Sulfide</b>	1 Hour	0.03 ppm (42 µg/m <sup>3</sup> )	Ultraviolet Fluorescence			
<b>Vinyl Chloride<sup>12</sup></b>	24 Hour	0.01 ppm (26 µg/m <sup>3</sup> )	Gas Chromatography			

Source: California Air Resources Board 5/4/16

See Footnotes Below

Footnotes:

- 1 California standards for ozone, carbon monoxide (except Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, suspended particulate matter – PM10, PM2.5, and visibility reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
- 2 National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar year, with a 24-hour average concentration above  $150 \mu\text{g}/\text{m}^3$ , is equal to or less than one. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over 3 years, are equal to or less than the standard. Contact U.S. EPA for further clarification and current federal policies.
- 3 Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
- 4 Any equivalent procedure which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
- 5 National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
- 6 National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
- 7 Reference method as described by the EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the EPA.
- 8 On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
- 9 On December 14, 2012, the national PM2.5 primary standard was lowered from  $15 \mu\text{g}/\text{m}^3$  to  $12.0 \mu\text{g}/\text{m}^3$ . The existing national 24-hour PM2.5 standards (primary and secondary) were retained at  $35 \mu\text{g}/\text{m}^3$ , as was the annual secondary standard of  $15 \mu\text{g}/\text{m}^3$ . The existing 24-hour PM10 standards (primary and secondary) of  $150 \mu\text{g}/\text{m}^3$  also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
- 10 To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
- 11 On June 2, 2010, a new 1-hour SO<sub>2</sub> standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO<sub>2</sub> national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.  
  
Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
- 12 The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
- 13 The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5  $\mu\text{g}/\text{m}^3$  as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
- 14 In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

**Table III-2  
HEALTH EFFECTS OF MAJOR CRITERIA POLLUTANTS**

<b>Pollutants</b>	<b>Sources</b>	<b>Primary Effects</b>
Carbon Monoxide (CO)	<ul style="list-style-type: none"> <li>Incomplete combustion of fuels and other carbon-containing substances, such as motor exhaust.</li> <li>Natural events, such as decomposition of organic matter.</li> </ul>	<ul style="list-style-type: none"> <li>Reduced tolerance for exercise.</li> <li>Impairment of mental function.</li> <li>Impairment of fetal development.</li> <li>Death at high levels of exposure.</li> <li>Aggravation of some heart diseases (angina).</li> </ul>
Nitrogen Dioxide (NO <sub>2</sub> )	<ul style="list-style-type: none"> <li>Motor vehicle exhaust.</li> <li>High temperature stationary combustion.</li> <li>Atmospheric reactions.</li> </ul>	<ul style="list-style-type: none"> <li>Aggravation of respiratory illness.</li> <li>Reduced visibility.</li> <li>Reduced plant growth.</li> <li>Formation of acid rain.</li> </ul>
Ozone (O <sub>3</sub> )	<ul style="list-style-type: none"> <li>Atmospheric reaction of organic gases with nitrogen oxides in sunlight.</li> </ul>	<ul style="list-style-type: none"> <li>Aggravation of respiratory and cardiovascular diseases.</li> <li>Irritation of eyes.</li> <li>Impairment of cardiopulmonary function.</li> <li>Plant leaf injury.</li> </ul>
Lead (Pb)	<ul style="list-style-type: none"> <li>Contaminated soil.</li> </ul>	<ul style="list-style-type: none"> <li>Impairment of blood function and nerve construction.</li> <li>Behavioral and hearing problems in children.</li> </ul>
Fine Particulate Matter (PM-10)	<ul style="list-style-type: none"> <li>Stationary combustion of solid fuels.</li> <li>Construction activities.</li> <li>Industrial processes.</li> <li>Atmospheric chemical reactions.</li> </ul>	<ul style="list-style-type: none"> <li>Reduced lung function.</li> <li>Aggravation of the effects of gaseous pollutants.</li> <li>Aggravation of respiratory and cardio respiratory diseases.</li> <li>Increased cough and chest discomfort.</li> <li>Soiling.</li> <li>Reduced visibility.</li> </ul>
Fine Particulate Matter (PM-2.5)	<ul style="list-style-type: none"> <li>Fuel combustion in motor vehicles, equipment, and industrial sources.</li> <li>Residential and agricultural burning.</li> <li>Industrial processes.</li> <li>Also, formed from photochemical reactions of other pollutants, including NO<sub>x</sub>, sulfur oxides, and organics.</li> </ul>	<ul style="list-style-type: none"> <li>Increases respiratory disease.</li> <li>Lung damage.</li> <li>Cancer and premature death.</li> <li>Reduces visibility and results in surface soiling.</li> </ul>
Sulfur Dioxide (SO <sub>2</sub> )	<ul style="list-style-type: none"> <li>Combustion of sulfur-containing fossil fuels.</li> <li>Smelting of sulfur-bearing metal ores.</li> <li>Industrial processes.</li> </ul>	<ul style="list-style-type: none"> <li>Aggravation of respiratory diseases (asthma, emphysema).</li> <li>Reduced lung function.</li> <li>Irritation of eyes.</li> <li>Reduced visibility.</li> <li>Plant injury.</li> <li>Deterioration of metals, textiles, leather, finishes, coatings, etc.</li> </ul>

Source: California Air Resources Board, 2002.

**Table III-3  
 AIR QUALITY MONITORING SUMMARY (2018-2021)  
 (Number of Days Standards Were Exceeded and Maximum Levels During Such Violations) \***

Pollutant/Standard	2018	2019	2020	2021
<b>Ozone</b>				
1-Hour > 0.09 ppm (S)	57	53	69	65
8-Hour > 0.07 ppm (S)	113	99	118	110
8- Hour > 0.075 ppm (F)	91	79	97	91
Max. 1-Hour Conc. (ppm)	0.142	0.129	0.159	0.148
Max. 8-Hour Conc. (ppm)	0.125	0.112	0.139	0.120
<b>Carbon Monoxide</b>				
8- Hour > 9. ppm (S,F)	0	0	0	0
Max 8-hour Conc. (ppm)	2.0	1.2	1.4	1.6
<b>Nitrogen Dioxide</b>				
1-Hour > 0.18 ppm (S)	0	0	0	0
Max. 1-Hour Conc. (ppm)	0.055	0.056	0.054	0.050
<b>Respirable Particulates (PM-10)</b>				
24-hour > 50 µg/m <sup>3</sup> (S)	1/59	0/54	1/40	0/59
24-hour > 150 µg/m <sup>3</sup> (F)	0/59	0/54	0/40	0/59
Max. 24-Hr. Conc. (µg/m <sup>3</sup> )	78.	38.	51.	33.
<b>Fine Particulates (PM-2.5)</b>				
24-Hour > 35 µg/m <sup>3</sup> (F)	0/54	0/46	0/58	0/59
Max. 24-Hr. Conc. (µg/m <sup>3</sup> )	17.3	31.0	24.3	24.5

Source: South Coast Air Quality Management District.  
 Crestline Monitoring Station for Ozone and PM-10.  
 San Bernardino 4th Street Monitoring Station for CO and NO2.  
 Big Bear City Monitoring Station for PM-2.5.  
 data: [www.arb.ca.gov/adam/](http://www.arb.ca.gov/adam/)

The Air Quality Management District (AQMD) adopted an updated clean air “blueprint” in August 2003. The 2003 Air Quality Management Plan (AQMP) was approved by the EPA in 2004. The AQMP outlined the air pollution measures needed to meet federal health-based standards for ozone by 2010 and for particulates (PM-10) by 2006. The 2003 AQMP was based upon the federal one-hour ozone standard which was revoked late in 2005 and replaced by an 8-hour federal standard. Because of the revocation of the hourly standard, a new air quality planning cycle was initiated.

With re-designation of the air basin as non-attainment for the 8-hour ozone standard, a new attainment plan was developed. This plan shifted most of the one-hour ozone standard attainment strategies to the 8-hour standard. As previously noted, the attainment date was to “slip” from 2010 to 2021. The updated attainment plan also includes strategies for ultimately meeting the federal PM-2.5 standard.

Because Projected attainment by 2021 required control technologies that did not exist yet, the SCAQMD requested a voluntary “bump-up” from a “severe non-attainment” area to an “extreme non-attainment” designation for ozone. The extreme designation was to allow a longer time period for these technologies to develop. If attainment cannot be demonstrated within the specified deadline without relying on “black-box” measures, EPA would have been required to impose sanctions on the region had the bump-up request not been approved. In April 2010, the EPA approved the change in the non-attainment designation from “severe-17” to “extreme.” This reclassification set a later attainment deadline (2024), but also required the air basin to adopt even more stringent emissions controls.

In other air quality attainment plan reviews, EPA had disapproved part of the SCAB PM-2.5 attainment plan included in the AQMP. EPA stated that the current attainment plan relied on PM-2.5 control regulations that had not yet been approved or implemented. It was expected that a number of rules that were pending approval would remove the identified deficiencies. If these issues were not resolved within the next several years, federal funding sanctions for transportation Projects could result. The 2012 AQMP included in the current California State Implementation Plan (SIP) was expected to remedy identified PM-2.5 planning deficiencies.

The Federal Clean Air Act requires that non-attainment air basins have EPA approved attainment plans in place. This requirement includes the federal one-hour ozone standard even though that standard was revoked almost ten years ago. There was no approved attainment plan for the one-hour federal standard at the time of revocation. Through a legal quirk, the SCAQMD is now required to develop an AQMP for the long since revoked one-hour federal ozone standard. Because the current SIP for the basin contains a number of control measures for the 8-hour ozone standard that are equally effective for one-hour levels, the 2012 AQMP was believed to satisfy hourly attainment planning requirements.

AQMPs are required to be updated every three years. The 2012 AQMP was adopted in early 2013. An updated 2016 AQMP was adopted by the SCAQMD Board in March 2017. The 2016 AQMD demonstrated the emissions reductions shown in Table III-4 compared to the 2012 AQMP.

**Table III-4  
COMPARISON OF EMISSIONS BY MAJOR SOURCE CATEGORY FROM 2012 AQMP**

<b>Pollutant</b>	<b>Stationary Sources</b>	<b>Mobile Sources</b>
VOC	-12%	-3%
NOx	-13%	-1%
SOx	-34%	-23%
PM2.5	-9%	-7%

\*source 2016 AQMP

SCAQMD initiated the development of the 2022 AQMP to address the attainment of the 2015 8-hour ozone standard (70 ppb) for South Coast Air Basin (SCAB) and Coachella Valley which will focus on attaining the 70 ppb 8-hour ozone National Ambient Air Quality Standard (NAAQS) by 2037. In December 2022, the SCAQMD released the Final 2022 AQMP (2022 AQMP). The 2022 AQMP continues to evaluate current integrated strategies and control measures to meet the CAAQS, as well as explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels. Similar to the 2016 AQMP, the 2022 AQMP incorporates scientific and technological information and planning assumptions, including the 2020-2045 Southern California Association of Governments (SCAG) Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), a planning document that supports the integration of land use and transportation to help the region meet the federal CAA requirements.

On-road vehicles and off-road mobile sources represent the largest categories of NOx emissions. Accomplishment of attainment goals requires an approximate 70% reduction in NOx emissions. Large scale transition to zero emission technologies is a key strategy. To this end, Governor Executive Order N-79-20 requires 100 percent EV sales by 2035 for automobiles and short haul drayage trucks. A full transition to EV buses and heavy-duty long-haul trucks is required by 2045.

The proposed project does not directly relate to the AQMP in that there are no specific air quality programs or regulations governing residential development projects. Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use is the primary yardstick by which impact significance of planned growth is determined. The SCAQMD, however, while acknowledging that the AQMP is a growth-accommodating document, does not favor designating regional impacts as less-than-

significant just because the proposed development is consistent with regional growth projections. Air quality impact significance for the proposed project has therefore been analyzed on a project-specific basis.

Impact Thresholds

Appendix G of the California CEQA Guidelines offers the following four tests of air quality impact significance. A Project would have a potentially significant impact if it:

- a. Conflicts with or obstructs implementation of the applicable air quality plan.
- b. Results in a cumulatively considerable net increase of any criteria pollutants 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).
- c. Exposes sensitive receptors to substantial pollutant concentrations.
- d. Creates objectionable odors affecting a substantial number of people.

*Primary Pollutants*

Air quality impacts generally occur on two scales of motion. Near an individual source of emissions or a collection of sources such as a crowded intersection or parking lot, levels of those pollutants that are emitted in their already unhealthy form will be highest. Carbon monoxide (CO) is an example of such a pollutant. Primary pollutant impacts can generally be evaluated directly in comparison to appropriate clean air standards. Violations of these standards where they are currently met, or a measurable worsening of an existing or future violation, would be considered a significant impact. Many particulates, especially fugitive dust emissions, are also primary pollutants. Because of the non-attainment status of the SCAB for PM-10, an aggressive dust control program is required to control fugitive dust during project construction.

*Secondary Pollutants*

Many pollutants, however, require time to transform from a more benign form to a more unhealthy contaminant. Their impact occurs regionally far from the source. Their incremental regional impact is minute on an individual basis and cannot be quantified except through complex photochemical computer models. Analysis of significance of such emissions is based upon a specified amount of emissions (pounds, tons, etc.) even though there is no way to translate those emissions directly into a corresponding ambient air quality impact.

Because of the chemical complexity of primary versus secondary pollutants, the SCAQMD has designated significant emissions levels as surrogates for evaluating regional air quality impact significance independent of chemical transformation processes. Projects with daily emissions that exceed any of the following emission thresholds are recommended by the SCAQMD to be considered significant under CEQA guidelines.

**Table III-5  
 DAILY EMISSIONS THRESHOLDS**

<b>Pollutant</b>	<b>Construction</b>	<b>Operations</b>
ROG	75	55
NOx	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SOx	150	150
Lead	3	3

Source: SCAQMD CEQA Air Quality Handbook, November, 1993 Rev.

#### *Additional Indicators*

In its CEQA Handbook, the SCAQMD also states that additional indicators should be used as screening criteria to determine the need for further analysis with respect to air quality. The additional indicators are as follows:

- Project could interfere with the attainment of the federal or state ambient air quality standards by either violating or contributing to an existing or projected air quality violation
- Project could result in population increases within the regional statistical area which would be in excess of that projected in the AQMP and in other than planned locations for the project's build-out year.
- Project could generate vehicle trips that cause a CO hot spot.

#### Impact Analysis

- a) *Less Than Significant Impact* – Projects such as the proposed WCTR and Camp Center Synagogue Building Project do not directly relate to the AQMP in that there are no specific air quality programs or regulations governing general development. Conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use is the primary yardstick by which impact significance of planned growth is determined. The SCAQMD, however, while acknowledging that the AQMP is a growth-accommodating document, does not favor designating regional impacts as less-than-significant just because the proposed development is consistent with regional growth projections. Air quality impact significance for the proposed project has therefore been analyzed on a project-specific basis. The County requires compliance with the Development Code for projects such as this, and the Applicant intends to meet these County Code standards. Additionally, the project will otherwise be consistent with the County's General Plan and Zoning Code within which the project is located. The proposed project is forecast to be consistent with regional planning forecasts maintained by the Southern California Association of Governments (SCAG) regional plans. Air quality impact significance for the proposed project has been analyzed on a project-specific basis. As the analysis of project-related emissions provided below indicates, the proposed project will not cause or be exposed to significant air pollution is implemented, and is, therefore, consistent with the applicable air quality plan.
- b) *Less Than Significant With Mitigation Incorporated* – Air pollution emissions associated with the proposed project would occur over both a short and long-term time period. Short-term emissions include fugitive dust from construction activities (i.e., site prep, demolition, grading, and exhaust emission) at the project site. Long-term emissions generated by future operation of the proposed project primarily include energy consumption and trips generated by the future development.

#### *Construction Emissions*

The proposed synagogue building will be constructed within the 3-acre project site. The proposed synagogue building is 8,814 SF in size. In addition, the project proposes a 2,196 SF outdoor seating area that will be uncovered and an outdoor entry deck 3,146 SF in size that will be covered. No new parking will be provided. Of the total 14,156 SF of new structure area, only 8,814 SF will be enclosed.

Construction was modeled in CalEEMod2020.4.0 using the following construction equipment and schedule shown in Table III-6 with a start date of March 2024.

**Table III-6  
 CONSTRUCTION ACTIVITY EQUIPMENT FLEET**

Phase Name and Duration	Equipment
Site Prep (1 day)	1 Grader
	1 Loader/Backhoe
Grading (2 days)	1 Grader
	1 Dozer
	1 Loader/Backhoe
Construction (200 days)	1 Crane
	2 Loader/Backhoes
	2 Forklifts
Paving (5 days)	1 Paver
	4 Mixers
	1 Loader/Backhoe
	1 Roller

Utilizing this indicated equipment fleet and durations shown in Table III-6 the following worst-case daily construction emissions are calculated by CalEEMod and are listed in Table III-7.

**Table III-7  
 CONSTRUCTION ACTIVITY EMISSIONS MAXIMUM DAILY EMISSIONS (POUNDS/DAY)**

Maximal Construction Emissions	ROG	NOx	CO	SO <sub>2</sub>	PM-10	PM-2.5
<b>2024</b>	0.9	9.7	8.8	0.0	5.8	2.9
<b>2025</b>	13.9	6.1	9.5	0.0	0.5	0.3
SCAQMD Thresholds	75	100	550	150	150	55

Peak daily construction activity emissions are estimated be below SCAQMD CEQA thresholds without the need for added mitigation. Construction activities are not anticipated to cause dust emissions to exceed SCAQMD CEQA thresholds. Nevertheless, emissions minimization through enhanced dust control measures is necessary because of the non-attainment status of the air basin and proximity of residential uses. Thus, the following mitigation measures are recommended:

**AQ-1 Fugitive Dust Control. The following measures shall be incorporated into Project plans and specifications for implementation:**

- **Apply soil stabilizers or moisten inactive areas.**
- **Water exposed surfaces to avoid visible dust leaving the construction site (at least 2-3 times/day).**
- **Cover all stock piles with tarps at the end of each day and as needed during the construction day.**
- **Provide water spray during loading and unloading of earthen materials.**
- **Require the contractor to minimize in-out traffic from construction zone to the extent feasible, and enforce a speed limit of 15 MPH on site to avoid dust migration from the site.**
- **Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard.**
- **Sweep streets daily if visible soil material is carried out from the construction site.**

Similarly, ozone precursor emissions (ROG and NOx) are calculated to be below SCAQMD CEQA thresholds. However, because of the regional non-attainment for photochemical smog, the use of reasonably available control measures for diesel exhaust shall be required. Combustion emissions control options include:

**AQ-2 Exhaust Emissions Control. The following measures shall be incorporated into Project plans and specifications for implementation:**

- **Utilize off-road construction equipment that has met or exceeded the maker's recommendations for vehicle/equipment maintenance schedule.**
- **Contactors shall utilize Tier 4 or better heavy equipment.**
- **Enforce 5-minute idling limits for both on-road trucks and off-road equipment.**

With the above mitigation measures, any impacts related to project construction emissions are considered less than significant. No further mitigation is required.

*Operational Emissions*

The project would not generate any additional trips. However, the new enclosed building will cause a small increase in emissions due to heating, cooling, water use and waste generation. Operational emissions were calculated for an assumed full occupancy year of 2025. The operational impacts are shown in Table III-8. As shown, operational emissions will not exceed the applicable SCAQMD CEQA operational emissions thresholds of significance.

**Table III-8  
 PROPOSED USES DAILY OPERATIONAL IMPACTS (2025)**

Source	Operational Emissions (lbs/day)					
	ROG	NOx	CO	SO <sub>2</sub>	PM-10	PM-2.5
Area	0.3	<0.1	<0.1	<0.1	<0.1	<0.1
Energy	<0.1	0.1	0.1	<0.1	<0.1	<0.1
Mobile	0.0	0.0	0.0	<0.1	<0.1	<0.1
<b>Total</b>	<b>0.3</b>	<b>0.1</b>	<b>0.1</b>	<0.1	<0.1	<0.1
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: CalEEMod Output in Appendix

As shown in the table above, operational emissions will not exceed applicable SCAQMD operational emissions CEQA thresholds of significance. No mitigation is required to minimize operational air quality emissions.

*Conclusion*

With the incorporation of mitigation measures **AQ-1** through **AQ-2**, the development of the synagogue building project would have a less than significant potential to 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.

- c) *Less Than Significant Impact* – The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005.

LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

The SCAQMD has issued guidance on applying CalEEMod to LSTs. LST pollutant screening level concentration data is currently published for 1-, 2- and 5-acre sites for varying distances. For this project, the most stringent thresholds for a 1-acre site were applied.

LST screening tables are available for 25, 50-, 100-, 200- and 500-meter source-receptor distances. For this project, the closest existing residence is approximately 300 feet southeast of the proposed synagogue so that data for a 100-meter receptor distance was used.

The following thresholds and emissions in Table III-9 are therefore determined (pounds per day):

**Table III-9  
 LST AND PROJECT EMISSIONS (POUNDS/DAY)**

3.0 acre/25 meters East San Bernardino Mountains	CO	NOx	PM-10	PM-2.5
<b>LST Threshold</b>	2,141	211	33	9
<b>Max On-Site Emissions</b>				
<b>2024</b>	9	10	6	3
<b>2025</b>	9	6	1	1
Exceeds Threshold?	No	No	No	No

CalEEMod Output in Appendix

LSTs were compared to the maximum daily construction activities. As seen in Table III-9, with active dust suppression, emissions meet the LSTs for construction. As such, no mitigation is required and LST impacts would be less than significant.

Construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates. The toxicity of diesel exhaust is evaluated relative to a 24 hour per day, 365 days per year, 70-year lifetime exposure. The SCAQMD does not generally require the analysis of construction-related diesel emissions relative to health risk due to the short period for which the majority of diesel exhaust would occur. Health risk analyses are typically assessed over a 9-, 30-, or 70-year timeframe and not over a relatively brief construction period due to the lack of health risk associated with such a brief exposure.

As such, the proposed project would have a less than significant potential to expose sensitive receptors to substantial pollutant concentrations.

- d) *Less Than Significant Impact* – Heavy-duty equipment in the proposed project area during construction will emit odors; however, the construction activity would cease to occur after a short period of time. Land uses generally associated with odor complaints include:
- Agricultural uses (livestock and farming)
  - Wastewater treatment plants
  - Food processing plants
  - Chemical plants
  - Composting operations
  - Refineries
  - Landfills

- Dairies
- Fiberglass molding facilities

The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential sources of operational odors generated by the project would include disposal of refuse. Consistent with County requirements, all project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations, thereby precluding substantial generation of odors due to temporary holding of refuse on-site. Moreover, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances. No other sources of objectionable odors or other emissions have been identified for the proposed project. As such, the proposed project would have a less than significant potential to result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES:</b> Will the project:				
a) 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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" 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, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**IV. BIOLOGICAL RESOURCES**

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

General Site Conditions

The project area is within the Running Springs area of unincorporated San Bernardino County, which is southeast of Lake Arrowhead and situated just south of Highway 18 (“Rim of the World Highway”) in the San Bernardino Mountains. The project site is situated on a long, gently sloping ridge and the topography of the project area is relatively flat, with elevations ranging from 4,248 feet above mean sea level (amsl) on the east side down to 4,205 feet amsl on the west side.

Hydrologically, the project area is situated within the Plunge Creek watershed sub-area which is within the larger Santa Ana Watershed (HUC 18070203). The Santa Ana River is the major hydrogeomorphic feature

within the Santa Ana Watershed. One of several tributaries to the Santa Ana River is Plunge Creek which joins Fredalba Creek then the Santa Ana River in the San Bernardino Valley in Highland 9 miles southwest of the project site.

Based on the Natural Resources Conservation Service (NRCS) website Soil Survey, the site is underlain by Runningsprings-Cedarpines-Plaskett complex (15 to 35 percent slopes). The majority of onsite soils are lightly disturbed in association with nearby uses including an amphitheater and walking paths.

The majority of the site supports a mixed conifer woodland that is dominated by Coulter pine (*Pinus coulteri*). As a result of several decades of ongoing human disturbance (e.g., rural development, hiking, fuel management, etc.), the pine woodland in the area are somewhat sparse with limited understory and plant diversity. Common plant species in the area include sugar pine (*Pinus lambertiana*), California black oak (*Quercus kelloggii*), Pringle manzanita (*Arctostaphylos pringlei*), yarrow (*Achillea millefolium*), Davidson's Sierra Nevada lotus (*Acmispon nevadensis* var.  *davidsonii*), Spanish lotus (*Acmispon americanus*), pine lousewort (*Pedicularis semibarbata*), wallflower (*Erysimum capitatum*), bastardsage (*Eriogonum wrightii*), rock buckwheat (*Eriogonum saxatile*), lupine (*Lupinus bicolor*), bigleaf maple (*Acer macrophylla*), mistletoe (*Phoradendron leucarpum*), cudweed (*Pseudognaphalium* spp.), and a number of weedy herbaceous plants. No focused faunal surveys were conducted.

Wildlife found in the area include mainly species tolerant of human activity. Typical birds include acorn woodpecker (*Melanerpes formicivorus*), mountain chickadee (*Poecile gambeli*), western bluebird (*Sialia Mexicana*), mourning dove (*Streptopelia decaocto*), Stellar's jay (*Cyanocitta stelleri*), and common raven (*Corvus corax*). Mammals in the area include mule deer (*Odocoileus hemionus*), California ground squirrel (*Otospermophilus beecheyi*), Merriam's chipmunk (*Neotamias merriami*), and common racoon (*Procyon lotor*). Reptiles that may occur in the area include western side-blotched lizard (*Uta stansburiana elegans*), great basin fence lizard (*Sceloporus occidentalis longipes*), San Diego alligator lizard (*Elgaria multicarinata webbii*), and southern Pacific rattlesnake (*Crotalus oreganus helleri*). Due to the lack of drainage or water-related features, no species of fish or amphibians were observed or are expected to occur on the site. However, the BRA indicated that arden slender salamander (*Batrachoseps major major*) and ensatina (*Ensatina eschscholtzii*) have at least some potential to utilize vegetative cover on the site during wetter periods. Domestic dogs were observed in the project area and no small mammal trapping was performed.

The BRA identified 23 special-status plant species and 13 special-status wildlife species were identified as having potential to occur within the Keller Peak USGS 7.5-minute quadrangle within which the project site is located. No special-status plant communities were identified as occurring within the Keller Peak quadrangle. Special-status plant and wildlife species were evaluated for their potential to occur within the project site based on habitat requirements, availability and quality of suitable habitat, and known distributions.

The BRA survey attempted to identify potential habitat for special status wildlife within the project area. No special status wildlife species, including state and/or federally listed threatened or endangered species, were observed within the project area during the reconnaissance-level assessment survey and none are expected to occur. Due to the environmental conditions on site and the adjacent disturbances, the project area is likely not suitable to support any of the special status wildlife species that have been documented in the project vicinity (BRA Appendix D), including the state listed as threatened southern rubber boa, the federally delisted and state listed as endangered bald eagle, and the California species of special concern (SSC) San Bernardino flying squirrel and California spotted owl.

### Impact Analysis

- a) *Less Than Significant with Mitigation Incorporated* – Implementation of the proposed project is not anticipated to have a potential for an adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special species in local or regional plans, policies, or regulations, or by CDFW or U.S. Fish and Wildlife Service (USFWS). According to the BRA, 23 special-status plant species have been recorded in the Keller Peak quadrangle although no special-status plant species were observed onsite during the fieldwork which was conducted during

the spring. The project site has been subjected to ongoing human disturbance which minimizes the suitability of the site to support most of the special-status plant species known to occur in the area. The BRA did conclude the site has marginal suitability to support Johnston's bedstraw (*Galium johnstonii*) and Parish's alumroot (*Heuchera parishii*), but does not contain suitable habitat for any of the other sensitive plant species. Therefore, the project would not result in any significant impacts to these plant species and no focused surveys or mitigation are recommended.

The BRA also found that 13 special-status wildlife species have been reported in the Keller Peak quadrangle but found no evidence of these species during the field investigation. Based on habitat requirements for specific species, the availability and quality of on-site habitats, and local records, the BRA determined the proposed project site has a high potential to support lodgepole chipmunk (*Neotamias speciosus speciosus*) and a low potential to support San Bernardino golden-mantled ground squirrel (*Callospermophilus lateralis bernardinus*) and California spotted owl (*Strix occidentalis occidentalis*). The BRA concluded the project site does not provide suitable habitat for any of the other special-status wildlife species known to occur in the area and all are presumed to be absent. None of the aforementioned special-status wildlife species are federally or state listed as endangered or threatened.

Based on regional significance, the potential occurrence of southern rubber boa, San Bernardino flying squirrel, and California spotted owl within the project site are described below:

**Spotted Owl.** The California spotted owl (CSO) has been designated by the CDFW as a species of special concern and is also considered a sensitive species in the San Bernardino National Forest by the U.S. Forest Service. In the San Bernardino Mountains, CSO nests in mixed conifer habitat, oak/Douglas-fir habitat, and hardwood/conifer habitat. In conifer forest, stick nests placed on platforms built by other species are most common. In coniferous forests, such as that on-site, large snags and fallen logs are typically present in nesting habitat; this appears to be less important in lower-elevation nesting habitat. While CSO may forage in the same habitat that they use for nesting and roosting, foraging habitat is often much more open, with canopy cover as low as 40 percent to provide large amounts of open space for flying. The primary prey of CSO is dusky-footed woodrat (*Neotoma fuscipes*) which is present in this area. To ensure that impacts to California spotted owl do not occur from implementation of the proposed project, the BRA recommended a pre-construction nesting bird clearance survey be conducted prior to ground disturbance (see **MM BIO-1**). With implementation of that survey, the BRA concluded that potential impacts to California spotted owl would be less than significant.

**Southern Rubber Boa.** The southern rubber boa (SRB) has been designated by the CDFW as a threatened species under the California Endangered Species Act and is also considered a sensitive species in the San Bernardino National Forest by the U.S. Forest Service. SRB inhabits oak-conifer and mixed-conifer forests at elevations between 5,000 to 8,200 feet where rocks and logs or other debris provide shelter. SRB is generally nocturnal (i.e., tends to be active and hunt at night) so it is difficult to find during a diurnal (daytime) field survey. They emerge from hibernation in April and generally disappear during the summer months, though they can appear after rain or periods of high humidity. SRB is typically found on or around small to large rock outcrops which are important for hibernacula (i.e., undisturbed hidden places to hibernate). The project site has been repeatedly disturbed by human activities and lacks rocky outcrops needed for hibernacula. These conditions preclude SRB from occurring onsite and are presumed absent, and the BRA recommended no mitigation.

**San Bernardino Flying Squirrel.** The San Bernardino flying squirrel (SBFS) is not a listed species by USFWS or CDFW. However, CDFW has designated San Bernardino flying squirrel a species of special concern. It is also considered a sensitive species in the San Bernardino National Forest by the U.S. Forest Service. The species is nocturnal and rarely observed, but it occurs in several forest habitats including mixed conifer forests. They are usually found in mature old-growth forests in areas with an open understory, heavy duff (organic debris) layer, and a somewhat closed canopy. For "flying" or gliding, they have limited requirements in terms of tree size, spacing, and availability of

snags and cavities suitable for nesting and denning. The project site and surrounding area have been subject to ongoing human disturbance for many years as the project site presently serves as an outdoor camp gathering area. The mixed conifer forest plant community onsite has a relatively open canopy as the trees are spaced out with limited old growth pine trees. The canopy is generally very open with few areas of closed canopy and most of the younger trees lack the habitat requirements needed for nesting/denning opportunities, gliding needs with a developed understory supporting adequate woody debris. Due to these conditions, the BRA concluded the project area represented only low quality habitat for SBFS, and the species had a very low potential to occur onsite. Therefore, project impacts to this species are less than significant and no mitigation is recommended.

Based on available information, the BRA concluded that the project area is likely not suitable to support any of the special status wildlife species that have been documented in the project vicinity, including the state listed as threatened southern rubber boa and the California SSC San Bernardino flying squirrel. Mitigation is required to ensure protections for California spotted owl through implementation of MM **BIO-1** (nesting bird survey which also addresses spotted owl) outlined below:

**BIO-1 Nesting Bird Survey. If construction occurs between February 1 through September 1, a pre-construction clearance survey for nesting birds shall be conducted within 3 days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The qualified avian biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the qualified avian biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and, construction personnel will be instructed on the sensitivity of nest areas. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur. To avoid impacts to nesting birds, any grubbing or vegetation removal should occur outside peak breeding season (typically February 1 through September 1).**

With this mitigation, the proposed project would have a less than significant impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

- b) *Less Than Significant Impact* – The BRA determined the project area does not contain any sensitive habitats, including any USFWS designated Critical Habitat for any federally listed species, and the project would not result in any loss or adverse modification of Critical Habitat.

**Critical Habitat.** Under the federal Endangered Species Act, “Critical Habitat” is designated at the time of listing of a species or within one year of listing. Critical Habitat refers to specific areas within the geographical range of a species at the time it is listed that include the physical or biological features that are essential to the survival and eventual recovery of that species. Maintenance of these physical and biological features requires special management considerations or protection, regardless of whether individuals or the species are present or not. All federal agencies are required

to consult with the USFWS regarding activities they authorize, fund, or permit which may affect a federally listed species or its designated Critical Habitat. The purpose of the consultation is to ensure that projects would not jeopardize the continued existence of the listed species or adversely modify or destroy its designated Critical Habitat. The designation of Critical Habitat does not affect private landowners, unless a project they are proposing is on federal lands, uses federal funds, or requires federal authorization or permits (e.g., funding from the Federal Highways Administration or a Clean Water Act Permit from the United States Army Corps of Engineers). If there is a federal nexus, then the federal agency that is responsible for providing the funding or permit would consult with the USFWS.

The project site is not located within any federally designated Critical Habitat. The nearest designated Critical Habitat is located approximately 3.5 miles to the southeast for southwestern willow flycatcher (*Empidonax traillii extimus*) and 3.6 miles to the northwest for mountain yellow-legged frog (*Rana muscosa*). Therefore, the loss or adverse modification of Critical Habitat from site development would not occur and consultation with the USFWS for impacts to Critical Habitat would not be required for implementation of the proposed project.

Furthermore, the BRA determined there are no wetland or non-wetland WOTUS or waters of the State potentially subject to regulation by the USACE under Section 404 of the CWA, the RWQCB under Section 401 of the CWA and/or Porter Cologne Water Quality Control Act, or the CDFW under Section 1602 of the FGC, respectively. Therefore, the project would not impact any jurisdictional waters and no state or federal jurisdictional waters permitting would be required. Given that no other riparian habitat or sensitive natural communities have been identified within the project area, the proposed project would have a less than significant potential to 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 Wildlife or U.S. Fish and Wildlife Service. Any impacts would be less than significant and no mitigation is required.

- c) *No Impact* – There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Corps Regulatory Branch regulates discharge of dredge or fill materials into “waters of the United States” pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the CDFW regulates alterations to streambed and bank under Fish and Wildlife Code Sections 1600 et seq., and the Regional Board regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act. The BRA found no discernible drainage courses, inundated areas, or wetland features/obligate plant species that would be considered jurisdictional by the United States Army Corps of Engineers (Corps), Regional Water Quality Control Board (Regional Board), or CDFW on the project site. Based on the proposed site plan, project activities would not result in impacts to Corps, Regional Board, or CDFW jurisdictional areas and regulatory approvals would not be required.

According to the data gathered by ELMT for the BRA, the site contains no federally protected wetlands or jurisdictional resources. Therefore, implementation of the proposed project would have no potential to impact state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No mitigation is required.

- d) *Less Than Significant With Mitigation Incorporated* – Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet still inadequate for others. Wildlife corridors are features that allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

According to the San Bernardino Countywide Plan, the project site has not been identified as occurring within a Wildlife Corridor or Linkage. As designated by the San Bernardino Countywide Plan Open Space Element, major open space areas documented in the vicinity of the project site surrounds Deep Creek located approximately 1.5 miles to the north beyond the developed majority of Running Springs. The proposed project would be confined to existing areas that have been disturbed. In addition, there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage. As such, implementation of the proposed project is not expected to impact wildlife movement opportunities. Therefore, impacts to wildlife corridors or linkages are not expected to occur.

Nesting birds are protected pursuant to the MBTA and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). The BRA states that no active nests or birds displaying nesting behavior were observed during the field survey, which was conducted during the breeding season. Although subjected to regular human disturbance, the onsite trees and shrubs have the potential to provide suitable nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area that area adapted to urban environments. Therefore, the BRA recommended implementation of MM **BIO-1** as outlined in the previous section IV(a). With implementation of the recommended mitigation, any potential project effects on wildlife movement or the use of wildlife nursery sites would be reduced to a less than significant level.

- e) *Less Than Significant With Mitigation Incorporated* – Development of the proposed project would have a less than significant potential to conflict with any local policies or ordinances protecting biological resources. Impacts to biological resources have been addressed above under issues IV(a-d). It is estimated approximately 15-17 trees would require removal to construct. As stated under Section I, Aesthetics, and Section II, Agriculture and Forestry Resources, above, the Applicant would meet the provisions of the County Development Code Section 88.01.070(b), through obtaining a Tree Removal Permit and appears to meet the following finding for removal in the Mountain Region: 88.01.050(f)(1[a]). The project would further be subject to MM **AES-2**, which stipulates the manner in which trees should be preserved onsite to prevent impacts to trees that would remain from project construction. Additionally, implementation of MM **AFR-1**, would ensure that the Applicant obtains a TCP exemption prior to the removal of trees onsite pursuant to CAL FIRE regulations. Furthermore, the vast majority of the trees would remain onsite. Through implementation of MM **AES-2**, which sets forth guidelines for tree removal and preservation, and MM **AFR-1**, which would ensure that the proposed project would meet CAL FIRE requirements pertaining to timberland conversion, the potential for the project to conflict with local policies or ordinances pertaining to biological resources would be considered less than significant. No further mitigation is required.
- f) *Less Than Significant With Mitigation Incorporated* – Please refer to the discussion under response IV(e) above, as well as responses I(c) under Aesthetics and II(c) under Agriculture and Forestry Resources. The BRA concluded that the project is not located in an area within a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local or regional conservation plan. However, the proposed project site does contain 15-17 trees and is located in the Running Springs area of the San Bernardino Mountains (i.e., San Bernardino National Forest), CAL FIRE stipulates that when a project would convert timberland to a use other than growing timber a TCP is required [PRC 4621(a)]; however, the proposed project would disturb less than 3 acres, and therefore is subject to an exemption from the TCP. Therefore, as stipulated in MM **AFR-1**, implementation of MM **AFR-1** would ensure that the proposed project would meet CAL FIRE requirements pertaining to timberland conversion, thereby minimizing the potential for a significant impact to any state, regional, or local habitat conservation plan. No further mitigation is necessary.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES:</b> Will the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**V. CULTURAL RESOURCES**

**SUBSTANTIATION:** (Check if project is located in the  Historical or Paleontological  Resources overlays or cite results of cultural resource review) The information utilized in this section of the Initial Study was obtained from the following technical study: “Cultural Resources Assessment for the West Coast Torah Retreat and Camp Center Synagogue Building Project” prepared by Mojave Archaeological Consulting, LLC dated May 30, 2023 (Appendix 4).

Summary of the Finding

Mojave Archaeological Consulting, LLC, conducted a cultural resources investigation for the proposed West Coast Torah Retreat and Camp Center Synagogue Building Project, in the unincorporated community of Running Springs, San Bernardino County, California. This study was prepared in accordance with CEQA as part of the environmental review process for the proposed project. Pursuant to the provisions of CEQA and state and local CEQA guidelines, the County of San Bernardino is the Lead Agency.

The project applicant proposes to construct a new synagogue building within an approximately 3-acre portion of the existing West Coast Torah Retreat and Camp Center (Dovid Oved Retreat Center). The project site (APN 0296-211-67) is located at the southwest corner of the intersection of Cepu Road and Pine Manor Lane. It is within the USGS Topo 7.5-minute map for Keller Peak, CA, within Section 9, Township 1 North, and Range 2 West.

The Cultural Resources Assessment (CRA) describes the methods and results of the cultural resources investigation of the project area, which included a records search and literature review, a Sacred Lands File (SLF) search with the Native American Heritage Commission (NAHC), and an intensive pedestrian survey of the 3-acre project area. The purpose of the investigation was to provide the County of San Bernardino with the information and analysis necessary to determine the potential for the proposed project to impact “historical resources” and “archaeological resources” under CEQA.

The records search performed by the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS), included a 0.5-mile-wide buffer (study area), and indicated seventeen previous cultural resources investigations and five cultural resources are documented within the 0.5-mile study area. Six of the previous cultural resource investigations assessed portions of the project area. No cultural resources have been previously documented within the 3-acre project area, however, one resource, CA-SBR-001631, a prehistoric campsite with bedrock milling features and an associated artifact scatter documented during the 1970’s, is immediately adjacent to the project area. CA-SBR-00163 was not revisited during the current investigation as it is outside of the project area on privately-owned land. As mapped in the 1970’s the site measures approximately 305 x 305 m and lies less than 15 m east of the southern extent of the project area. Given that the site would not be disturbed by the project, no significant impacts to the site are anticipated to occur as a result of project implementation.

The Sacred Lands File search with the NAHC was completed with negative results. As part of investigative background research, outreach letters were sent to 13 Tribal groups, resulting in three responses to date. The Agua Caliente Band of Cahuilla Indians stated that a records check confirms the project is not within their Traditional Use Area and deferred to other Tribes in the area. The Augustine Band of Cahuilla Indians stated they are unaware of any specific cultural resources that may be affected by the proposed project, but requested their office be contacted immediately should any cultural resources be discovered during the development of the project. The Quechan Indian Tribe responded that they do not wish to comment on the project and defer to more local Tribes and would support their responses on the matter.

Mojave Archaeological Consulting conducted an intensive pedestrian survey of the project site on 19 May 2023. Four resources including three isolates (one historic and two prehistoric) and one site (a historic period culvert) were identified and recorded during the survey. The site was evaluated for listing on the California Register of Historical Resources (CRHR) and is recommended not eligible. However, the presence of the isolated prehistoric artifacts, and the close proximity of the previously documented prehistoric campsite (CA-SBR-001631) indicate the project area is sensitive for prehistoric archaeological resources. Considering this, Mojave Archaeological Consulting recommends archaeological monitoring during any initial ground disturbance (i.e., clearing, grubbing, grading, or excavation) to determine if continued monitoring during project construction is necessary.

In the event that archaeological materials are encountered during construction, all work must be halted in the vicinity of the discovery until a qualified archaeologist can assess the significance and integrity of the find. If intact and significant archaeological remains are encountered, the impacts of the project should be mitigated appropriately. Any such discoveries, and subsequent evaluation and treatment, should be documented in a cultural resources report, which would be submitted to the SCCIC for archival purposes. Additionally, Health and Safety Code Section 7050.5, CEQA Statute & Guidelines Section 15064.5(e), and PRC Section 5097.98 mandate the process to be followed in the unlikely event of the discovery of human remains. Finally, if the project area is expanded to include areas not covered by this survey or other recent cultural resource investigations in the study area, additional cultural resource investigations may be required.

Impact Analysis

a&b) *Less Than Significant With Mitigation Incorporated* – CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

Per the above discussion and definition, as well as the information contained in Appendix 4, Four resources including three isolates (one historic and two prehistoric) and one site (a historic period culvert) were identified and recorded during the survey. Refer to Table V-1.

**Table V-1  
 NEWLY IDENTIFIED RESOURCES WITHIN THE PROJECT AREA**

Temporary Resource Number	Resource Type	Description	Significance Assessment
2023-002-ISO-01	Historic Isolate	Small early 20th century refuse dump	Not Eligible for the CRHR; Not Significant
2023-002-ISO-02	Prehistoric Isolate	One basalt tertiary flake	Not Eligible for the CRHR; Not Significant
2023-002-ISO-03	Prehistoric Isolate	One sandstone metate fragment	Not Eligible for the CRHR; Not Significant
2023-002-MAC-01	Historic Site	Concrete and stone masonry road culvert dating from the 1930's to 1980	Not Eligible for the CRHR; Not Significant

The historic culvert (2023-002-MAC-01) does not appear to meet any criteria for listing in the CRHR. As discussed above, research of relevant historical sources indicates the culvert may have been constructed as early as the 1930's and prior to 1980. The road with which the culvert is associated, would have provided access to nearby residences to the southwest, including the "Huston Mansion", constructed by Walter Huston between 1932 and 1934. The road segment itself is no longer extant within the project area, leaving only archival sources to ascertain this possible association. Walter Huston was a famous Canadian actor and singer. While arguably Mr. Huston may be an individual important to local, regional, and perhaps national history, there is no evidence to suggest Mr. Huston built or designed the culvert and no data available to further elaborate on any possible important connections between the feature and Mr. Huston himself. Furthermore, it is indeterminate if the feature was constructed during the same era as the Huston Mansion and any of its associated features. Likewise, while the culvert can be broadly associated with general themes of transportation and development of the area from the 1930's to post-war periods, it cannot be directly associated with any specific event. Therefore 2023-002-MAC-01 does not appear to be eligible under Criteria 1 and 2.

The feature is of basic utilitarian rock masonry and concrete construction and does not embody any particularly distinctive characteristics representative of a type, period, region, or method of construction, nor is it representative of the work of a master. Overall, it is similar to innumerable culverts found in association with numerous roads in Running Springs and nearby communities. Considering this, it does not appear eligible under Criterion 3. Lastly, any available history of the resource has been sufficiently addressed through archival research and the culvert is an example of a common and well-understood resource type, therefore it has little potential to yield any additional new information important to history. As such, it does not appear eligible under Criterion 4. In summary, 2023-002-MAC-01 is recommended not eligible for listing in the CRHR under any criteria. As such, the three newly documented isolates (2023-002-ISO-01, -02, and -03) are recommended not eligible for listing in the CRHR under any criteria (isolated occurrences are generally considered not eligible for inclusion in the CRHR unless they possess unique or substantial qualities to warrant their consideration for listing).

In light of this information and pursuant to PRC §21084.1, the following conclusions have been reached for the project:

- The three isolates (2023-002-ISO-01, -02, and -03) are not considered eligible for the CRHR. The historic site (2023-002-MAC-01) was evaluated for listing on the CRHR and is recommended not eligible.
- All resources documented during the current investigation are therefore not considered "historically significant" or "historical resources" and require no further consideration or management under CEQA.
- The presence of the isolated prehistoric artifacts, and the very close proximity of a previously documented prehistoric site (CA-SBR-001631) indicate the project area is sensitive for prehistoric archaeological resources. Thus, mitigation is required to ensure protection of unknown resources.
- The above conclusions are dependent on Native American Consultation, and with the input of the Yuhaaviatam of San Manuel Nation (YSMN) through the AB 52 consultation process, mitigation measures provided below, as well as under Section XVIII, Tribal Cultural Resources, are deemed sufficient to minimize impacts to cultural and tribal cultural resources.

Archaeological monitoring shall be required during any initial ground disturbance (i.e., clearing, grubbing, grading, or excavation) to determine if continued monitoring during project construction is necessary. Thus, the following mitigation measure shall be implemented to ensure that the archaeological monitoring is undertaken:

**CUL-1 Archaeological Monitoring Protocol:** *Archaeological monitoring shall be required, at a minimum, during ground disturbance (i.e., clearing, grubbing, grading, or excavation), by qualified professional practitioners. The monitoring program shall be coordinated with Yuhaaviatam of San Manuel Nation, per Mitigation Measure CUL-2, TCR-1, TCR-2, and TCR-3.*

*If any prehistoric archaeological resources are discovered during the monitoring program, additional excavations using standard Phase II archaeological testing procedures shall be required to evaluate the significance of the finds.*

**Phase II (Evaluation):** *A typical Phase II study consists of the following research procedures:*

- *Preparation of a research design to discuss the specific goals and objectives of the study in the context of important scientific questions that may be addressed with the findings and the significance criteria to be used for the evaluation, and to formulate the proper methodology to accomplish such goals;*
- *In-depth exploration of historical, archaeological, or paleontological literature, archival records, as well as oral historical accounts for information pertaining to the cultural resources under evaluation;*
- *Fieldwork to ascertain the nature and extent of the archaeological/paleontological remains or resource-sensitive sediments identified during the Phase I study, such as surface collection of artifacts, controlled excavation of units, trenches, and/or shovel test pits, and collection of soil samples;*
- *Laboratory processing and analyses of the cultural artifacts, fossil specimens, and/or soil samples for the proper recovery, identification, recordation, and cataloguing of the materials collected during the fieldwork and to prepare the assemblage for permanent curation, if warranted.*

*Any such discoveries, and subsequent evaluation and treatment, shall be documented in a cultural resources report, which would be submitted to the SCCIC for archival purposes. The archaeological professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act.*

Additionally, as part of the AB 52 consultation process, the County received a response from the YSMN requesting the following additional archaeological monitoring and testing as mitigation in addition to mitigation measures (MMs) TCR-1 through TCR-3 identified under Section XVIII, Tribal Cultural Resources below:

**CUL-2 Tribal Archaeological Monitoring and Testing:** *Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation (“Cultural Resources” and “Tribal Cultural Resources”) shall be completed by the archaeologist and submitted to the Lead Agency for*

***dissemination to the Yuhaaviatam of San Manuel Nation (YSMN). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.***

With the above mitigation measures incorporated, as well as MMs **TCR-1** through **TCR-11** from both the YSMN, and the Morongo Band of Mission Indians as a result of the tribal consultation efforts carried out by the County on behalf of this project, the potential for impact to cultural resources will be reduced to a less than significant level. No additional mitigation is required.

- c) *Less Than Significant Impact* – As noted in the discussion above, no available information suggests that human remains may occur within the Area of Potential Effect (APE) and the potential for such an occurrence is considered low. Human remains discovered during the project would need to be treated in accordance with the provisions of HSC §7050.5 and PRC §5097.98, which is mandatory. State law (Section 7050.5 of the Health and Safety Code) as well as local laws requires that the Police Department, County Sheriff and Coroner’s Office receive notification if human remains are encountered. This regulatory compliance would reduce potential impacts to less than significant levels and no mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. ENERGY:</b> Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**VI. ENERGY**

**SUBSTANTIATION:**

- a) *Less Than Significant With Mitigation Incorporated* – During construction, the proposed project would utilize construction equipment that is CARB approved, minimizing emissions generated and electricity required to the extent feasible (as outlined under Section III, Air Quality, above). As stated in Section III, Air Quality, the construction of the proposed WCTR and Camp Center Synagogue Building Project would require mitigation measures to minimize emissions impacts from construction equipment use (refer to MM **AQ-2**). These mitigation measures also apply to energy resources as they require equipment not in use for 5 minutes to be turned off, and for electrical construction equipment to be used where available. These measures would prevent a significant impact during construction due to wasteful, inefficient, or unnecessary consumption of energy resources, and would also conform to the CARB regulations regarding energy efficiency.

The proposed project consists of a multi-use synagogue building. The synagogue would not require substantial energy to operate, as the only energy required would be for air conditioning and lighting when the camp is booked for use. The lighting within the project site would be controlled and directed toward the ground to minimize light spillage into the surrounding area, and would not be in use when the building is not in use during evening hours other than for building and parking lot security.

Energy consumption encompasses many different activities. For example, construction can include the following activities: delivery of equipment and material to a site from some location (note it also requires energy to manufacture the equipment and material, such as harvesting, cutting and delivering wood from its source); employee trips to work, possibly offsite for lunch (or a visit by a catering truck), travel home, and occasionally leaving a site for an appointment or checking another job; use of equipment onsite (electric or fuel); and sometimes demolition and disposal of construction waste. During future construction activities, equipment that is California Air Resources Board (CARB) approved will be utilized, minimizing emissions generated and electricity required to the extent feasible (as outlined under Section III, Air Quality, above). As stated in Section III, Air Quality, the future construction of the proposed Project would require mitigation measures to minimize emissions impacts from construction equipment use (refer to MM **AQ-2**). This mitigation measure applies to energy resources as they require equipment not in use for 5 minutes to be turned off, and for electrical construction equipment to be used where available. Furthermore, compliance with California Air Resources Board (CARB) Rule 2485 (13 CCR, Chapter 10 Section 2485), Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling is required. The proposed project would comply with existing regulations requiring recycling of construction debris from removal of onsite vegetation. Compliance with this measure and existing regulations would prevent a significant impact during construction due to wasteful, inefficient, or unnecessary consumption of energy resources, and would also conform to the CARB regulations regarding energy efficiency. These requirements are consistent with State and regional rules and regulations.

The proposed project would be powered by Southern California Edison (SCE) through the power distribution system located adjacent to the site. SCE would be able to supply sufficient electricity. The project site would not require any connection to natural gas but instead would have a propane tank for onsite storage and use. Building and parking lot lighting must be constructed in conformance with a variety of existing energy efficiency regulatory requirements or guidelines including:

- Compliance with Title Chapter 6 of the California Code of Regulations with respect to energy efficiency standards for new building construction.
- Both federally and non-federally regulated appliances shall abide by the efficiency standards of Title 20, Section 1601 et seq. of the California Code of Regulations.
- Compliance with the 2019 California Green Building Standards Code, AKA the CALGreen Code (Title 24, Part 11). The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of building through the use of building concepts encouraging sustainable construction practices.
- The provisions of the CALGreen code apply to the planning, design, operation, construction, use, and occupancy of every newly construction building.
- Compliance with the Building Energy Efficiency Standards (CBSC) would ensure that the building energy use associated with the proposed Project would not be wasteful or unnecessary.
- Compliance with Indoor Water use consumption reduced through the maximum fixture water use rates.
- Compliance with diversion of construction and demolition materials from landfills.
- Compliance with AQMD Mandatory use of low-pollutant emitting finish materials.
- Compliance with AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.
- Compliance with diesel exhaust emissions from diesel vehicles and off-road diesel vehicle/equipment operations.

Compliance with these regulatory requirements for operational energy use and construction energy use would not be wasteful or unnecessary use of energy. Further, SCE is presently in compliance with State renewable energy supply requirements and SCE, in addition to energy generated by solar on site, will supply electricity to the Project. Under the future operational scenario for the proposed Project, no wasteful, inefficient, or unnecessary energy consumption that could result in a significant adverse impact to energy issues based on compliance with the referenced laws, regulations and guidelines would be anticipated to occur. No mitigation beyond those identified above are required.

- b) *Less Than Significant Impact* – The Project’s consistency with the applicable state and local plans is discussed below.

*Consistency with Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA)*

Transportation and access to the project site is provided by the local and regional roadway systems. The proposed project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be realized pursuant to the ISTEA because Southern California Association of Governments is not planning for intermodal facilities on or through the project site.

*Consistency with the Transportation Equity Act for the 21st Century (TEA-21)*

The project site is located near major transportation corridors with proximate access to the state highway system. The project site facilitates access and acts to reduce vehicle miles traveled, takes advantage of existing infrastructure systems, and promotes land use compatibilities through collocation of similar uses. The proposed project supports the strong planning processes emphasized under TEA-21. The proposed project is therefore consistent with, and would not otherwise interfere with, nor obstruct implementation of TEA-21.

*Consistency with Integrated Energy Policy Report (IEPR)*

Electricity would be provided to the project site by SCE. SCE’s Clean Power and Electrification Pathway white paper builds on existing state programs and policies. As such, the proposed project is consistent with, and would not otherwise interfere with, nor obstruct implementation the goals presented in the 2020 IEPR.

*Consistency with State of California Energy Plan*

The project site is located proximate to transportation corridors with access to the Interstate freeway system. The project site access takes advantage of existing infrastructure systems. The proposed project therefore supports urban design and planning processes identified under the State of California Energy Plan, is consistent with, and would not otherwise interfere with, nor obstruct implementation of the State of California Energy Plan.

*Consistency with California Code Title 24, Part 6, Energy Efficiency Standards*

The 2019 version of Title 24 was adopted by the California Energy Commission (CEC) and became effective on January 1, 2020. It should be noted that the analysis herein assumes compliance with the 2019 Title 24 Standards.

*Consistency with AB 1493 (Pavley Regulations and Fuel Efficiency Standards)*

AB 1493 is not applicable to the proposed project as it is a statewide measure establishing vehicle emissions standards. No feature of the proposed project would interfere with implementation of the requirements under AB 1493.

*Consistency with California's Renewable Portfolio Standard (RPS)*

California's Renewable Portfolio Standard is not applicable to the proposed project as it is a statewide measure that establishes a renewable energy mix. No feature of the proposed project would interfere with implementation of the requirements under RPS.

*Consistency with the Clean Energy and Pollution Reduction Act of 2015 (SB 350)*

The proposed project would use energy from SCE, which has committed to diversify its portfolio of energy sources by increasing energy from wind and solar sources. No feature of the proposed project would interfere with implementation of SB 350. Additionally, the proposed project would be designed and constructed to implement the energy efficiency measures for new commercial developments and would include several measures designed to reduce energy consumption.

Conclusion

As shown above, the proposed project would not conflict with any of the state or local plans. As such, the proposed project would have a less than significant potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. GEOLOGY AND SOILS:</b> Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" 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-site or offsite 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 Uniform Building Code (1994), creating substantial direct or indirect 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"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**VII. GEOLOGY AND SOILS**

**SUBSTANTIATION:** (Check  if project is located in the Geologic Hazards Overlay District) A Geotechnical Assessment of the project site was prepared by Soils Southwest, Inc. dated July 7, 2021 (Geotechnical Study, Appendix 5),

a) i) Ground Rupture

*Less Than Significant Impact* – The project site is located within the community of Running Springs within the Mountain Region of the County of San Bernardino to the southeast of Lake Arrowhead. California as a whole is a seismically active state, though the proposed project site is not located on a fault or within a fault zone. According to the Countywide Plan Earthquake Fault Zones Map (Figure VII-1), and to the USGS (Figure VII-2), the proposed project is not located within a delineated Alquist-Priolo fault zone or other active fault zone. The Geotechnical Study indicates the project site is located in close proximity to several fault zones, including the San Andreas Fault (South)

approximately 5.5 miles south of the site, the Waterman Canyon Fault less than a mile west/northwest of the project site, the Santa Ana Fault Zone less than a mile to the west and south. However, the proposed project is located outside of the boundaries of the delineated fault zones, and as such is not anticipated to be within a site that would experience ground rupture as a result of seismic activity. Based on the project site's location outside of a delineated fault zone, the risk for ground rupture at the site location is low; therefore, it is not likely that future visitors of the synagogue building would be subject to seismic hazards from rupture of a known earthquake fault. Therefore, any impacts under this issue are considered less than significant; no mitigation is required.

ii) Strong Seismic Ground Shaking

*Less Than Significant Impact* – As stated in the discussion above, several faults run through the area surrounding the proposed project, and as with much of southern California, the proposed synagogue would be subject to strong seismic ground shaking impacts should any major earthquakes occur in the future, though the proposed project is located more than 5 miles from the nearest Alquist-Priolo fault zone. Due to the proximity of the active faults located in the vicinity of the project site, the project site and area can be exposed to significant ground shaking during major earthquakes on nearby regional faults. Employees and visitors of the site could be exposed to hazards from strong seismic ground shaking. The Geotechnical Study indicated the site is in California Building Code Seismic Zone 4 and has an estimated peak horizontal ground acceleration of 0.557 g which is equivalent to just over half the force of gravity exerted horizontally on any structure on the site. Like all other development projects in the County and throughout the Southern California Region, the proposed project would be required to comply with all applicable seismic design standards contained in 2022 California Building Code (CBC), including Section 1613 Earthquake Loads. Compliance with the CBC would ensure that structural integrity would be maintained in the event of an earthquake. Therefore, impacts associated with strong ground shaking would be less than significant without mitigation.

iii) Seismic-Related Ground Failure Including Liquefaction

*Less Than Significant Impact* – According to the San Bernardino Countywide Plan Liquefaction and Landslide Hazards Map (Figure VII-3), demonstrates that the proposed project is not located within an area considered susceptible to liquefaction. The Geotechnical Study reached a similar conclusion based on its research as well. Therefore, the Geotechnical Study concluded the proposed project would have a less than significant potential susceptibility to seismic-related ground failure, including liquefaction.

iv) Landslides

*Less Than Significant Impact* – The proposed project site mildly slopes from east to west and is relatively bare but it and the surrounding area do support a large number of trees and other vegetation commensurate with the Mountain Region setting. According to the San Bernardino Countywide Plan, Liquefaction and Landslide Map (Figure VII-3), the project site and surrounding area is classified as having a “low to moderate” potential for landslides. The Geotechnical Study (Appendix 5) concluded that, considering the subject site is near level with developed surroundings, the potential for seismically induced landsliding is considered remote. The proposed project would be graded and compacted to enable development of the synagogue project, and as such the structure and visitors and employees of the site would not experience any adverse effects from landslides or would cause landslides that could expose people or structures to such an event as a result of project implementation. Therefore, a less than significant potential for seismically induced landslide impacts under this issue are anticipated, and no mitigation is required.

- b) *Less Than Significant With Mitigation Incorporated* – The potential for soil erosion, loss of topsoil, and/or developing the site on unstable soils is anticipated to be marginally possible at the site during ground disturbance associated with construction. The project site is vacant and contains mixed conifer woodland that is dominated by Coulter pine (*Pinus coulteri*). County grading standards, best management practices and the Storm Water Pollution Prevention Plan (SWPPP) and Water Quality

Management Plan (WQMP) are required to control the potential significant erosion hazards. The topography of the site slopes gently from east to west. During project construction when soils are exposed, temporary soil erosion may occur, which could be exacerbated by rainfall. Project grading would be managed through the preparation and implementation of a SWPPP, and would be required to implement best management practices to achieve concurrent water quality controls after construction is completed and the recreation uses are in operation. The following mitigation measures or equivalent best management practices (BMPs) shall be implemented to address these issues:

**GEO-1 Soil Stockpiles. Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. Where covering is not possible, measures such as the use of straw bales or sand bags shall be used to capture and hold eroded material on the project site for future cleanup such that erosion does not occur.**

**GEO-2 Dust Suppression. All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the site within which the project is being constructed.**

The project is also required by standard County Conditions of Approval to implement the recommendations of the Geotechnical Study as regulatory compliance. With implementation of the above mitigation measures and regulatory compliance, implementation of the SWPPP and associated BMPs, any impacts relative to this issue are considered less than significant.

- c) *Less Than Significant Impact* – The project site contains features similar to much of the Mountain Region including mixed conifer woodland that is dominated by Coulter pine (*Pinus coulteri*). The proposed development would remove 15-17 of the trees on site and would include mass grading the site to provide level surfaces upon which to develop the proposed synagogue building. As discussed under issue VII(a[iii]) above, landslide and liquefaction potential have been determined to be less than significant within the project site. The Geotechnical Study indicates the site is underlain by soils that are relatively compressible, hydro-collapsible, and susceptible to subsidence. However, the study did not find any indications of shallow groundwater which could exacerbate these conditions. In addition, the project is required by standard County Conditions of Approval to implement the recommendations of the Geotechnical Study, including those for soil instabilities, as regulatory compliance. With this regulatory compliance, the project would have a less than significant potential to 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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse. Impacts would be less than significant and no mitigation is required.
- d) *Less Than Significant Impact* – The proposed project is located in the southern portion of the community of Running Springs, and according to the Natural Resources Conservation Service (NRCS) website Soil Survey, the site is underlain by Runningsprings-Cedarpines-Plaskett complex (15 to 35 percent slopes). These are alluvial sediments that are not considered to contain expansive properties, as these soils are not incredibly fine loamy soils, and do not contain a high percentage of clay. The Geotechnical Study indicates onsite soils have a low expansion potential, so expansive soils would not cause substantial risks to life or property, and that the proposed project would be mass graded and compacted to support the new building foundation, thereby minimizing risks related to expansive soils. Based on the above, the proposed project would not 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. Impacts would be less than significant and no mitigation is required.
- e) *Less Than Significant Impact* – The proposed project would not be served by municipal sewer collection but would instead install a package sewer treatment plant per the project plans. The County would review and approve plans for this system prior to the start of any grading. Package systems do not require use of onsite soils as a septic system would be required. Thus, though the project

would utilize an alternative means by which to process wastewater on site, through regulatory compliance, no impacts related to the underlying soils are anticipated. No mitigation is required.

- f) *Less Than Significant With Mitigation Incorporated* – The San Bernardino County General Plan for indicates that the proposed project area is located in an area with no sensitivity for paleontological resources. As such, no County stipulated mitigation measures are necessary to ensure that significant impacts are avoided. The potential for discovering paleontological resources during future development of the proposed project is considered unlikely, primarily because the site has been previously disturbed, though not at substantial depth. No unique geologic features are known or suspected to occur on or beneath the site. However, because these resources are located beneath the surface and can only be discovered as a result of future ground disturbing activities, the following measure shall be implemented:

***GEO-3 Paleontological Resources. Should any paleontological resources be encountered during construction, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for making this determination shall be with the County’s onsite inspector. The paleontological professional shall assess the find, determine its significance, and determine appropriate mitigation measures within the guidelines of the California Environmental Quality Act that shall be implemented to minimize any impacts to a paleontological resource.***

With incorporation of this contingency mitigation, the potential for adverse impact to paleontological resources will be reduced to a less than significant level. No additional mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. GREENHOUSE GAS EMISSIONS:</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**VIII. GREENHOUSE GAS EMISSIONS**

**SUBSTANTIATION:** The following information utilized in this section was obtained from the technical study “Air Quality and GHG Impact Analyses, West Coast Torah Retreat and Camp Center New Synagogue Running Springs (San Bernardino County), California,” prepared by Gerrick Environmental dated May 12, 2023, and provided as Appendix 2 to this document.

Regulatory Framework

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. Greenhouse gas (GHG) statues and executive orders (EO) include AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

AB 32 is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California’s reputation as a “national and international leader on energy conservation and environmental stewardship.” It will have wide-ranging effects on California businesses and lifestyles as well as far reaching effects on other states and countries. A unique aspect of AB 32, beyond its broad and wide-ranging mandatory provisions and dramatic GHG reductions are the short time frames within which it must be implemented. Major components of the AB 32 include:

- Require the monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions.
- Requires immediate “early action” control programs on the most readily controlled GHG sources.
- Mandates that by 2020, California’s GHG emissions be reduced to 1990 levels.
- Forces an overall reduction of GHG gases in California by 25-40%, from business as usual, to be achieved by 2020.
- Must complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants.

Statewide, the framework for developing the implementing regulations for AB 32 is under way. Maximum GHG reductions are expected to derive from increased vehicle fuel efficiency, from greater use of renewable energy and from increased structural energy efficiency. Additionally, through the California Climate Action Registry (CCAR now called the Climate Action Reserve), general and industry-specific protocols for assessing and reporting GHG emissions have been developed. GHG sources are categorized into direct sources (i.e., company owned) and indirect sources (i.e., not company owned). Direct sources include combustion emissions from on-and off-road mobile sources, and fugitive emissions. Indirect sources include off-site electricity generation and non-company owned mobile sources.

Thresholds of Significance

In response to the requirements of SB97, the State Resources Agency developed guidelines for the treatment of GHG emissions under CEQA. These new guidelines became state laws as part of Title 14 of

the California Code of Regulations in March, 2010. The CEQA Appendix G guidelines were modified to include GHG as a required analysis element. A project would have a potentially significant impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment, or,
- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

Section 15064.4 of the Code specifies how significance of GHG emissions is to be evaluated. The process is broken down into quantification of project-related GHG emissions, making a determination of significance, and specification of any appropriate mitigation if impacts are found to be potentially significant. At each of these steps, the new GHG guidelines afford the lead agency with substantial flexibility.

Emissions identification may be quantitative, qualitative, or based on performance standards. CEQA guidelines allow the lead agency to “select the model or methodology it considers most appropriate.” The most common practice for transportation/combustion GHG emissions quantification is to use a computer model such as CalEEMod, as was used in the ensuing analysis.

The significance of those emissions then must be evaluated; the selection of a threshold of significance must take into consideration what level of GHG emissions would be cumulatively considerable. The guidelines are clear that they do not support a zero net emissions threshold. If the lead agency does not have sufficient expertise in evaluating GHG impacts, it may rely on thresholds adopted by an agency with greater expertise.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons (MT) CO<sub>2</sub> equivalent/year. In September 2010, the SCAQMD CEQA Significance Thresholds GHG Working Group released revisions which recommended a threshold of 3,000 MT CO<sub>2</sub>e for all land use projects. This 3,000 MT/year recommendation has been used as a guideline for this analysis. In the absence of an adopted numerical threshold of significance, project related GHG emissions in excess of the guideline level are presumed to trigger a requirement for enhanced GHG reduction at the project level.

a) *Less Than Significant Impact –*

Construction Activity GHG Emissions

The project is assumed to require less than one year of construction but will span two calendar years. During project construction, the CalEEMod 2020.4.0 computer model predicts that the construction activities will generate the annual CO<sub>2</sub>e emissions identified in Table VIII-1.

**Table VIII-1  
 CONSTRUCTION EMISSIONS (METRIC TONS CO<sub>2</sub>e)**

<b>Time Period</b>	<b>CO<sub>2</sub>e</b>
Year 2024	147.8
Year 2025	4.0
Total	151.8
<b>Amortized</b>	<b>5.1</b>

CalEEMod Output provided in appendix

SCAQMD GHG emissions policy from construction activities is to amortize emissions over a 30-year lifetime. The amortized level is also provided. GHG impacts from construction are considered individually less than significant.

### Operational GHG Emissions

The input assumptions for operational GHG emissions calculations, and the GHG conversion from consumption to annual regional CO<sub>2</sub>e emissions are summarized in the modeling output files found in the appendix of this report. As discussed, the project is not anticipated to create any new vehicular trips.

The total operational and annualized construction emissions for the proposed project are identified in VIII-2. The project GHG emissions do not exceed the established SCAQMD GHG Threshold of 3,000 metric tons of CO<sub>2</sub>e so they are considered to be less than significant and no mitigation is required.

**Table VIII-2  
 OPERATIONAL EMISSIONS (METRIC TONS CO<sub>2</sub>e)**

Consumption Source	MTCO <sub>2</sub> e
Area Sources	0.0
Energy Utilization	49.6
Mobile Source	0.0
Solid Waste Generation	40.6
Water Consumption	3.0
Construction	5.1
<b>Total</b>	<b>98.3</b>
SCAQMD Threshold	3,000
Exceeds Threshold?	No

b). *Less Than Significant Impact –*

#### Consistency with GHG Plans, Programs and Policies

In March 2014, the San Bernardino Associated Governments and Participating San Bernardino County Cities Partnership (Partnership) created a final draft of the San Bernardino County Regional Greenhouse Gas Reduction Plan (Reduction Plan) for each of the 25 jurisdictional Partner Cities in the County. The plan was recently updated in March of 2021. The Reduction Plan was created in accordance with AB 32, which established a greenhouse gas limit for the state of California. The Reduction Plan seeks to create an inventory of GHG gases and develop jurisdiction specific GHG reduction measures and baseline information that could be used by the Partnership Cities of San Bernardino County, including the County itself.

Projects that demonstrate consistency with the strategies, actions, and emission reduction targets contained in the Reduction Plan would have a less than significant impact on climate change. The project will generate little GHG emissions as shown in Table 11. The enclosed portion of the new synagogue is only 8,671 sf. Most emissions will occur during construction and these emissions are minimal. The new building is not anticipated to create any additional trips. Therefore, consistent with the Reduction Plan the project would result in a less than significant impact with respect to GHG emissions. Therefore, impacts would be less than significant and no mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**IX. HAZARDS AND HAZARDOUS MATERIALS**

**SUBSTANTIATION:**

a&b) *Less Than Significant With Mitigation Incorporated* – The project should not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; but it may 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 during construction. The proposed project would develop a new multi-use synagogue building within the Mountain Region in the southern portion of the Unincorporated Community of Running Springs. During construction, there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. The following mitigation measure would be incorporated into the SWPPP prepared for the project and implementation of this measure can reduce this potential hazard to a less than significant level.

**HAZ-1 Spill Reporting. All accidental spills or discharge of hazardous material during construction activities shall be reported to the Certified Unified Program Agency and shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The**

**contaminated waste will be collected and disposed of at an appropriately a licensed disposal or treatment facility. This measure shall be incorporated into the SWPPP prepared for the proposed project. Prior to accepting the site as remediated, the area contaminated shall be tested to verify that any residual concentrations meet the standard for future residential or public use of the site.**

The proposed project would construct a new multi-use synagogue building on 3 acres in the southern portion of Running Springs. Operation of this use would not involve the use of a substantial amount of hazardous materials. Household/commercial cleaning supplies would continue to be used in support of the 8,414 SF synagogue building and outdoor seating area. These site improvements are not expected to result in any substantial increase in the use of hazardous materials to support these new facilities. Compliance with all federal, State, and local regulations governing the storage and use of hazardous materials is required, and would ensure that the project operates in a manner that poses no substantial hazards to the public or the environment. Impacts would be less than significant and no mitigation is required.

- c) *No Impact* – The project site is not located within one-quarter mile of any public or private schools. The closest school to the project site is the Charles Hoffman Elementary School approximately 0.75-mile to the north. The proposed project is not anticipated to emit hazardous emissions as discussed under issue IX(a&b), above, as it is a project that would construct a new multi-use synagogue building which has little or no potential to use or store substantial amounts of hazardous materials. Based on this information, implementation of the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Impacts under this issue are considered less than significant and no mitigation is required.
- d) *No Impact* – The proposed project is not located on a site that is included on a list of hazardous materials sites that are currently under remediation. The two comprehensive State database websites that keep track potential hazmat sites are the California State Water Board’s GeoTracker website and the Department of Toxic Substance Control (DTSC) EnviroStor website. Both of these databases are consistent with Government Code Section 65962.5 requirements. There are no hazardous materials sites listed in either database within one mile of the project site. The closest sites of past hazardous materials contamination are four sites that had Leaking Underground Storage Tanks (LUST) in the past but were remediated and their cases all closed by 2016. The LUST cleanup sites are located along Highway 18, over two miles from the project site and do not represent a potential source of hazmat contamination to the project site (refer to Figure IX-1). Therefore, there is no potential for the project to be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 thereby creating a significant hazard to the public or the environment. Project construction and operation of the site would have a less than significant potential to create a significant hazard to the population or to the environment from their implementation. No impacts are anticipated under this issue and no mitigation is required.
- e) *No Impact* – The project site is located 9.3 miles northeast of the San Bernardino International Airport and 14.2 miles southwest of the Big Bear Airport. Refer to the San Bernardino Countywide Plan Airport Safety & Planning Areas Map (Figure IX-2). The site is not within either airport’s Comprehensive Land Use Plan.<sup>4</sup> Therefore, construction and operation of the project at this location would not result in any potential safety hazards for people attending or working at the project site. The project is also not within two miles of any private airstrip. Therefore, no impacts are anticipated under this issue and no mitigation is required.
- f) *Less Than Significant With Mitigation Incorporated* – The proposed project is not anticipated to interfere with an adopted emergency response plan or emergency evacuation plan. There are two

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<sup>4</sup> San Bernardino County Land Use Services, Airport Land Use Compatibility Plans, <https://lus.sbcounty.gov/planning-home/airport-land-use/> (accessed 08-16-23)

emergency evacuation routes located in the immediate vicinity of the project, State Highway 18 north of the site and State Route 330 northwest of the site. These highways have been delineated as such by the San Bernardino Countywide Plan as shown in Figure IX-3, the San Bernardino Countywide Plan Evacuation Routes Map.

The proposed project would be constructed entirely within the boundaries of the project site with no proposed improvements to the camp's frontage and entrance to the site on Pine Manor Road. The proposed project would include improvements to the frontage of the 3-acre project site along Cedu Road and Pine Manor Road, but would not provide any new driveways providing access to the site. The site will be accessible by pedestrians and bicycle only. Given that the proposed project would only temporarily introduce additional workers into the area during the 12-month duration of construction, and that during this period the number of persons on site would be no greater than the number of persons allowed to visit the camp, the proposed project would not exacerbate emergency response efficiency. Once in operation, the proposed synagogue would continue to serve the same population of visitors to the camp, as the facility will not be expanded as part of this project. Therefore, the proposed project would not result in or experience substantial conflicts with surrounding traffic. However, due to the narrow widths of the area roadways and the need for worker parking during construction, a limited potential to interfere with an emergency response or evacuation plan would occur during construction. Mitigation to address traffic disruption and emergency access issues are included in the Transportation Section. Therefore, with the implementation of MMs **TRAN-1** and **TRAN-2** identified in the Transportation Section of this document, there is a less than significant potential for the development of the project to physically interfere with any adopted emergency response plans, or evacuation plans.

- g) *Less Than Significant Impact* – The proposed project would not 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 proposed project area is an area susceptible to wildland fires, and is located within a delineated within a Very High Fire Hazard Severity Zone (FHSZ) in a State Responsibility Area (SRA) as shown in Policy Map HZ-5, Fire Hazard Severity Zones and HZ-6, Fire Responsibility Areas, in the Countywide Plan. This is further illustrated on Figure IX-4, the San Bernardino Countywide Plan FHSZ Map, which also demonstrates that the project site is located within the County Fire Safety Overlay. The proposed project is required to, and would incorporate the most current fire protection designs, including an adequate water supply for fire flow and fighting purposes. Once completed, the proposed project would expose future attendees and visitors to potential injury or damage during a major wildland fire, but this potential would not be substantially greater than that which exists at present, as the WCTR would not receive any greater number of visitors to the site than those which could occur at present. Furthermore, the proposed synagogue would be constructed of new building materials, with the required setbacks from vegetation, subject to more recent building code requirements and County Fire requirements. Thus, as these requirements are more stringent, the structure would be generally even more safe than the existing structures onsite. Ultimately, the potential for loss of life is considered to be low for the following reasons: there are two emergency routes that lead away from the project area, State Highway 18 (north then west and east) and State Route 330 to the west and south down to San Bernardino/Highland. The County's standard conditions of approval require the clearing of vegetation from the 3-acre site to create defensible space that would deter wildfire. Based on past experience with wildfires in the area, the Mountain Region can be successfully evacuated and life preserved, even if structures or property is damaged. Given the type of project proposed—a multi-use synagogue worship building and outdoor seating area—exposure to wildfire would have a limited potential to substantially damage the site. As a result, and due to the availability of and access to emergency routes, the potential for loss of life and structures is considered to be a less than significant impact and no mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. HYDROLOGY AND WATER QUALITY:</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on-site or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) 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?; or,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**X. HYDROLOGY AND WATER QUALITY**

**SUBSTANTIATION:** The following information utilized in this section was obtained from the technical studies entitled “Hydrology Report and Calculations for the Proposed Dovid Oved Retreat Center”, (Hydrology Study) prepared by Transtech Engineers, Inc. dated June 6, 2022 and “Water Quality Management Plan for Planned Synagogue, Dovid Oved Retreat Center (WQMP), prepared by Transtech Engineers, Inc. dated March 8, 2022. The Hydrology Study is provided as Appendix 6a. The WQMP is provided as Appendix 6b. .

Existing Hydrological Conditions

This drainage study provided as Appendix 5 includes runoff analysis of the watershed covering the whole of the proposed WCTR and Camp Center Synagogue Building Project site. The watershed is Plunge Creek which consists of largely undeveloped forested mountainous terrain with fair coverage that first flows into Fredalba Creek to the south then eventually flows into the Santa Ana River (Reach 2, Prado Dam) approximately 9 miles to the southwest in the City of San Bernadino.

Area runoff currently flows west and south away from the artificial ridgeline created by Highway 18 to the north outside of the project area. The Hydrology Report indicates the site has three small subareas referred to as Drainage Areas (DA 1 through DA 3). The existing flow characteristics are primarily sheet flow, with rivulets and flowlines beginning to develop. The site is currently vacant and consists of 100% permeable surfaces.

### Proposed Hydrological Conditions

The proposed project would include drainage structures to convey the runoff to natural flowlines, or to flow dissipation structures (refer to Figure X-1, which depicts the proposed hydrological conditions). The WQMP recommends several bioretention/water quality basins and each basin would have an infiltration trench associated with their outlet to accommodate the expected increased runoff from the developed site..

### Impact Analysis

- a) *Less Than Significant With Mitigation Incorporated* – The proposed project is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). The project site contains features similar to the surrounding area with somewhat sparse Coulter pine forest and limited understory and bare ground present. The project would be supplied with water by the Running Springs Water District (RSWD). Water is supplied to customers by pumping local groundwater and importing water to meet customer demand. Much of the mountain community, including the Hilltop Communities subarea, have large lot development supported by septic systems, including Running Springs. The 2022 RSWD “Annual Drinking Water Consumer Confidence Report”<sup>5</sup> indicates there are voluntary outdoor irrigation limits still in place to help conserve water. In addition, the report demonstrates that local drinking water meets all applicable state and federal drinking water standards for the two dozen pollutants regularly monitored for which there are established standards. For rural mountain areas, the three main sources of potential violations of water quality standards or waste discharge requirements are from leaching of wastewater from septic systems, stormwater runoff, and accidental spills.

The project WQMP recommends bioretention/water quality basins with infiltration pipes to accommodate the anticipated runoff and water quality needs from the developed site, The WQMP proposes three basins each with their own underground (gravel) storage area. Two of the basins are in DMA 1 (in the northwest corner of the site) and one basin is in DMA 2 (in the west-central portion of the site). The third Drainage Area (DA 3) would remain in its present condition with no improvements so runoff from this portion of the site would not increase and would continue to surface flow offsite to the north. The characteristics of the DMA basins are shown in Table X-1, Water Quality Basins. The project site currently has a pre-development runoff volume of 11,527 cubic feet (CF) and the project would increase that runoff by 17.4% to 13,529 CF. The two basins would accommodate the anticipated increase in onsite runoff so there would be no offsite downstream increase in runoff volume during major storm events.

All three of the basins would accommodate 3,947.5 cubic feet compared to a Design Capture Volume (DCV) of 3,087 cubic feet for the entire site. The basins would therefore detain almost 28% more water than estimated by the WQMP or Hydrology Study. Therefore, the project design would prevent offsite downstream water quality impacts.

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<sup>5</sup>Running Springs Water District 2022 Annual Drinking Water Consumer Confidence Report (CCR), <https://static1.squarespace.com/static/622be195eea5cc4b83a8fc56/t/6446b603ec9d64259ff0569d/1682355716386/2022+RSWD+CCR+FINAL.pdf> (accessed 08-16-23)

**Table X-1  
 WATER QUALITY BASINS**

Characteristic	Drainage Management Areas		
	1	2	3
Size (SF)	21,344	23,740	NA
Size (acres)	0.49	0.55	NA
Target Capture Volume (TCV) (cubic feet)	1,789	2,282	NA
Peak Flow (cubic feet per second)			
Pre-Development	0.83	1.20	NA
Post-Development	0.98	1.34	NA

Source: Tables 4.2-1 through 4.2-5, WQMP 2022 NA – no basin proposed for DMA 3

San Bernardino County implements National Pollutant Discharge Elimination System (NPDES) requirements for surface discharge for all qualified projects. The project site is greater than one acre in size, therefore, it is required to obtain coverage under an NPDES permit. To address stormwater and accidental spills within this environment, any new project must ensure that site development implements a Storm Water Pollution Prevention Plan (SWPPP) to control potential sources of water pollution that could violate any standards or discharge requirements during construction. Also, a WQMP must be prepared and implemented to ensure that project-related surface runoff meets discharge requirements over the long term. The SWPPP would specify the BMPs that the project would be required to implement during construction activities to ensure that all potential pollutants of concern are controlled, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property as stormwater runoff. Compliance with the terms and conditions of the NPDES and the SWPPP is mandatory and is judged adequate mitigation by the regulatory agencies for potential impacts to stormwater during construction activities. Implementation of the following mitigation measure is also considered adequate to reduce potential impacts to stormwater runoff to a less than significant level.

**HYD-1 SWPPP. The County shall require that the construction contractor prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will prevent all construction pollutants from contacting stormwater and with the intent of keeping all products of erosion from moving offsite into receiving waters. The SWPPP shall include a Spill Prevention and Cleanup Plan that identifies the methods of containing, cleanup, transport and proper disposal of hazardous chemicals or materials released during construction activities that are compatible with applicable laws and regulations. BMPs to be implemented in the SWPPP may include but not be limited to:**

- **The use of silt fences;**
- **The use of temporary stormwater desilting or retention basins;**
- **The use of water bars to reduce the velocity of stormwater runoff;**
- **The use of wheel washers on construction equipment leaving the site;**
- **The washing of silt from public roads at the access point to the site to prevent the tracking of silt and other pollutants from the site onto public roads;**
- **The storage of excavated material shall be kept to the minimum necessary to efficiently perform the construction activities required. Excavated or stockpiled material shall not be stored in water courses or other areas subject to the flow of surface water; and**
- **Where feasible, stockpiled material shall be covered with waterproof material during rain events to control erosion of soil from the stockpiles.**

With implementation of these mandatory Plans and their BMPs, as well as MMs **HAZ-1** and **HYD-1** above, the development of the proposed project would not cause any violation of any water quality standards or waste discharge. Impacts would be less than significant with the recommended mitigation.

- b) *Less Than Significant Impact* – The project does not propose the installation of any water wells that would directly extract groundwater and the change in pervious surfaces to impervious surfaces would be minimal because the site itself would consist of a large amount of pervious services. The project is located in the southern portion of the community of Running Springs which lies in the northeastern portion of the Santa Ana River Watershed. Domestic water is supplied to the Running Springs area by the Running Springs Water District (RSWD) which encompasses approximately 2,688 acres (4.1 square miles) and manages 13 reservoirs which have capacities ranging from 650 gallons to 1.0 million gallons (MG) which can store a total of 2.7 MG. Elevations within the RSWD boundaries range from 5,536 feet amsl to 6,450 feet amsl. The project site is at an average elevation of 6,200 feet amsl and is located in the southernmost portion of the RCSD service area. The RSWD maintains 14 booster pump stations that lift water to upper zones to replenish water storage tanks and to supply demand.

The RSWD obtains much of its water supplies from precipitation and local groundwater but in recent years it has been importing surface water supplies from two other nearby agencies, the Crestline Lake Arrowhead Water Agency (CLAWA) and the Arrowbear Park County Water District (APCWD). Per State law, the RSWD has prepared a 2020 Urban Water Management Plan (UWMP) to demonstrate how it would provide sufficient water supplies to its expected customers over the next 25 years (through 2045). During the past decade the RSWD’s groundwater capacity has varied due to varying drought and wet conditions so it plans to continue importing water from CLAWA and APCWD to help meet future demand. In 2020, RSWD’s groundwater supply from all “fractured rock” sources (i.e., no single basin) was 315 acre-feet (AF) which equals roughly 102.7 million gallons while it purchased another 131 AF from the two neighboring districts. RSWD assumes that 63% of its projected demand can be met with groundwater supplies and the remainder would be purchased from CLAWA and APCWD. The RSWD existing and projected water supplies are shown in Table X-2, RSWD Water Supplies (AFY). The 2020 UWMP concludes RSWD would be able to supply 100% of its projected demands. The UWMP states the RSWD does not plan to use surface water/stormwater, recycled wastewater from its own treatment plant, or desalinated water but would drill additional groundwater wells in the future to augment its potable supplies (pages 6-4 and 6-8, UWMP).

**Table X-2**  
**RSWD WATER SUPPLIES (AFY)**

Water Supply	Average <sup>1</sup>	2020	2025	2030	2035	2040	2045
Local Groundwater	264	315	268	268	268	268	268
Purchased or Imported <sup>2</sup>	181	131	156	156	156	156	156
<b>Total</b>	<b>445</b>	<b>446</b>	<b>424</b>	<b>424</b>	<b>424</b>	<b>424</b>	<b>424</b>

Source: Tables 6-3 and 6-4, 2020 UWMP, RSWD; AFY = acre-feet per year (1 AF = 326,000 gallons)

<sup>1</sup> averaged from 2011 to 2020

<sup>2</sup> from CLAWA and APCWD

The UWMP also includes an analysis of potential water use during three “reduced service” scenarios - normal year, single dry year, and five consecutive year drought conditions. The UWMP demonstrate that the RSWD would be able to provide adequate water service under all three reduced service scenarios. The UWMP also indicated that historical demand in RSWD has never exceeded its available supply.

It should be noted the water demand estimated in the UWMP is based on the adopted land uses of the Countywide Plan for Running Springs. The project site is designated as Hilltop/Resource

Conservation (HT/RC) and the proposed project is consistent with that land use designation. Therefore, the project is consistent with the water supply information in and conclusions of the UWMP. The project would also comply with water conservation design guidelines in the California Green Building Code and County drought response programs. With regulatory compliance of these water conservation practices, as monitored by the RSWD, the project would have less than significant impacts relative to groundwater supply and no mitigation measures are required.

c) i. Result in substantial erosion or siltation on-site or offsite?

*Less Than Significant Impact* – The project site conditions are similar to those in the surrounding area (i.e., somewhat sparse Coulter pine forest under disturbed conditions). As outlined in Threshold X(a) above, the Hydrology Study and the WQMP demonstrate that the proposed project would not significantly alter the volume of flows downstream of the project site, and would not be anticipated to change the amount of surface water in any water body in an amount that could initiate a new cycle of erosion or sedimentation downstream of the project site. The proposed project would continue to drain from east to west, and the Hydrology Study provided as Appendix 6a indicates that the proposed project would include drainage structures to convey the runoff along natural flowlines, or to flow dissipation structures (refer to Figure X-1 which depict the proposed hydrological conditions). In that regard, the WQMP recommends two bioretention/water quality basins with below grade infiltration trenches to temporarily store water during storm events and infiltrate it back into the ground. The proposed project would develop a multi-use synagogue building which would result in a minor increase in peak flowrate. The Hydrology Study and WQMP demonstrate that onsite flows would be collected and conveyed in a controlled manner such that runoff would be collected and allowed to infiltrate on site. This system would be designed to capture the peak 100-year flow runoff from the project site or otherwise be detained on site and discharged in conformance with County requirements. The downstream drainage system would not need to be altered and given the control of future surface runoff from the project site, the potential for downstream erosion or sedimentation would be controlled to a less than significant impact level and no mitigation is required.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?

*Less Than Significant Impact* – The proposed project would alter the existing drainage courses or patterns onsite but would maintain the existing offsite downstream drainage system through control of future discharges from the site. The onsite drainage system would capture any incremental increase in runoff from the project site associated with project development. On site flows within the new development would be collected and conveyed in a controlled manner such that runoff would be collected and allowed to infiltrate on site through the provision of subsurface storm drains and a new proposed collection basin, as described in the Hydrology Study provided as Appendix 6a. The development of these drainage improvements would conform to County of San Bernardino requirements and would prevent flooding onsite or offsite from occurring. Furthermore, the proposed project is required to prepare and implement a WQMP (see Appendix 6b) which would specify specific measures to manage runoff and stormwater onsite. Thus, the implementation of onsite drainage improvements and compliance with the measures developed in the WQMP and the applicable County of San Bernardino requirements, stormwater runoff would not substantially increase the rate or volume of runoff in a manner that would result in substantial flooding on- or off-site. Impacts under this issue are considered less than significant with no mitigation required.

iii. 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?

*Less Than Significant With Mitigation Incorporated* – The proposed project would alter the site such that stormwater runoff within the site would be increased, but would maintain the existing off-site downstream drainage system through control of future discharges from the site to be equivalent to the current conditions. This would prevent the project from exceeding the capacity of existing or planned stormwater drainage systems and from providing substantial additional sources of polluted

runoff. The development of the project site collects and conveys on site flows in a controlled manner such that runoff would be collected and allowed to infiltrate onsite through the provision of two collection basins, as shown in the Project Plans (Appendix 1) and described in the WQMP provided as Appendix 6b. The development of these drainage improvements would be designed to prevent runoff from leaving the project site or otherwise pretreat the runoff before leaving the site to meet County of San Bernardino requirements. Varying amounts of urban pollutants, such as motor oil, antifreeze, gasoline, pesticides, detergents, trash, animal wastes, and fertilizers, could be introduced into downstream stormwater within the watershed. However, the proposed project is not anticipated to generate discharges that would require pollution controls beyond those already incorporated into the project design and/or required by the County as standard conditions of approval (COAs) to meet water quality management requirements from the RWQCB. As such, the project is not anticipated to result in a significant adverse impact to water quality or flows downstream of the project with implementation of mitigation outlined below.

The County has adopted stringent best management practices designed to control discharge of non-point source pollution that could result in a significant adverse impact to surface water quality. Although BMPs are mandatory for the project to comply with established pollutant discharge requirements, the following mitigation measure is designed to establish a performance standard to ensure that the degree of water quality control is adequate to ensure the project does not contribute significantly to downstream water quality degradation.

**HYD-2 *Stormwater Management.* The project proponent would select best management practices from the range of practices identified by the County and reduce future non-point source pollution in surface water runoff discharges from the site to the maximum extent practicable, both during construction and following development. The Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) shall be submitted to the County for review and approval prior to ground disturbance and the identified BMPs installed in accordance with schedules contained in these documents.**

Compliance would also be ensured through fulfilling the requirements of a SWPPP and WQMP monitored by the County and the RWQCB, and through the implementation of mitigation measure **HAZ-1**, which would ensure that discharge of polluted material does not occur or is remediated in the event of an accidental spill. The SWPPP must incorporate the BMPs that meet the performance standard established in **HYD-1** for both construction and operation stages of the project. Thus, the implementation of onsite drainage improvements and applicable requirements would ensure that that drainage and stormwater would not create or contribute runoff that would exceed the capacity of existing or planned offsite stormwater drainage systems or provide substantial additional sources of polluted runoff. With the indicated mitigation, the project's impacts under this issue would be reduced to less than significant levels.

iv. Impede or redirect flood flows?

*Less Than Significant Impact* – As shown on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) #06071C8000H dated 8-28-2008, the project site is located within Zone D which represents areas of undetermined flood hazard. Furthermore, according to the San Bernardino Countywide Plan Flood Hazards Map (Figure X-2), the proposed project is not located within a flood hazard zone. As such, development of this site is not anticipated to redirect or impede flood flow at the project site, particularly given that surface flows would be conveyed and captured by subsurface storm drains and the new proposed collection basins to prevent runoff from leaving the project site or otherwise pretreat the runoff before leaving the site to meet County of San Bernardino Requirements, which would prevent flooding onsite or offsite from occurring. Therefore, impacts under this issue are considered less than significant and no mitigation is required.

- d) *Less Than Significant Impact* – As stated under issue X(c[iv]), the proposed project is located in an area with no known flood hazard, as mapped by the County and by FEMA. The proposed project is

not located in proximity to any of the large lakes in the Mountain Region. The proposed project is also not located close downstream of any large above-ground water storage tanks that might fail and result in flooding downstream of the project site. The proposed project is not located near a lake or water impoundment such that a seiche could impact the project site. In addition, the site is removed from the ocean by both elevation and a distance of over 50 miles. Therefore, given that the proposed project is not located within a flood hazard, tsunami, or seiche zone, there is a less than significant potential for release of pollutants due to project inundation. No mitigation is required.

- e) *Less Than Significant Impact* – The proposed project is not located within a delineated groundwater basin, and as such, it has no designated priority under the Sustainable Groundwater Management Act (SGMA). The SGMA empowers local agencies to form Groundwater Sustainability Agencies (GSAs) to manage basins and requires GSAs to adopt Groundwater Sustainability Plans (GSPs) for crucial groundwater basins in California. The SGMA “requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans. For critically over-drafted basins, that would be 2040. For the remaining high and medium priority basins, 2042 is the deadline.” Given that the project is not located within a priority basin, but water supply is managed by the Running Springs Water District, which obtains its groundwater supply from all “fractured rock” sources (i.e., no single basin), no conflict or obstruction of a water quality control plan or sustainable groundwater management plan is anticipated from development of the proposed project. Therefore, the project would not conflict with a sustainable groundwater management plan. Historical water consumption data indicates the proposed project’s water demand is considered minimal and the project is consistent with the RSWD UWMP. By controlling water quality during construction and operations through implementation of both short- (SWPPP) and long- (WQMP) term best management practices at the site, no potential for conflict or obstruction of the RWQCB’s water quality control plan has been identified. Impacts would be less than significant and no mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. LAND USE AND PLANNING:</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XI. LAND USE AND PLANNING**

**SUBSTANTIATION:** Countywide Plan/Policy Plan 2020

- a) *No Impact* – Refer to the aerial photos provided as Figures 1 and 2, which depict the project’s regional and site-specific location. The project site would be constructed on a site zoned for Hilltop – Resource Conservation (HT-RC). Land to the south and east has the same zoning, while land to the north and west is zoned Hilltop/Special Development Residential (HT/SD-RES) and Hilltop/Special Development/Single Residential-one-acre minimum lot size (HT/RS-1). The development of the proposed multi-use synagogue building on this site would be consistent with the surrounding rural residential and camp-related uses, including the surrounding land use designations and zoning classifications. Placement of the new multi-use building would not hinder existing residents and visitors from moving through the area on local roadways and trails. Consequently, the development of the project site with the proposed use would not divide any established community. Therefore, no significant impacts under this issue are anticipated and no mitigation is required.
- b) *Less Than Significant With Mitigation Incorporated* – The proposed project would develop a multi-use synagogue building on a vacant site containing trees and other native forest vegetation. The project site is located within the Hilltop – Resource Conservation (HT-RC) land use designation and is surrounded by low density residential and conservation uses. The County’s recently approved Countywide Plan lists the following Goals and Policies under the Land Use Element:
- Goal LU-2 Land Use Mix and Compatibility: An arrangement of land uses that balances the lifestyle of existing residents, the needs of future generations, opportunities for commercial and industrial development, and the value of the natural environment.
    - Applicable policies:
      - Policy LU-2.1: Compatibility with existing uses
      - Policy LU-2.3: Compatibility with natural environment
      - Policy LU-2.4: Land Use Map consistency
      - Policy LU-2.5: Hillside preservation
      - Policy LU-2.6: Coordination with adjacent entities
      - Policy LU-2.8: Rural lifestyle in the Mountain/Desert regions
  - Goal LU-4 Community Design: Preservation and enhancement of unique community identities and their relationship with the natural environment.
    - Applicable policies:
      - Policy LU-4.1: Context-sensitive design in the Mountain/Desert regions
      - Policy LU-4.2: Fire-adapted communities
      - Policy LU-4.3: Native or drought-tolerant landscaping
      - Policy LU-4.4: Natural topography in the Mountain region
      - Policy LU-4.5: Community identity
      - Policy LU-4.7: Dark skies

The proposed project would be consistent with the above goals and policies as documented in other appropriate sections of this document (e.g., dark skies in Section I, Aesthetics). A review of all other

General Plan Goals (Housing Element, Infrastructure & Utilities Element, Transportation & Mobility Element, Natural Resources Element, Renewable Energy & Conservation Element, Cultural Resources Element, Hazards Element, Personal & Property Protection Element, Economic Development Element, and Health & Wellness Element) indicates that the proposed multi-use synagogue building project, as part of a larger camp facility, is consistent with all applicable Goals, often with mitigation, as demonstrated by the findings in the pertinent sections of this Initial Study. The proposed project can be implemented without significant effects on the circulation system; all infrastructure exists at or can be extended to the site to support the proposed project; it can meet the requirements set forth in the Natural Resources Element pertaining to regional parks; it will not generate significant air emissions or GHG emissions; it will meet noise design requirements with mitigation; it can meet all Safety Element requirements; and it implements the Health and Wellness Element objectives and goals. Therefore, the implementation of this project at this site will be consistent with surrounding land uses, and current use of the site.

Additionally, as discussed in the Section II, Agricultural and Forestry Resources, CAL FIRE designates sites containing trees/timberland resources as being “timberland use.” CAL FIRE stipulates that when a project would convert timberland to a use other than growing timber a TCP is required [PRC 4621(a)]; however, the proposed project would disturb less than 3 acres, and therefore is subject to an exemption from the TCP. Therefore, as stipulated in MM **AFR-1**, implementation of MM **AFR-1** would ensure that the proposed project would meet CAL FIRE requirements pertaining to timberland conversion. Compliance with CAL FIRE through the development of a TCP and THP is considered adequate to minimize impacts from conversion of timberland to a different use. Therefore, through the implementation of mitigation, the proposed project would have a less than significant potential to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No further mitigation is required.

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

**XII. MINERAL RESOURCES**

**SUBSTANTIATION:** (Check  if project is located within the Mineral Resource Zone Overlay).  
 Countywide Plan/Policy Plan 2020

- a) *No Impact* – The proposed project is located on an undeveloped site containing native vegetation, including Coulter pine forest and supporting sparse groundcover with native and ruderal (weedy) species. The mountain communities are underlain by granitic materials, and surface soils are primarily decomposed granite. However, the Running Springs area, including the project site, does not contain any known or designated important minerals resources. Furthermore, the San Bernardino Countywide Plan Mineral Resource Zones Map (Figure XII-1), indicates that the proposed project is not located within an area containing designated mineral resources. Therefore, the development of the site is not anticipated to 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 impacts are anticipated and no mitigation is required.
  
- b) *No Impact* – The proposed multi-use synagogue building project would not result in a significant impact under any of the Initial Study Checklist Topics, provided mitigation measures are implemented. As stated above, the proposed project site does not contain any known mineral resources delineated by the San Bernardino Countywide Plan Mineral Resource Zones Map (Figure XII-1), and is currently vacant containing trees and other native vegetation. As such, the development of the proposed synagogue project at the proposed site would not result in the loss of any available locally important resource recovery site delineated on a local general plan, specific plan or other land use plan, as no such delineations of this site are known. No impacts under this issue are anticipated and no mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. NOISE:</b> Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of a project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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"/>

### **XIII. NOISE**

**SUBSTANTIATION:** (Check if project is located in the Noise Hazard Overlay District  or is subject to severe noise levels according to the General Plan Noise Element ). Countywide Plan/Policy Plan 2020; San Bernardino County Development Code 2007 (amended 2019).

#### Background

Noise is generally described as unwanted sound. The proposed synagogue project would develop a single multi-use synagogue building on a 3-acre site. The proposed project is located adjacent to rural mountain uses including other campground facilities and large lot residences, in all directions. The background noise in the general area is minimal, consistent with rural mountainous communities. Background traffic noise is documented on the San Bernardino Countywide Plan Noise Contour provided as Figure XIII-1. As such, traffic noise in this area is minimal since Highway 18 is over one half-mile north of the site and due to the amount of intervening vegetation that screens roadway noise.

The unit of sound pressure ratio to the faintest sound detectable to a person with normal hearing is called a decibel (dB). Sound or noise can vary in intensity by over one million times within the range of human hearing. A logarithmic loudness scale, similar to the Richter scale for earthquake magnitude, is therefore used to keep sound intensity numbers at a convenient and manageable level. The human ear is not equally sensitive to all sound frequencies within the entire spectrum. Noise levels at maximum human sensitivity from around 500 to 2,000 cycles per second are factored more heavily into sound descriptions in a process called "A-weighting," written as "dBA."

Leq is a time-averaged sound level; a single-number value that expresses the time-varying sound level for the specified period as though it were a constant sound level with the same total sound energy as the time-varying level. Its unit of measure is the decibel (dB). The most common averaging period for Leq is hourly.

Because community receptors are more sensitive to unwanted noise intrusion during more sensitive evening and nighttime hours, state law requires that an artificial dBA (A-weighted decibel) increment be added to quiet time noise levels. The State of California has established guidelines for acceptable community noise levels that are based on the Community Noise Equivalent Level (CNEL) rating scale (a 24-hour integrated noise measurement scale). The guidelines rank noise land use compatibility in terms of "normally acceptable," "conditionally acceptable," and "clearly unacceptable" noise levels for various land use types. The State Guidelines, Land Use Compatibility for Community Noise Exposure, single-family homes are "normally acceptable" in exterior noise environments up to 60 dB CNEL and "conditionally

acceptable" up to 70 dB CNEL based on this scale. Multiple family residential uses are "normally acceptable" up to 65 dB CNEL and "conditionally acceptable" up to 70 CNEL. Schools, libraries and churches are "normally acceptable" up to 70 dB CNEL, as are office buildings and business, commercial and professional uses with some structural noise attenuation.

Impact Analysis

- a) *Less Than Significant With Mitigation Incorporated* – As stated under background noise above, the proposed project site is located in a minimal to moderate background noise environment. This is because the project site is surrounded by low intensity rural mountain community uses including campgrounds and large lot residences. As previously stated, traffic noise in this area is minimal because Highway 18 is over one half-mile north of the site and they are separated by a large amount of forested vegetation that screens roadway noise from sensitive uses to the south around the project site.

Short Term Construction Noise

Short-term construction noise impacts associated with the proposed project would occur in phases as the project site is developed. Table XIII-1, Typical Construction Noise Levels, shows the estimated noise levels for the various types of construction equipment that would be used on the project site.

**Table XIII-1  
 TYPICAL CONSTRUCTION NOISE LEVELS**

Construction Phase	Type of Equipment	Noise Levels (dBA) at 50 feet
Grading	Compactors (Rollers)	73-76
	Front Loaders	73-84
	Backhoes	73-92
	Trucks	81-94
Material Handling	Concrete Mixer	71-87
Stationary Equipment	Generators	71-83
	Compressors	75-86
Other Equipment	Vibrators	68-82
	Saws	71-82

Source: Referenced Noise Levels from the Environmental Protection Agency (EPA)

The earth-moving sources are the noisiest type of equipment typically ranging from 82 to 85 dB at 50 feet from the source. Temporary construction noise is exempt from the County Noise Performance Standards between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays. The proposed project would be constructed in compliance with the County’s Noise Performance Standards, and therefore construction of the project would be less than significant. However, to minimize the noise generated on the site to the extent feasible, the following MMs **NOI-1 through NOI-7** shall be implemented:

**NOI-1** *Mufflers.* **All construction vehicles and fixed or mobile equipment shall be equipped with operating and maintained mufflers or silencers. Enforcement will be accomplished by random field inspections by the County.**

**NOI-2** *Hearing Protection.* **All employees that will be exposed to noise levels greater than 75 dB over an 8-hour period shall be provided with adequate hearing**

**protection devices to ensure no hearing damage will result from construction activities.**

**NOI-3 Time Limits. No construction activities shall occur during the hours of 7 PM through 7 AM, Monday through Saturday; at no time shall construction activities occur on Sundays or holidays, unless a declared emergency exists.**

**NOI-4 Equipment Idling. Equipment not in use for five minutes shall be shut off.**

**NOI-5 Secure Loads. Equipment shall be maintained and operated such that loads are secured from rattling or banging.**

**NOI-6 Worker Training. Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment.**

**NOI-7 Staging Areas. Construction staging areas shall be located as far from adjacent sensitive receptor locations as possible, for example toward the northern boundary of the site.**

Through compliance with the above recommended mitigation measures, in addition to regulatory compliance, construction noise impacts of the project on surrounding uses would be reduced to less than significant levels.

#### Long-Term Operational Noise

The long-term or permanent change in noise from the project would consist of transitioning camp gatherings from use of the project site for outdoor gatherings to indoor or covered/developed outdoor spaces. No additional trips would be associated with full operation and activities of the synagogue building over the long term because the proposed synagogue building would not enable a greater number of visitors to the site than that which is allowed at present. Noise would continue to be generated by the camp use, including by visitors and by workers who maintain the landscaping and building associated with the project. However, the intent of the proposed project is to move some of the outdoor gatherings that currently take place in the outdoor prayer area indoors to the new synagogue building, which is anticipated to remove some of the sources of noise that are generated by the existing WCTR activities. The County noise standards for mountain residences are 45 and 60 for interior and exterior, respectively.

The proposed project is located at the southeast corner of Pine Manor Lane and Cedu Road in the southern end of the Running Springs community, about a one half-mile south of Highway 18. The background traffic noise is currently low and anticipated to remain low at General Plan Buildout, as shown on the San Bernardino Countywide Plan Future Noise Contour Map (Figure XIII-2). There would not be any additional trips generated by implementation of the project, and therefore no new permanent sources of noise would occur as a result of operation of the proposed project. In fact, as stated above, by moving some of the noise generating sources indoors, nearby sensitive receptors would be further shielded from the moderate noise generated by the project. As such, it is not anticipated that operational noise or traffic noise would be significant, as it would continue to comply with the County's existing noise regulations. Activities that would occur within facilities must comply with the County Code of Ordinances, and as such must comply with the County's noise standards. Noise Control standards outlined in the County Code of Ordinances and Development Code prohibit the timing of noisy events in the evening. The nearest sensitive receptors are located about 319 feet from the proposed structure to the southeast of the project site, as shown on Figure XIII-3. There are also nearby residences which are located at parcels surrounding the WCTR site to the south, west, north and east, each about 450 to 1,500+ feet from the proposed synagogue structure (refer to Figure XIII-4). Outdoor noise would continue to be generated even under the proposed project, as the proposed synagogue includes a deck with an outdoor gathering component facing the east.

Noise attenuates at a rate of approximately 6 to 7 decibels per doubling of distance, and the building may result in noise generation ranging from approximately 70 dBA to 80 dBA at 50 feet from the source during activities held at the project site. Given the distance from the project site where the structure is located to the nearest sensitive receptor, the noise environment at the nearest resident would be well within the levels deemed acceptable by the County of San Bernardino. However, the Applicant desires to be a "good neighbor" and proposes the following voluntary mitigation measure to ensure that future project activities do not conflict with nearby residential uses:

**NOI-8**     ***Nighttime Hours. The Applicant shall cease night-time outdoor gatherings at the proposed synagogue that generate noise at 10 pm in the evening.***

Additionally, local neighbors have made noise complaints over the years regarding bus traffic, amplified sound systems, and noise from youth recreational activities at the campground/retreat. The proposed project would ultimately contribute to minimizing through moving some of the outdoor group synagogue activities to the proposed indoor synagogue structure.

With implementation of the above mitigation measures, operational noise impacts would be reduced to a level of less than significant, as nearby residences would be protected from excessive noise generation by the proposed synagogue and operational noise from the overall retreat at nearby residences would be reduced.

Conclusion

With implementation of the mitigation measures proposed to address construction noise and ongoing activities described above, the proposed project would have a less than significant potential to result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of a project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Impacts would be less than significant with mitigation for both construction and operation of the proposed Project.

- b) *Less Than Significant Impact* – Vibration is the periodic oscillation of a medium or object. The rumbling sound caused by vibration of room surfaces is called structure borne noises. Sources of groundborne vibrations include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) or human-made causes (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous or transient. Vibration is often described in units of velocity (inches per second) and discussed in decibel (VdB) units in order to compress the range of numbers required to describe vibration. Vibration impacts related to human development are generally associated with activities such as train operations, construction, and heavy truck movements.

The background vibration-velocity level in residential areas (from ongoing activities in a residential area such as cars driving by on a paved road, etc.) is generally 50 VdB, while the groundborne vibration directly adjacent to an industrial facility requiring movement of heavy machinery might be greater. Groundborne vibration is normally perceptible to humans at approximately 65 VdB, while 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible. Construction activity can result in varying degrees of groundborne vibration but is generally associated with pile driving and rock blasting. Other construction equipment—such as air compressors, light trucks, hydraulic loaders, etc.—generate little or no ground vibration. Table XIII-2, Typical Vibration Impacts, shows the kind of vibration impacts that can occur around typical construction sites.

**Table XIII-2  
 TYPICAL VIBRATION IMPACTS**

Construction Activity	Distance to Nearest Structure (feet)	Duration	Calculated Vibration Level PPV (in/sec)	Damage Potential Level	Annoyance Criteria Level
Large Bulldozer	25	Continuous/Frequent	0.089	Extremely fragile historic buildings, ruins, ancient monuments	Distinctly Perceptible
Vibratory Roller	25	Continuous/Frequent	0.210	Historic and old buildings	Strongly Perceptible
Loaded Trucks	25	Continuous/Frequent	0.076	No Impact	Distinctly Perceptible

Source; Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, September 2018

The San Bernardino County Development Code offers guidance on Vibration. San Bernardino County Development Code 83.01.090 provides guidance regarding how vibration should be measured and offers the following Standard:

*Vibration standard. No ground vibration shall be allowed that can be felt without the aid of instruments at or beyond the lot line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to two-tenths (0.2) inches per second measured at or beyond the lot line.*

According to the San Bernardino County Development Code, construction is exempt from vibration regulations during the hours of 7 AM and 7 PM. As such, vibration related to construction activities would be less than significant because the project would limit construction to these hours. Operational vibration is anticipated to be less than significant given that there are no large pieces of heavy machinery that would operate at or near the property line, and sensitive receptors are located more than 300 feet from the construction footprint. Therefore, any vibration generated within the site is not anticipated to be felt beyond the lot line to the east, south, and west. Since the proposed building would be adjacent to Cedu Road, vibration from project construction may be felt along the roadway close to the project site. Therefore, any impacts under this issue are considered less than significant. No mitigation is required.

- c) *No Impact* – The project site is located 9.3 miles northeast of the San Bernardino International Airport and 14.2 miles southwest of the Big Bear Airport. The site is not within either airport’s Comprehensive Land Use Plan.<sup>6</sup> Therefore, construction and operation of the project at this location would not result in any potential airport safety or noise hazards for people attending or working at the project site. The project is also not within two miles of any private airstrip. Given that the proposed project is located outside of the 65 CNEL dBA airport noise contour (as demonstrated by Figure IX-2), the project area has a less than significant potential to expose people residing or working in the project area to excessive noise levels as a result of the site’s proximity to the airport. No mitigation is required.

<sup>6</sup> San Bernardino County Land Use Services, Airport Land Use Compatibility Plans, <https://lus.sbcounty.gov/planning-home/airport-land-use/> (accessed 08-16-23)

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIV. POPULATION AND HOUSING**

**SUBSTANTIATION:** Countywide Plan/Policy Plan 2020; San Bernardino County Development Code 2007, (amended 2019); San Bernardino Countywide Plan EIR

- a) *Less Than Significant Impact* – Implementation of the project will not induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). This project proposes to develop a new multi-use synagogue building on a currently vacant 3-acre site which is part of a larger 83-acre WCTR facility. The provision of new church facilities is not typically considered to be growth inducing, but instead is considered growth accommodating to meet the current demand for such facilities within the community. The proposed project would not require any new employees to operate, as existing roles at the WCTR facility would fulfill the needs of operating the proposed synagogue. The facility would be administered by the staff of the WCTR as part of their normal operations; as such, no new administrative employment positions are anticipated to be required to operate the proposed synagogue building. It is unknown whether any new temporary employees would be drawn from the general area or would bring new temporary or long-term residents to the project area, but it is anticipated that any new employees would reside in the Mountain Region, which is an unincorporated area of San Bernardino County. According to the Countywide Plan, the total population within unincorporated San Bernardino County was 304,300 persons in 2020, or 13.8% of the overall County population of 2,197,400. Additionally, the San Bernardino Countywide Plan EIR indicates that the population of unincorporated San Bernardino County is anticipated to grow to 344,100 by 2040. Given that the Countywide Plan indicates that the planned population within unincorporated San Bernardino is anticipated to grow by 39,800 from the 2020 population identified in the Countywide Plan (304,300), the potential increase in short- or long-term residents is well within the planned population growth within unincorporated San Bernardino County. As such, the County has planned for growth in population beyond that which exists at present and should the project result in a temporary increase in population by 25 persons, the temporary growth in population that could be generated by implementation of the proposed project would be well within the planned growth for the County as indicated by the San Bernardino Countywide Plan EIR. Thus, based on the size and type of project proposed, and the small increment of potential indirect population growth the project may generate, the population generation associated with project implementation would not induce substantial population growth that exceeds either local or regional projections.
- b) *No Impact* – The project site is currently vacant and does not contain residences or other structures. No persons currently reside on the site, and therefore, implementation of the proposed project would not displace substantial numbers of existing housing, or persons necessitating the construction of replacement housing elsewhere. Thus, no impacts would occur and no mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. PUBLIC SERVICES:</b> Will the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**XV. PUBLIC SERVICES**

**SUBSTANTIATION:** Countywide Plan/Policy Plan 2020; San Bernardino County Development Code 2007, (amended 2019).

- a) *Less Than Significant Impact* – The proposed project site is served by the Running Springs Fire Department (RSFD) has a 52 square-mile service area but has mutual aid agreements with the San Bernardino County Fire Department, United States Forest Service, CalFire, and Arrowbear Fire. The RSFD operates two stations within its service area, Station 50 located at 32151 Hunsaker Way and Station 51 located at 31250 Hilltop Boulevard. The closest station to the project site is Station 50 approximately 1.7 driving miles. At an average response speed of 35 miles per hour, the response time from Station 50 to the project site would be a little over 2 minutes. Based on the above information, the proposed project does not pose a significant fire or emergency response hazard, nor is the proposed project forecast to cause a significant demand for fire protection services. The County would require standard conditions to ensure adequate fire flow at the proposed synagogue, and has required standard conditions to ensure adequate fire flow as part of the overall WCTR operations. These requirements are considered adequate measures to prevent any significant impacts under this issue, thus no mitigation is required.
  
- b) *Less Than Significant Impact* – The Unincorporated Community of Running Springs receives police services through the San Bernardino County Sheriff’s Department (SBCSD or Department). The Department enforces local, state, and federal laws; performs investigations and makes arrests; administers emergency medical treatment; and responds to County emergencies. The Sheriff’s Twin Peaks Station covers over 135 square miles of territory, the majority of which is within the San Bernardino National Forest. Its patrol area covers the towns of Crestline, Lake Arrowhead, Running Springs and numerous smaller communities and neighborhoods. The area has nearly 36,000 regular residents but its population can sometimes swell to over 85,000 persons on weekends and holidays. Currently, the Twin Peaks Station has 17 deputies, two detectives, five sergeants, one Lieutenant and one Captain. Additionally, the station has seven professional staff employees. Additionally, accidents on the nearby Highway 18 are handled by the California Highway Patrol. Due to the type of project proposed, it would not introduce any new residents or onsite population into the area. However, it would allow for the construction of a new multi-use synagogue building which would incrementally increase the need for police services as part of the larger campground/retreat facility.

The project site is located within existing Sheriff patrol routes and future calls can be responded to within the identified priority call target response times. The proposed project would not likely incrementally add to the existing demand for police protection services because the proposed synagogue would essentially replace an existing outdoor gathering space with an indoor gathering space with covered/designed outdoor gathering. Thus, the proposed synagogue would not enable a greater number of visitors at the WCTR site during future project operations. Thus, the proposed WCTR Camp Center Synagogue Building Project, as part of the larger 83-acre WCTR facility, is anticipated to create a minimal increased demand for law enforcement protection services based on the size and type of use proposed (i.e., religious building), and the general lack of new activities onsite that would substantially increase demand for such services. As such, the project is not expected to result in any unique or more extensive crime problems that cannot be handled with the existing level of police resources. Therefore, impacts to police protection resources from implementation of the proposed project are considered less than significant; no mitigation measures are required.

- c) *Less Than Significant Impact* – The proposed project could temporarily employ a maximum of 25 persons during construction, with no new permanent employees anticipated. The project is not anticipated to generate any new direct demand for the area schools. The multi-use synagogue building project would be developed approximately 0.5-mile south of Charles Hoffman Elementary School (grades K-6) in Running Springs. As addressed above under issue Population and Housing, XV(a) above, the proposed project does not include any land uses that would substantially induce population growth and would not require a substantial temporary or permanent labor force. The development of a new synagogue building on this site is not anticipated adversely impact local schools in any manner. Thus, the proposed project would not generate a substantial increase in elementary, middle, or high school population. This type of facility would be required to pay applicable school impact fees to offset impacts to area schools. Payment of school fees is considered adequate mitigation for any school impacts under CEQA. As such, project impacts on schools are considered to be less than significant. No mitigation is required.
- d) *Less Than Significant Impact* – The proposed project would develop a new synagogue building to serve the visitors of the WCTR site, who may visit from Los Angeles, Orange, Riverside and San Bernardino Counties. As discussed throughout this Initial Study, the development of these improvements is not anticipated to cause any significant adverse impacts. It is not anticipated that the proposed new multi-use synagogue building project would have a potential to cause a substantial adverse impact to parks or recreational facilities or activities. No nearby parks would be impacted by the proposed project, as there are none in close proximity to the project site. The project will contribute to the County's General Fund through payment of property and sales tax, which is considered sufficient to offset any impacts to parks that result from implementing the project. As such, this would offset the minimal potential for increased demand for park and recreation services within the County that may result from implementation of the proposed project and therefore, the proposed project will have a less than significant impact to parks and recreation facilities. No mitigation is required.
- e) *Less Than Significant Impact* – Other public facilities include library and general municipal services. According to the Countywide Plan, County library services are funded mostly through taxes—mainly property taxes and sales taxes. State, federal, and other government assistance, in addition to library fees, also fund the library. Since the project will not directly induce substantial population growth, it is not forecast that the use of such facilities will increase as a result of the proposed project. Thus, any impacts under this issue are considered less than significant, and no mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. RECREATION:</b>				
a) Will the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**XVI. RECREATION**

**SUBSTANTIATION:**

- a) *No Impact* – As addressed in the discussion under Section XIV, Population and Housing, above, the proposed project does not include a use that would substantially induce population growth. Furthermore, the proposed project consists of developing a new multi-use synagogue building that would be part of a larger existing campground/retreat on 83-acres including the project site. As such, the proposed project would create a need for new recreational facilities, which could otherwise accelerate the physical deterioration of existing nearby facilities that serve the Community. The proposed multi-use synagogue building project intends to meet the needs of visitors of the Mountain Region, and as such by developing a new source of religious facilities within the County, the project would not substantially deteriorate or accelerate deterioration of an existing park facility. Furthermore, the proposed project will contribute to the County’s General Fund through payment of property and sales tax. Given that the proposed project would not induce substantial population growth, and the availability of land for recreational use in the surrounding area, the project is not anticipated to result in a substantial increase in the use of existing park and recreation facilities. Therefore, given the size and nature of the project, it is anticipated that the proposed project has a no adverse impact under this issue. No mitigation is required.
- b) *Less Than Significant Impact* – As discussed under issue XV(d) and issue XVI(a) above, the proposed new multi-use synagogue building project would construct a new religious facility on a 3-acre site in the Community of Running Springs, which is located in the Mountain Region of San Bernardino County. Based on the data and analysis contained in this Initial Study, the proposed synagogue facility, which would contribute to the overall WCTR facility—a recreational facility of sorts serving the greater southern California area—is not anticipated to cause a substantial adverse impact on the environment under any issue. As such, though the proposed project includes the construction of park/recreational facilities, the WCTR Camp Center Synagogue Building Project would have a less than significant potential to have an adverse physical effect on the environment. No mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. TRANSPORTATION:</b> Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XVII. TRANSPORTATION**

**SUBSTANTIATION:** Due to its size and land use type, a formal Trip Generation or Traffic Impact Assessment was not prepared for this project. Countywide Plan/Policy Plan 2020; San Bernardino County Development Code 2007, (amended 2019); San Bernardino Countywide Plan EIR.

- a) *No Impact* – Implementation of the proposed project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The proposed project is located at the southeast corner of Pine Manor Lane and Ceda Road approximately a half-mile south of State Highway 18 in the southern portion of the community of Running Springs. The proposed multi-purpose synagogue building on 3 acres is part of the 100-acre campground/retreat facility. The project site already has existing access as part of the surrounding campground facility.

The new building would generate no new trips. As there are no new trips that would occur as a result of project implementation, the project is not anticipated to require detailed traffic study. This assumption is supported by the fact many campground or retreat participants arrive on a bus which minimizes individual vehicular trips. Peak use of the new synagogue would likely be on Friday and Saturday evenings for regular worship services but special events could be spread throughout a particular week or season. The project would generate construction traffic, which is temporary; during construction, the project is anticipated to generate no more than 50 round truck trips per day, and a maximum of 60 employee roundtrips per day; these trips would be spread throughout the day during construction.

The project site is currently accessible by car and bus. Local residents and visitors of the site walk on the trails onsite or in the surrounding area, but the local roads, including Highway 18 to the north, do not have sidewalks or bicycle lanes. The site would continue to be accessible by these means of transport once the new synagogue building is completed.

“Mountain Transit” (MT), formerly the Mountain Area Regional Transit Authority (MARTA), is the primary public transportation provider on the mountain-top, providing local and off-the-mountain bus service to the Big Bear Valley, Running Springs, Lake Arrowhead, Crestline and San Bernardino. MT operates both fixed route and demand-response services (Dial-A-Ride). MT Route 5 OTH Big Bear runs along Highway 18 between Big Bear and San Bernardino (or “off the hill” via State Route 330) with stops in downtown Running Springs. Additionally, MT Route 4 runs from Running Springs along Route 18 to Lake Arrowhead with stops in downtown Running Springs. The proposed project is located about three-quarter mile away from the nearest bus stop in Running Springs. The proposed project is not anticipated to conflict with transit routes or service.

Based on a review of the circulation in the vicinity of the new synagogue project, that no new traffic that would be generated over the long-term by the proposed project, and only minimal short-term construction traffic would be generated by the project, this project would have no potential to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. No mitigation is required.

- b) *No Impact* – The proposed project would develop a new multi-use synagogue building within the unincorporated Community of Running Springs in the San Bernardino Mountains in San Bernardino County. The Countywide Plan EIR indicates that the County’s VMT threshold is as follows:

*An employment VMT exceeding a level of 4 percent below existing VMT per employee would indicate a significant transportation impact. A VMT/employee above 23.1 would be considered significant.*

This project would not employ any new persons beyond those that presently serve the operation of the WCTR facility. A Given that the project would result in no new employment positions, the project would result in no new vehicle miles travelled. The population within the County is currently 304,300 persons, which equates to 7,029,330 VMT within the whole of unincorporated San Bernardino County. Therefore, the project would not contribute an increase in additional vehicle miles traveled within the County, and is therefore not considered significant within the County of San Bernardino. Furthermore, the proposed synagogue building project is located in an area that connects to alternative modes of transportation, such as sidewalks, planned bike paths, and is located near an existing bus route, making the area in the vicinity of the project accessible to alternative modes of transportation. Therefore, proposed project is not anticipated to result in significant impact related to vehicle miles travelled, and thus would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). No impacts would occur under this issue. No mitigation is required.

- c) *Less Than Significant With Mitigation Incorporated* – The proposed project would occur entirely within the project site boundaries. Large trucks delivering equipment or removing small quantities of excavated dirt or debris can enter the site without major conflicts with the flow of traffic on the roadways used to access the site. Primary access to the site would be provided by the existing campground/retreat entrance on Pine Manor Lane. The project site is located at the southeast corner of Pine Manor Lane and Cedu Road, and these roadways are generally lightly traveled as they serve as the primary access road to the while this southern portion of the Community of Running Springs is primarily served by Blue Bird Drive and Running Springs School Road which enable access at Highway 18. None of these roads have alignment or access issues that might increase hazards due to a geometric design feature or incompatible uses. Access to the site must comply with County design standards and would be reviewed by the County to ensure that inadequate design features or incompatible uses do not occur. Additionally, the proposed project would be required to comply with all applicable fire code and ordinance requirements for construction and access to the site. Emergency response and evacuation procedures would be coordinated with the County, as well as the police and fire departments. Because the proposed project may temporarily impact adjacent roadways, the project may require implementation of a traffic management or control plan, which would ensure adequate circulation within the project area. As such, to mitigate the potential impacts to traffic flow during construction, the following mitigation measures shall be implemented:

**TRAN-1 Traffic Control Plan. The County shall mandate that the Applicant require their contractors prepare a construction traffic control plan. Elements of the plan should include, but are not necessarily limited to, the following:**

- ***Develop circulation and detour plans, if necessary, to minimize impacts to local street circulation. Use haul routes minimizing truck traffic on local roadways to the extent possible.***
- ***To the extent feasible, and as needed to avoid adverse impacts on traffic flow, schedule truck trips outside of peak morning and evening commute hours.***

- **Install traffic control devices as specified in Caltrans' Manual of Traffic Controls for Construction and Maintenance Work Zones where needed to maintain safe driving conditions. Use flaggers and/or signage to safely direct traffic through construction work zones.**
- **For roadways requiring lane closures that would result in a single open lane, maintain alternate one-way traffic flow and utilize flagger-controls.**
- **Coordinate with facility owners or administrators of sensitive land uses such as police and fire stations, hospitals, and schools. Provide advance notification to the facility owner or operator of the timing, location, and duration of construction activities.**

**TRAN-2 Road Repair. The County shall require that all disturbances to public roadways be repaired in a manner that complies with the Standard Specifications for Public Works Construction (green book) or other applicable County of San Bernardino standard design requirements.**

Upon implementation of a construction traffic management plan, any potential increase in hazards due to design features or incompatible use would be considered less than significant in the short term. In the long term, no impacts to any hazards or incompatible uses in existing or planned roadways are anticipated. Operation of the proposed synagogue project would be similar to the surrounding uses, and the design of the project would not create any hazards to surrounding roadways. Thus, any impacts are considered less than significant with implementation of mitigation. No additional mitigation is required.

- d) *Less Than Significant With Mitigation Incorporated* – The proposed project consists of activities that would take place along Pine Manor Lane and Cedu Road within the Community of Sugarloaf within the County of San Bernardino. Vehicles travelling to and from the project site would utilize Blue Bird Drive and Running Springs School Road for access to and from Highway 18 to the north. Primary access to the site would be provided by Pine Manor Lane and no new roads are needed, furthermore, no new driveways are required to enable access to the site, as the only access to the site will be pedestrian and bicycle access, with existing parking surrounding the boundary of the project site. Access to the site is adequate and the nearest emergency response station is located about one half-mile north of the project site at 31250 Hilltop Boulevard, at the Running Springs Fire Department, Station 51. The emergency evacuation route for the site is north to Highway 18 then west to either SR-330 to Highland or by continuing along Highway 18 to San Bernardino. State Highway 18 and State Route 330 have been delineated as such on the San Bernardino Countywide Plan Evacuation Routes Map provided as Figure IX-3. With implementation of mitigation measures **TRAN-1** and **TRAN-2**, adequate emergency access along Highway 18 and SR 330 would be maintained. Thus, because of the lack of adverse impact on local circulation no potential for significant impacts on emergency access are forecast to occur during construction or operation of the proposed project.

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

**XVIII. TRIBAL CULTURAL RESOURCES**

**SUBSTANTIATION:** Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

A Tribal Cultural Resource is defined in the Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1;
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance of the resources to a California American tribe;
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape;
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in

subdivision (h) of Section 21083.2 may also be a tribal resource if it conforms with the criteria of subdivision (a).

- a)j-ii *Less Than Significant With Mitigation Incorporated* – The project site is located within the community of Running Springs which is part of the Mountain Communities of San Bernardino County. On March 29, 2023, a Notice of opportunity to Consult was sent to the following tribes. Twenty-Nine Palms Band of Mission Indians, Colorado River Indian Tribes, Ft Mojave Indian Tribe, Morongo Band of Mission Indians, Yuhaaviatam of San Manuel Nation, Soboba Band of Luiseño Indians. Two tribes responded to the Notice of Consultation: The Yuhaaviatam of San Manuel Nation, and the Morongo Band of Mission Indians. Additionally, as part of the AB 52 consultation process, the County received a response from the YSMN requesting the additional archaeological monitoring and testing as mitigation in addition to MMs **TCR-1** through **TCR-3** identified below. In September of 2023, as part of the AB 52 consultation process, the Morongo Band of Mission Indians requested that several mitigation measures be implemented under this project to minimize the impacts to tribal cultural resources important to the Morongo Band; these are MMs **TCR-4** through **TCR-11**.

**TCR-1 Treatment of Cultural Resources**

*If a pre-contact cultural resource is discovered during archaeological presence/absence testing, the discovery shall be properly recorded and then reburied in situ. The archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN), the archaeologist/applicant, and the Lead Agency shall confer regarding the research design and any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the archaeological significance of the resource, its potential as a Tribal Cultural Resource (TCR), avoidance (or other appropriate treatment) of the discovered resource, and the potential need for construction monitoring during project implementation. Should any significant resource and/or TCR not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site. YSMN prefers that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloging and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location and shall include measures and provisions to protect the reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, etc.).*

*Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can*

**accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for the permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.**

**The archaeologist shall prepare all draft records/reports containing the significance and treatment findings and data recovery results and submit them to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.**

**TCR-2 Tribal Monitoring**

**Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribes, Tribal monitors shall be present for all ground-disturbing activities that occur within the proposed project area (which includes but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal, and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each workday to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation (“Cultural Resources” and “Tribal Cultural Resources”) shall be completed by the archaeologist, as detailed within CU--1 and submitted to the Lead Agency for dissemination to the San Manuel Band of Mission Indians Cultural Resources Department (YSMN). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.**

**TCR-3 Inadvertent Discoveries of Human Remains/Funerary Objects**

**In the event that any human remains are discovered within the project area, ground-disturbing activities shall be suspended 100 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately who shall notify YSMN, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98.**

**Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD, in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties.**

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

- TCR-4 Native American Treatment Agreement Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The Tribal Monitor shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources.**
- TCR-5 Retention of Archaeologist Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.**
- TCR-6 Cultural Resource Management Plan Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the consulting Tribe[s] and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the project schedule.**

**TCR-7 Pre-Grade Meeting** *The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.*

**TCR-8 On-site Monitoring** *During all ground-disturbing activities the qualified archaeologist and the Native American monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.*

**TCR-9 Inadvertent Discovery of Cultural Resources** *In the event that previously unidentified cultural resources are unearthed during construction, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert and/or temporarily halt ground- disturbance operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.*

*If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find, so that the find can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and consulting Tribe[s] of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the consulting Tribe[s], and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Native American monitor[s] and be submitted to the Lead Agency for review and approval. Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:*

- A. Full avoidance.*
- B. If avoidance is not feasible, Preservation in place.*
- C. If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.*
- D. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (CFR 79.1)*

**TCR-10: Inadvertent Discovery of Human Remains** *The Morongo Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].*

- A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work*

***in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.***

- B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.***
- C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98.***
- D. If the Morongo Band of Mission Indians has been named the Most Likely Descendant (MLD), the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the City Planning Department.***

***TCR-11: FINAL REPORT: The final report[s] created as a part of the project (AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribe[s] for review and comment. After approval of all parties, the final reports are to be submitted to the Eastern Information Center, and the Consulting Tribe[s].***

Therefore, with implementation of MM **CUL-2**, in addition to the tribal cultural resource mitigation measures identified above, the project has a less than significant potential to cause a substantial change in the significance of tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to the California Native American tribe and that is either **a)** Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or **b)** A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIX. UTILITIES AND SERVICE SYSTEMS:</b> Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**XIX. UTILITIES AND SERVICE SYSTEMS**

**SUBSTANTIATION:**

- a) Water  
*Less Than Significant Impact* – Domestic water is supplied to the Running Springs area by the RSWD. According to the Project Plans, there is already domestic water service to the 100-acre campground/retreat property within which the project site is located. The new synagogue building would be served by an existing water line in Cedu Road just north of the site. The project would connect to this existing line for water service. The RSWD obtains much of its water supplies from precipitation and local groundwater but in recent years it has been importing surface water supplies from two other nearby agencies, CLAWA and APCWD. Per State law, the RSWD has prepared a 2020 UWMP to demonstrate how it would provide sufficient water supplies to its expected customers over the next 25 years (through 2045). As previously stated under Issue X, Hydrology and Water Quality, the RSWD’s 2020 UWMP identifies sufficient water resources to meet demand in its service area. The anticipated demand of water supply within RSWD’s retail service area is anticipated to be greater than the demand for water in the future. The water demand estimated in the UWMP is based on the adopted land uses of the Countywide Plan for Running Springs. The project site is designated as Hilltop/Resource Conservation (HT/RC) and the proposed project is consistent with that land use designation. Therefore, the project is consistent with the water supply information in and conclusions of the UWMP, which indicates that RSWD has available capacity to serve the proposed project. Therefore, development of the WCTR Camp Center Synagogue Building Project would not result in a significant environmental effect related to the relocation or construction of new or expanded water facilities. Impacts are less than significant.

#### Wastewater

*Less Than Significant Impact* – Wastewater from the 83-acre WCTR facility within which the project site will be located is treated by a package sewer treatment plant maintained by the owners of the WCTR facility. Wastewater from the new project building would also be treated by this system. As this is an existing facility with capacity to serve the proposed synagogue, the project installation of laterals to connect to the existing package sewer treatment plant is not anticipated to cause a significant impact. Therefore, development of the proposed project would not result in a significant environmental effect related to the relocation or construction of new or expanded wastewater facilities. Impacts are less than significant.

#### Stormwater

*Less Than Significant Impact* – The surface water runoff from the project site would be managed in accordance with the approved SWPPP and WQMP, as discussed in the Hydrology and Water Quality Section (Section X) of this Initial Study. The onsite drainage system would capture the incremental increase in runoff from the project site associated with project development. The development of the project would require onsite stormwater management by constructing three new retention/infiltration basins, one in the northwest corner of the site and the other two in the west-central portion of the site. A new storm water collection system would convey the increased runoff to the two detention basins to prevent runoff during storm events from leaving the project site. Therefore, surface water would be adequately managed on site and as such, development of the proposed project would not result in a significant environmental effect related to the relocation or construction of new or expanded stormwater facilities. Impacts are less than significant.

#### Electric Power

*Less Than Significant Impact* – SCE would provide electricity to the site and the power distribution system would be able to supply sufficient electricity. The effort to connect to the existing electrical system, and to install electricity connections within the project site to serve the lighting requirements and electricity requirements for visitors of the proposed project is not anticipated to result in significant impacts, as evidenced by the discussions in preceding sections. Therefore, development of the project would not result in a significant environmental effect related to the relocation or construction of new or expanded electric power facilities. Impacts are less than significant.

#### Natural Gas

*No Impact* – Development of the proposed synagogue building would not create a significant new demand for natural gas. The project site would not require any connection to natural gas but instead would have a propane tank for onsite storage and use. As the development of the overall project is not forecast to result in any significant impacts under any issue, the project would not result in a significant environmental effect related to the relocation or construction of new or expanded natural gas facilities. No impacts are anticipated.

#### Telecommunications

*No Impact* – Development of the proposed synagogue building would not require installation of new wireless internet service or phone service. The proposed project would require connection to existing wireless internet/phone services used at the larger WCTR facility. As the development of the overall project is not forecast to result in any significant impacts under any issue, the project would not result in a significant environmental effect related to the relocation or construction of new or expanded telecommunication facilities. No impacts are anticipated.

- b) *Less Than Significant Impact* – Please refer to the discussion under Hydrology, Section X(b). The project is located within the southern portion of Running Springs in the San Bernardino Mountains, which lies in the Santa Ana River Watershed, but there is no specific identified underlying groundwater basin. The proposed project would require use of water to support site landscaping and to support the proposed fields should natural turf be selected in support of the project. Based on the data contained in the RSWD 2020 UWMP, as discussed under Section X(b), the water demand estimated in the UWMP for the RSWD is based on the adopted land uses of the Countywide Plan for Running Springs. The project site is designated as Hilltop/Resource Conservation (HT/RC) and the

proposed project is consistent with that land use designation. Therefore, the project is consistent with the water supply information in and conclusions of the UWMP. The project would also comply with water conservation design guidelines in the California Green Building Code and County drought response programs. With regulatory compliance of these water conservation practices, as monitored by the RSWD, the project would have less than significant impacts relative to supply and no mitigation is required.

Additionally, the proposed development within the 3-acre site is not forecast to cause a significant demand for new groundwater supplies and is therefore anticipated to be served by RSWD which has sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. Based on the above, the provision of domestic water supply can be accomplished without causing significant impacts on the existing water system or existing entitlements. Impacts would be less than significant and no mitigation is required. With implementation of regulatory compliance regarding water supply and service, project impacts under this issue would be less than significant and no mitigation is required.

- c) *Less Than Significant Impact* – New development in the County is required to install wastewater infrastructure concurrent with project development. All wastewater generated by the new multi-use building restrooms would be conveyed to the private package sewer treatment plant within the larger 83-acre campground/retreat facility. It is estimated the proposed project would not contribute any additional wastewater beyond that which is already accommodated through existing facilities. This is because the proposed Synagogue Building Project would not result in additional guests beyond that which can occur under existing conditions. Thus, there is capacity available within the existing treatment system to accommodate the wastewater that would be generated at the Synagogue opposed to elsewhere within the WCTR was a result of the proposed project. As such, it is anticipated that there would be available capacity to accommodate the demand generated by the proposed project. Impacts under this issue are less than significant.
- d) *Less Than Significant Impact* – Burrtec Industries collects solid waste within Running Springs and takes it to the Heaps Peak Transfer Station which is located at 29898 State Highway 18 in Running Springs, At the Transfer Station, waste is transferred to trucks managed by San Bernardino County Solid Waste Management (SBCSWM) at one of two regional landfills.

The closest landfills to Running Springs are the San Timoteo Landfill and the Victorville Landfill. The San Timoteo Landfill has a maximum permitted capacity of 2,000 tons per day, and a remaining capacity of 12,360,396 cubic yards (CY), with a maximum permitted capacity of 22,685,785 CY according to CalRecycle.<sup>7</sup> The Victorville Landfill has a maximum permitted capacity of 3,000 tons per day, and a remaining capacity of 81,510,000 CY, with a maximum permitted capacity of 83,200,000 CY according to CalRecycle.<sup>8</sup> Using the an averaging of the Solid Waste Generation Rates from CalRecycle<sup>9</sup>, the solid waste generation rate for religious institutions (the most applicable use listed), is 1.5 lbs per day per visitor. With a maximum of 530 visitors per day, the proposed project is anticipated to generate 795 pounds of waste per day or 145.1 tons of waste per year, reduced to 72.5 tons per year upon a minimum 50% diversion of waste as required by the County. SBCSWM maintains, operates, and facilitates operations for solid waste disposal in an effort to meet AB939 (50% diversion by the year 2000).

Additionally, the operators and visitors of the proposed synagogue would be required to comply with SB1383, otherwise known as “California’s Short-Lived Climate Pollutant Reduction” law, often called SB 1383, which establishes methane reduction targets for California. California SB 1383 sets goals

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<sup>7</sup> CalRecycle, SWIS Facility/Site Activity Details, San Timoteo Sanitary Landfill, <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1906?siteID=2688> (accessed 08-16-23)

<sup>8</sup> CalRecycle, SWIS Facility/Site Activity Details, San Timoteo Sanitary Landfill, <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1870?siteID=2652> (accessed 08-16-23)

<sup>9</sup> CalRecycle, Estimated Solid Waste Generation Rates, <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates> (accessed 08/16/23)

to reduce disposal of organic waste in landfills, including edible food.<sup>10</sup> The bill's purpose is to reduce greenhouse gas emissions, such as methane, and address food insecurity in California. This requires jurisdictions to implement mandatory organic waste collection and recycling in a statewide effort to divert organic waste from landfills with goals to:

- Reduce organic waste disposal 50% by 2020 and 75% by 2025
- Recover at least 20% of currently disposed surplus edible food by 2025

As such, much of the waste generated by future residents of the proposed project will be required to be diverted from landfills, and as such, the amount of waste generated by the proposed project that would end up in landfills is at least half of the tonnage quoted above.

Construction would not require demolition of any structures, though it would require vegetation removal which can be removed and transported to a green waste collection facility. There is adequate capacity at either of the nearest landfills as well as in other County landfills that serve the region to handle construction and operational waste from the proposed project. Any hazardous materials collected on the project site during construction of the project would be transported and disposed of by a permitted and licensed hazardous materials service provider. Considering the availability of landfill capacity and the amount of solid waste generation from the proposed project during both construction and operations, project solid waste disposal needs can be adequately met without a significant impact on the capacity of the nearest landfills.

Therefore, implementation of the proposed project would be served by landfills with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Any impacts under this issue are considered less than significant. No mitigation is required.

- e) *Less Than Significant Impact* – All collection, transportation, and disposal of any solid waste generated by the proposed project is required to comply with all applicable federal, state, and local regulations. As previously stated, solid waste produced in the Community of Sugarloaf is collected by Burrtec but transported by SBCSWM to area landfills. The area is served by several nearby landfills, though the closest are the San Timoteo Landfill and the Victorville Landfill. As stated under issue XIX(d) above, both landfills have adequate capacity to serve the project. Additionally, any hazardous materials collected on the project site during either construction or operation of the project would be transported and disposed of by a permitted and licensed hazardous materials service provider, as stated under issue IX, Hazards and Hazardous Materials above. The construction contract for this project would require concrete, asphalt and base material to be recycled by grinding, which allows reuse of these materials, should any require removal as part of the project. All woods and other material that is reusable shall be recycled or composted, where applicable.

Based on the amount and types of wastes that would be generated both during construction and operation of the project, the potential impacts to the local and regional waste disposal systems are considered less than significant. Therefore, the project is expected to comply with all regulations related to solid waste under federal, state, and local statutes. No mitigation is required.

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<sup>10</sup> County of Santa Clara, 2023. Understand Senate Bill (SB) 1383. <https://reducewaste.sccgov.org/food-recovery/understand-senate-bill-sb-1383#3925188384-318395615> (accessed 04/20/23)

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XX. WILDFIRE:</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**XX. WILDFIRE**

**SUBSTANTIATION:** Countywide Plan/Policy Plan 2020

- a) *Less Than Significant Impact* – The proposed project area is an area susceptible to wildland fires and is located within an area delineated as a Very High FHSZ in an SRA, as shown in the Countywide Plan Fire Responsibility Areas Map (Figure XX-1). The project site is also located within the County Fire Safety Overlay. The proposed project is required to, and would incorporate the most current fire protection designs, including an adequate water supply for fire flow and fighting purposes. Once completed, the proposed project may expose future attendees and visitors to potential injury or damage during a major wildland fire, but the proposed project would not introduce greater numbers of persons to the area than that which could occur under the existing conditions at the WCTR facility. Site design must comply with County design standards and would be reviewed by the County to ensure that inadequate design features or incompatible uses do not occur. Additionally, the proposed project would be required to comply with all applicable fire code and ordinance requirements for construction and access to the site. Though the project is located within a very high fire hazard severity zone within an SRA, potential health and safety risks to residents and project users, as well as property risks and emergency response and/or emergency evacuation plans are considered less than significant and no mitigation is required.
- b) *Less Than Significant With Mitigation Incorporated*– The proposed project is located on a vacant site in the southern-most portion of the Community of Running Springs and is located in a gently sloping area mainly due to its location in the mountains. The proposed project is located in a relatively rural environment that interfaces with the surrounding forest. A requirement for this site is that it must comply with CAL FIRE requirements for timberland conversion and must obtain a TCP exemption, which would ensure that trees and vegetation onsite are removed in compliance with regulatory requirements stipulated in the exemption. This exemption, enforced by MM **AFR-1**, would include fire minimization requirements and would therefore assist in minimizing the potential for a fire hazard during construction. Once in operation, the proposed project would consist of a new multi-use synagogue building with an outdoor seating area. The proposed project would remove vegetation, and create defensible space, thereby minimizing the potential fire risks within this site, and the proposed project would be subject to a design review by the County to ensure that it is designed in

accordance with fire department recommendations and to County design standards. Furthermore, given that, based on past experience with wildfires in the area, the Mountain Region can be successfully evacuated and life preserved due to the availability of evacuation routes, there is a less than significant potential for the proposed project to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. With the implementation of MM **AFR-1**, impacts under this issue are considered less than significant.

- c) *Less Than Significant With Mitigation Incorporated* – The project would require associated infrastructure in support of the proposed synagogue development as follows: the project would require a potable water connection to RSWD's service area; the project would require a wastewater connection to the existing sewer treatment plant; and, the project would require a connection to SCE's electrical system through a connection to the powerlines within the existing WCTR facility. As stated above, the project would require removal of a 15-17 of the trees located within the project site. The removal of these trees and other vegetation in support of the proposed project could exacerbate fire risk due to the type of equipment that may be necessary to facilitate the tree removal. MM **AFR-1** is required in order to facilitate the development of a TCP exemption to meet CAL FIRE requirements that are intended to minimize potentially exacerbated circumstances that could result in fire risk. Compliance with MM **AFR-1** would ensure that fire risk is minimized during construction. Additionally, because the project would be required to implement the following mitigation measure, which would minimize fire risk during activities by requiring construction crews to carry fire prevention equipment during activities involving electrical equipment.

**WF-1** **Protection Equipment.** ***During site clearing within the project site when any electrical construction equipment is in use, the construction crew shall have fire prevention equipment (such as fire extinguishers, emergency sand bags, etc.) to put out any accidental fires that could occur from the use of electrical construction/maintenance equipment.***

The proposed project would not result in any ongoing impacts to the environment that would exacerbate fire risk as the proposed project is a multi-use synagogue building that would be designed in accordance with fire department recommendations and to County design standards. Therefore, with the implementation of MMs **AFR-1** and **WF-1** above, the project would not have a significant potential to exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Impacts under this issue are considered less than significant.

- d) *Less Than Significant Impact* – The proposed project is located within a site that is part of a wide mountain shoulder just south of Highway 18 with elevations ranging from 4,248 feet amsl on the east side down to 4,205 feet amsl on the west side, which is not a substantial variation in elevation. The discussion under Section VII, Geology and Soils, concluded that the project would not have a significant potential to experience landslides or slope instability, particularly given that this project area has not been delineated as containing potential for landslides or slope instability by the San Bernardino Countywide Plan. The proposed project is located in an area that has not been historically subject to flooding. The site design takes advantage of an adjacent access road (Pine Manor Lane) and the site would drain to the west, then eventually south toward the Santa Ana River. Therefore, the development of the proposed project at this site is anticipated to have a less than significant potential to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE:</b>				
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

**SUBSTANTIATION:** The analysis in this Initial Study and the findings reached indicate that the proposed project can be implemented without causing any new project specific or cumulatively considerable unavoidable significant adverse environmental impacts. Mitigation is required to control potential environmental impacts of the proposed project to a less than significant impact level. The following findings are based on the detailed analysis of the Initial Study of all environmental topics and the implementation of the mitigation measures identified in the previous text and summarized in this section.

- a) *Less Than Significant With Mitigation Incorporated* – The project has no potential to cause a significant impact to any biological or cultural resources through the implementation of mitigation measures described under Subchapters IV, Biological Resources and V, Cultural Resources. The project has been identified as having no potential to degrade the quality of the natural environment, substantially reduce 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, or reduce the number or restrict the range of a rare or endangered plant or animal. However, the project requires mitigation to prevent significant impacts from occurring as a result of implementation of the project. Based on the data contained in the Cultural Resources Report (Appendix 4), the potential for impacting cultural resources is low, particularly with the mitigation measures that shall be implemented to minimize impacts to cultural and Tribal cultural resources or tribal cultural resources. The Cultural Resources Report determined that no cultural resources of importance were found at the project site upon field review and a review of previous reports performed for this area, so it is not anticipated that any resources could be affected by the project because no cultural resources exist. However, because it is not known what could be unearthed upon any excavation activities, contingency mitigation measures are provided to ensure that, in the unlikely event that any resources are found, they are protected from any potential impacts. Please see biological and cultural sections of this Initial Study.

Biological Resources  
 BIO-1 Nesting Bird Survey

Cultural Resources

CUL-1	Archaeological Monitoring Protocol
CUL-2	Tribal Archaeological Monitoring and Testing

Tribal Cultural Resources

TCR-1	Treatment of Cultural Resources
TCR-2	Tribal Monitoring
TCR-3	Inadvertent Discoveries of Human Remains/Funerary Objects
TCR-4	Native American Treatment Agreement
TCR-5	Retention of Archaeologist
TCR-6	Cultural Resource Management Plan
TCR-7	Pre-Grade Meeting
TCR-8	On-Site Monitor
TCR-9	Inadvertent Discovery of Cultural Resources
TCR-10	Inadvertent Discovery of Human Remains
TCR-11	Final Report

- b) *Less Than Significant With Mitigation Incorporated* – The project has 14 potential impacts that are individually limited, but may be cumulatively considerable. The issues of Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Transportation, Tribal Cultural Resources, and Wildfire require the implementation of mitigation measures to reduce impacts to a less than significant level and ensure that cumulative effects are not cumulatively considerable. The project is not considered growth-inducing, as defined by *State CEQA Guidelines*, as the provision of new religious facilities is not typically considered to be growth inducing, but instead is considered growth accommodating to meet the current demand for such facilities within the Community. The proposed project would not require any new employees to operate, as existing roles at the WTCR facility would fulfill the needs of operating the proposed synagogue. These issues require the implementation of mitigation measures to reduce impacts to a less than significant level and ensure that cumulative effects are not cumulatively considerable. All other environmental issues were found to have no significant impacts without implementation of mitigation. The potential cumulative environmental effects of implementing the proposed project have been determined to be less than considerable and thus, would have a less than significant cumulative impact.

Agriculture and Forestry Resources

AFR-1	Timber Regulations
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Air Quality

AIR-1	Fugitive Dust Control
AIR-2	Exhaust Emissions Control

Geology and Soils

GEO-1	Soil Stockpiles
GEO-2	Dust Suppression
PAL-1	Paleontological Monitoring
PAL-2	Unanticipated Resources

Hazards and Hazardous Materials

HAZ-1	Spill Reporting
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Hydrology and Water Quality

HYD-1	SWPPP
HYD-2	Stormwater Management

Transportation

TRAN-1 Traffic Control Plan  
TRAN-2 Road Repair

Tribal Cultural Resources

TCR-1 Treatment of Cultural Resources  
TCR-2 Tribal Monitoring  
TCR-3 Inadvertent Discoveries of Human Remains/Funerary Objects  
TCR-4 Native American Treatment Agreement  
TCR-5 Retention of Archaeologist  
TCR-6 Cultural Resource Management Plan  
TCR-7 Pre-Grade Meeting  
TCR-8 On-Site Monitor  
TCR-9 Inadvertent Discovery of Cultural Resources  
TCR-10 Inadvertent Discovery of Human Remains  
TCR-11 Final Report

- c) *Less Than Significant With Mitigation Incorporated* – The project will achieve long-term community goals by providing additional campground and retreat facilities to the Mountain Region of San Bernardino County. The short-term impacts associated with the project, which are mainly construction-related impacts, are less than significant with mitigation, and the proposed project is compatible with long-term environmental protection. The issues of Air Quality, Geology and Soils, Hazards and Hazardous Materials, Noise, and Wildfires require the implementation of mitigation measures to reduce human impacts to a less than significant level. All other environmental issues were found to have no significant impacts on humans without implementation of mitigation. The potential for direct human effects from implementing the proposed project have been determined to be less than significant.

Air Quality

AIR-1 Fugitive Dust Control  
AIR-2 Exhaust Emissions Control

Geology and Soils

GEO-1 Soil Stockpiles  
GEO-2 Dust Suppression  
PAL-1 Paleontological Monitoring  
PAL-2 Unanticipated Resources

Hazards and Hazardous Materials

HAZ-1 Spill Reporting

Noise

NOI-1 Mufflers  
NOI-2 Hearing Protection  
NOI-3 Time Limits  
NOI-4 Equipment Idling  
NOI-5 Secure Loads  
NOI-6 Worker Training  
NOI-7 Staging Areas  
NOI-8 Nighttime Hours

Wildfire

AFR-1 Timber Regulations  
WF-1 Protection Equipment

## Conclusion

This document evaluated all CEQA issues contained in the latest Initial Study Checklist form. The evaluation determined that either no impact or less than significant impacts would be associated with the issues of Greenhouse Gas, Mineral Resources, Population/Housing, Public Services, and Recreation, Utilities and Service Systems. The issues of Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire require the implementation of mitigation measures to reduce impacts to a less than significant level. The required mitigation has been proposed in this Initial Study to reduce impacts for these issues to a less than significant impact.

Based on the findings in this Initial Study, San Bernardino County proposes to adopt a Mitigated Negative Declaration (MND) for the proposed West Coast Torah Retreat and Camp Center Synagogue Building Project. A Notice of Availability/Notice of Intent to Adopt a Mitigated Negative Declaration (NOA/NOI) will be issued for this project by the County. The Initial Study and NOA/NOI will be circulated for 30 days of public comment because this project involves the state as either a responsible or trustee agency. At the end of the 30-day review period, a final MND package will be prepared and it will be reviewed by the County for a possible adoption at a future County Planning Commission hearing, the date for which has not yet been determined. If you or your agency comments on the MND/NOA/NOI for this project, you will be notified about the meeting date in accordance with the requirements in Section 21092.5 of CEQA.

## **MITIGATION MEASURES**

Any mitigation measures that are not “self-monitoring” shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval. Condition compliance will be verified by existing procedure.

### **Aesthetics**

AES-1 Tree Removal. The Applicant shall meet the provisions of County of San Bernardino Development Code Section 88.01 pertaining to Plant Protection and Management. The Applicant shall obtain County approval to remove any trees on site through tree removal permit(s). The Applicant shall meet the provisions of 88.01.050(f)(2) which outlines further requirements pertaining to tree removal in the Mountain Region.

AES-2 Tree Protection. The Applicant shall avoid compaction of soil during construction in areas where trees are located within or adjacent to the project site do not require removal. The Applicant shall avoid root removal in all instances where it is possible to do so. The Applicant shall utilize the following Tree Preservation Guidelines:

#### Root Pruning

- a. There shall be no disturbance to roots more than 2 inches in diameter. Roots less than 2 inches in diameter must be cleanly cut to encourage good callus tissue. It is recommended that roots be pruned back to the next root node.
- b. Recommended distances from the trunk that roots should be pruned have been established for construction activities around trees. The recommendations are: Preferred distance – 5 times the diameter of the tree at breast height (dbh); Minimum distance – 3 times dbh.
- c. The recommended time to prune roots is before active root growth in late summer and fall.
- d. The less frequently roots are pruned the less impact there will be on tree health and stability.

#### Root Protection Zone

- a. A root protection zone shall be defined by a minimum 42” high barrier constructed around any potentially impacted tree. This barrier shall be at the drip line of the tree or at a distance from the trunk equal to 6 inches for each inch of trunk diameter 4.5 feet above the ground, if this method defines a larger area.
- b. Should it be necessary to install irrigation lines within this area, the line shall be located by boring, or an alternate location for the trench is to be established. The minimum clearance between an open trench and a tree shall be no closer than 10 feet or 6 inches for each inch of trunk diameter measured at 4.5 feet above existing grade, if this method defines a larger distance. The maximum clearance shall be 10 feet. The contractor shall conform to these provisions.
- c. At no time shall any equipment, materials, supplies or fill be allowed within the prescribed root protection.

#### Protection from Root Compaction

- a. No vehicles shall be permitted to be parked under the dripline of trees in non-paved areas. Avoid placing heavy equipment, large rocks or boulders, and gravel under the drip line of the tree. The object is to avoid soil compaction, which makes it difficult for roots to receive oxygen from the soil.

#### Conclusion

The above measures apply only to trees that do not require removal as part of the proposed project. The intent for the above tree and root protection measures is to ensure protection of trees located on the periphery of the proposed site development area to the maximum extent feasible. As such, trees that require removal shall be exempt from the above tree and root protection measures.

AES-3 Light Shielding. A facilities lighting plan shall be prepared and shall demonstrate that light and glare created by the new building are sufficiently shielded to prevent light and glare from spilling into occupied structures. This plan shall specifically indicate that the lighting does not exceed the standards set forth in Section 83.07.040 of the County's Development Code pertaining to lighting requirements. This plan shall be implemented by the Applicant with the approval of the County to minimize light or glare intrusion onto adjacent properties.

### **Agriculture and Forestry Resources**

AFR-1 Timber Regulations. Should the removal of clusters of trees subject to CAL FIRE timberland conversation regulations be required for a specific project component, the Applicant shall comply with CAL FIRE regulations, specifically, prior to the removal of any trees subject to CAL FIRE regulations during construction of the proposed project, the Applicant shall obtain an exemption, a "Less Than 3 Acre Conversion Exemption" (1104.1(a)).

### **Air Quality**

AQ-1 Fugitive Dust Control. The following measures shall be incorporated into Project plans and specifications for implementation:

- Apply soil stabilizers or moisten inactive areas.
- Water exposed surfaces to avoid visible dust leaving the construction site (at least 2-3 times/day).
- Cover all stock piles with tarps at the end of each day and as needed during the construction day.
- Provide water spray during loading and unloading of earthen materials.
- Require the contractor to minimize in-out traffic from construction zone to the extent feasible, and enforce a speed limit of 15 MPH on site to avoid dust migration from the site.
- Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard.
- Sweep streets daily if visible soil material is carried out from the construction site.

AQ-2 Exhaust Emissions Control. The following measures shall be incorporated into Project plans and specifications for implementation:

- Utilize off-road construction equipment that has met or exceeded the maker's recommendations for vehicle/equipment maintenance schedule.
- Contactors shall utilize Tier 4 or better heavy equipment.
- Enforce 5-minute idling limits for both on-road trucks and off-road equipment.

### **Biological Resources**

BIO-1 Nesting Bird Survey. If construction occurs between February 1 through September 1, a pre-construction clearance survey for nesting birds shall be conducted within 3 days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The qualified avian biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the qualified avian biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and, construction personnel will be instructed on the sensitivity of nest areas. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting

behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur. To avoid impacts to nesting birds, any grubbing or vegetation removal should occur outside peak breeding season (typically February 1 through September 1).

## **Cultural Resources**

CUL-1 Archaeological Monitoring Protocol: Archaeological monitoring shall be required, at a minimum, during ground disturbance (i.e., clearing, grubbing, grading, or excavation), by qualified professional practitioners. The monitoring program shall be coordinated with Yuhaaviatam of San Manuel Nation, per Mitigation Measure CUL-2, TCR-1, TCR-2, and TCR-3.

If any prehistoric archaeological resources are discovered during the monitoring program, additional excavations using standard Phase II archaeological testing procedures shall be required to evaluate the significance of the finds.

Phase II (Evaluation): A typical Phase II study consists of the following research procedures:

- Preparation of a research design to discuss the specific goals and objectives of the study in the context of important scientific questions that may be addressed with the findings and the significance criteria to be used for the evaluation, and to formulate the proper methodology to accomplish such goals;
- In-depth exploration of historical, archaeological, or paleontological literature, archival records, as well as oral historical accounts for information pertaining to the cultural resources under evaluation;
- Fieldwork to ascertain the nature and extent of the archaeological/paleontological remains or resource-sensitive sediments identified during the Phase I study, such as surface collection of artifacts, controlled excavation of units, trenches, and/or shovel test pits, and collection of soil samples;
- Laboratory processing and analyses of the cultural artifacts, fossil specimens, and/or soil samples for the proper recovery, identification, recordation, and cataloguing of the materials collected during the fieldwork and to prepare the assemblage for permanent curation, if warranted.

CUL-2 Tribal Archaeological Monitoring and Testing: Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation (“Cultural Resources” and “Tribal Cultural Resources”) shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation (YSMN). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

## **Geology and Soils**

GEO-1 Soil Stockpiles. Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. Where covering is not possible, measures such as the use of straw bales or sand bags shall be

used to capture and hold eroded material on the project site for future cleanup such that erosion does not occur.

GEO-2 Dust Suppression. All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the site within which the project is being constructed.

GEO-3 Paleontological Resources. Should any paleontological resources be encountered during construction, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. Responsibility for making this determination shall be with the County's onsite inspector. The paleontological professional shall assess the find, determine its significance, and determine appropriate mitigation measures within the guidelines of the California Environmental Quality Act that shall be implemented to minimize any impacts to a paleontological resource.

### **Hazards and Hazardous Materials**

HAZ-1 Spill Reporting. All accidental spills or discharge of hazardous material during construction activities shall be reported to the Certified Unified Program Agency and shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste will be collected and disposed of at an appropriately a licensed disposal or treatment facility. This measure shall be incorporated into the SWPPP prepared for the proposed project. Prior to accepting the site as remediated, the area contaminated shall be tested to verify that any residual concentrations meet the standard for future residential or public use of the site.

### **Hydrology and Water Quality**

HYD-1 SWPPP. The County shall require that the construction contractor prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will prevent all construction pollutants from contacting stormwater and with the intent of keeping all products of erosion from moving offsite into receiving waters. The SWPPP shall include a Spill Prevention and Cleanup Plan that identifies the methods of containing, cleanup, transport and proper disposal of hazardous chemicals or materials released during construction activities that are compatible with applicable laws and regulations. BMPs to be implemented in the SWPPP may include but not be limited to:

- The use of silt fences;
- The use of temporary stormwater desilting or retention basins;
- The use of water bars to reduce the velocity of stormwater runoff;
- The use of wheel washers on construction equipment leaving the site;
- The washing of silt from public roads at the access point to the site to prevent the tracking of silt and other pollutants from the site onto public roads;
- The storage of excavated material shall be kept to the minimum necessary to efficiently perform the construction activities required. Excavated or stockpiled material shall not be stored in water courses or other areas subject to the flow of surface water; and
- Where feasible, stockpiled material shall be covered with waterproof material during rain events to control erosion of soil from the stockpiles.

HYD-2 Stormwater Management. The project proponent would select best management practices from the range of practices identified by the County and reduce future non-point source pollution in surface water runoff discharges from the site to the maximum extent practicable, both during construction and following development. The Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) shall be submitted to the County for review and approval prior to ground disturbance and the identified BMPs installed in accordance with schedules contained in these documents.

## **Noise**

- NOI-1 Mufflers. All construction vehicles and fixed or mobile equipment shall be equipped with operating and maintained mufflers or silencers. Enforcement will be accomplished by random field inspections by the County.
- NOI-2 Hearing Protection. All employees that will be exposed to noise levels greater than 75 dB over an 8-hour period shall be provided with adequate hearing protection devices to ensure no hearing damage will result from construction activities.
- NOI-3 Time Limits. No construction activities shall occur during the hours of 7 PM through 7 AM, Monday through Saturday; at no time shall construction activities occur on Sundays or holidays, unless a declared emergency exists.
- NOI-4 Equipment Idling. Equipment not in use for five minutes shall be shut off.
- NOI-5 Secure Loads. Equipment shall be maintained and operated such that loads are secured from rattling or banging.
- NOI-6 Worker Training. Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment.
- NOI-7 Staging Areas. Construction staging areas shall be located as far from adjacent sensitive receptor locations as possible, for example toward the northern boundary of the site.
- NOI-8 Nighttime Hours. The Applicant shall cease night-time outdoor gatherings at the proposed synagogue that generate noise at 10 pm in the evening.

## **Transportation**

- TRAN-1 Traffic Control Plan. The County shall mandate that the Applicant require their contractors prepare a construction traffic control plan. Elements of the plan should include, but are not necessarily limited to, the following:
- Develop circulation and detour plans, if necessary, to minimize impacts to local street circulation. Use haul routes minimizing truck traffic on local roadways to the extent possible.
  - To the extent feasible, and as needed to avoid adverse impacts on traffic flow, schedule truck trips outside of peak morning and evening commute hours.
  - Install traffic control devices as specified in Caltrans' Manual of Traffic Controls for Construction and Maintenance Work Zones where needed to maintain safe driving conditions. Use flaggers and/or signage to safely direct traffic through construction work zones.
  - For roadways requiring lane closures that would result in a single open lane, maintain alternate one-way traffic flow and utilize flagger-controls.
  - Coordinate with facility owners or administrators of sensitive land uses such as police and fire stations, hospitals, and schools. Provide advance notification to the facility owner or operator of the timing, location, and duration of construction activities.
- TRAN-2 Road Repair. The County shall require that all disturbances to public roadways be repaired in a manner that complies with the Standard Specifications for Public Works Construction (green book) or other applicable County of San Bernardino standard design requirements.

## **Tribal Cultural Resources**

### **TCR-1 Treatment of Cultural Resources**

If a pre-contact cultural resource is discovered during archaeological presence/absence testing, the discovery shall be properly recorded and then reburied in situ. The archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN), the archaeologist/applicant, and the Lead Agency shall confer regarding the research design and any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the archaeological significance of the resource, its potential as a Tribal Cultural Resource (TCR), avoidance (or other appropriate treatment) of the discovered resource, and the potential need for construction monitoring during project implementation. Should any significant resource and/or TCR not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site. YSMN prefers that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloging and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location and shall include measures and provisions to protect the reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, etc.).

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for the permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

The archaeologist shall prepare all draft records/reports containing the significance and treatment findings and data recovery results and submit them to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.

### **TCR-2 Tribal Monitoring**

Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribes, Tribal monitors shall be present for all ground-disturbing activities that occur within the proposed project area (which includes but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal, and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each workday to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of

monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation (“Cultural Resources” and “Tribal Cultural Resources”) shall be completed by the archaeologist, as detailed within CUL-1 and submitted to the Lead Agency for dissemination to the San Manuel Band of Mission Indians Cultural Resources Department (YSMN). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

TCR-3 Inadvertent Discoveries of Human Remains/Funerary Objects

In the event that any human remains are discovered within the project area, ground-disturbing activities shall be suspended 100 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately who shall notify YSMN, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98.

Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD, in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties.

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

TCR-4 Native American Treatment Agreement Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The Tribal Monitor shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources.

TCR-5 Retention of Archaeologist Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or

suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

- TCR-6 Cultural Resource Management Plan Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the consulting Tribe[s] and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the project schedule.
- TCR-7 Pre-Grade Meeting The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.
- TCR-8 On-site Monitoring During all ground-disturbing activities the qualified archaeologist and the Native American monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.
- TCR-9 Inadvertent Discovery of Cultural Resources In the event that previously unidentified cultural resources are unearthed during construction, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert and/or temporarily halt ground- disturbance operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find, so that the find can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and consulting Tribe[s] of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the consulting Tribe[s], and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Native American monitor[s] and be submitted to the Lead Agency for review and approval. Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:

- A. Full avoidance.
- B. If avoidance is not feasible, Preservation in place.
- C. If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.
- D. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (CFR 79.1)

- TCR-10: Inadvertent Discovery of Human Remains The Morongo Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains

and/or cremations. No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].

- A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.
- B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.
- C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98.
- D. If the Morongo Band of Mission Indians has been named the Most Likely Descendant (MLD), the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the City Planning Department.

TCR-11: FINAL REPORT: The final report[s] created as a part of the project (AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribe[s] for review and comment. After approval of all parties, the final reports are to be submitted to the Eastern Information Center, and the Consulting Tribe[s].

### **Wildfire**

WF-1 Protection Equipment. During site clearing within the project site when any electrical construction equipment is in use, the construction crew shall have fire prevention equipment (such as fire extinguishers, emergency sand bags, etc.) to put out any accidental fires that could occur from the use of electrical construction/maintenance equipment.

## **PROJECT-SPECIFIC REFERENCES**

- California Department of Conservation, 2023. Glossary of Rock and Mineral Terminology <https://www.conservation.ca.gov/cgs/minerals/minerals-glossary#o> (accessed 5/31/23)
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- CalRecycle, SWIS Facility/Site Activity Details, San Timoteo Sanitary Landfill, <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1906?siteID=2688> (accessed 8/16/23)
- CalRecycle, SWIS Facility/Site Activity Details, San Timoteo Sanitary Landfill, <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1870?siteID=2652> (accessed 8/16/23)
- CalRecycle, Estimated Solid Waste Generation Rates, <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates> (accessed 8/16/23)
- ELMT Consulting, “Biological Resources Assessment for the Proposed Expansion of the Dovid Oved Retreat Center located in Running Springs, San Bernardino County, California” dated September 16, 2022
- Gerrick Environmental, “Air Quality and GHG Impact Analyses for West Coast Torah Retreat and Camp Center New Synagogue, Running Springs, San Bernardino County, California” dated May 12, 2023
- Mojave Archaeological Consulting, LLC, “Cultural Resources Assessment for the West Coast Torah Retreat and Camp Center Synagogue Building Project, APN 0296-211-67, Running Springs, San Bernardino County, California” dated May 2023
- Running Springs Water District 2022 Annual Drinking Water Consumer Confidence Report (CCR), <https://static1.squarespace.com/static/622be195eea5cc4b83a8fc56/t/6446b603ec9d64259ff0569d/1682355716386/2022+RSWD+CCR+FINAL.pdf> (accessed 8-16-23)
- San Bernardino County, Countywide Plans, <https://countywideplan.com/> (accessed 8/16/23)
- San Bernardino County, 2023. Development Code. [https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncty\\_ca/0-0-0-166578](https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncty_ca/0-0-0-166578) (accessed 5/31/23)
- San Bernardino County Land Use Services, Airport Land Use Compatibility Plans, <https://lus.sbcounty.gov/planning-home/airport-land-use/> (accessed 8-16-23)
- County of Santa Clara, 2023. Understand Senate Bill (SB) 1383. <https://reducewaste.sccgov.org/food-recovery/understand-senate-bill-sb-1383#3925188384-318395615> (accessed 4/20/23)
- Soils Southwest, Inc., “Report of Geotechnical Evaluations, Planned Synagogue Dovid Oved Retreat Center” dated July 7, 2021
- Transtech, “Hydrology Report and Calculations, Preliminary Grading Stage for the Proposed Dovid Oved Retreat Center, City of Running Springs, California” dated June 6, 2022

Transtech, “Water Quality Management Plan for Planned Synagogue Dovid Oved Retreat Center, City of Running Springs, California” dated March 8, 2022

**FIGURES**

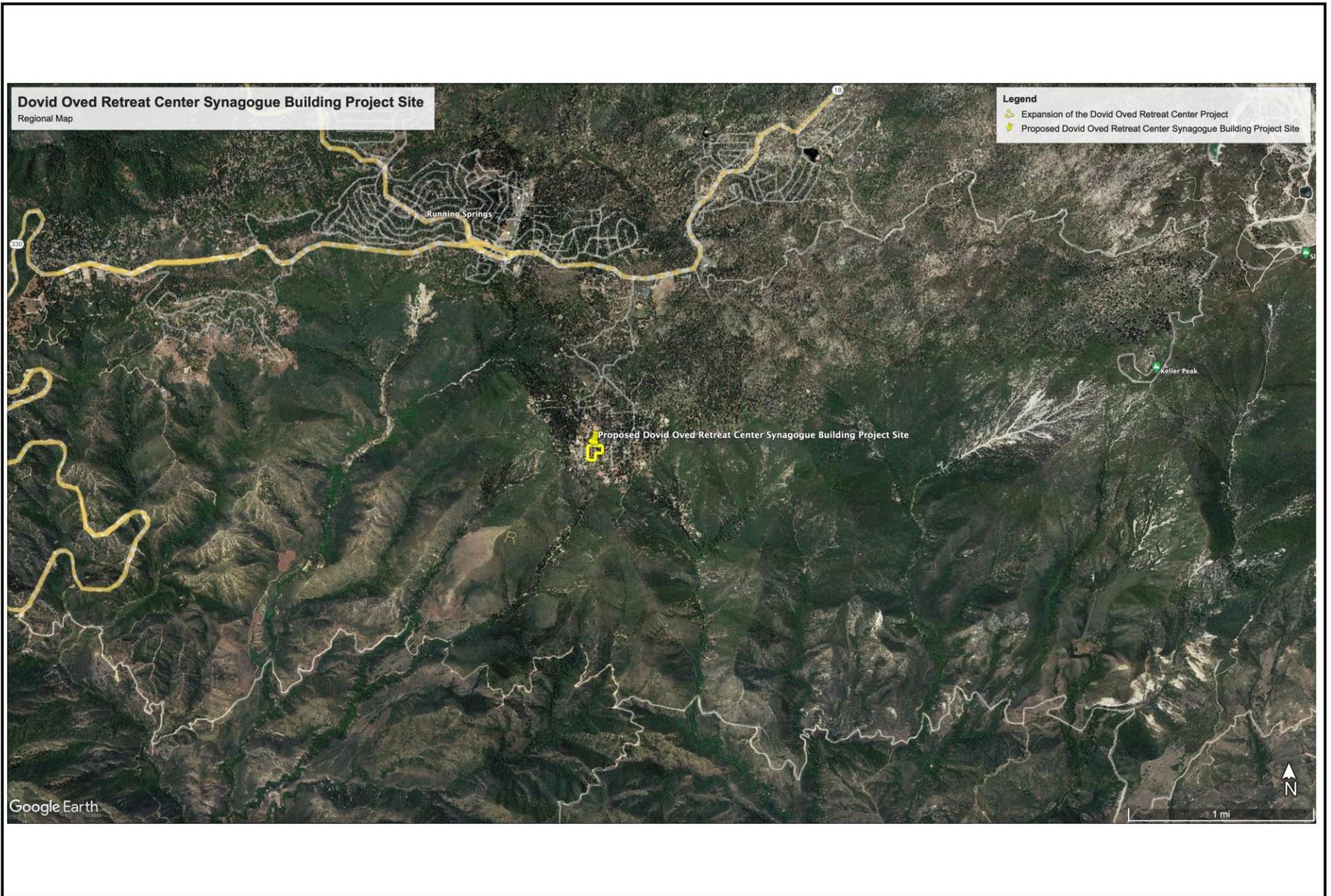


FIGURE 1



FIGURE 2

"OFFICIAL USE ONLY"

LEGAL DESCRIPTION:  
 LOTS 195, 196 & 201 TRACT 2068 M.B. 30/6-9

ASSESSOR'S PARCEL NUMBER:  
 0296-211-67

ZONING/ GP:  
 HILLTOP/RESOURCE CONSERVATION (HT/RC)

UTILITIES:

GAS:  
 PROPANE

WATER:  
 RUNNING SPRINGS WATER DISTRICT  
 31242 HILLTOP BLVD.  
 RUNNING SPRINGS, CA. 92382  
 PH: (909) 867-2766

ELECTRIC  
 SOUTHERN CALIFORNIA EDISON

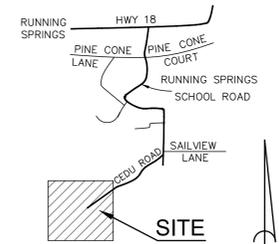
SEWER:  
 ON-SITE PACKAGE SYSTEM (PRIVATE)

FIRE:  
 RUNNING SPRINGS FIRE DEPARTMENT  
 FIRE STATION 51  
 31250 HILLTOP BLVD.  
 RUNNING SPRINGS, CA. 92382  
 PH: (909) 867-2630

OWNER / APPLICANT:  
 WEST COAST TORAH RETREAT AND  
 CAMP CENTER INC., A CALIFORNIA  
 CORPORATION  
 11400 W. OLYMPIC BLVD. 9TH FLOOR  
 LOS ANGELES, CA. 90064  
 (310) 248-2450  
 mosenbaum@wslayers.com  
 amatanen@moshavelevy.org

ENGINEER / SURVEYOR:  
 TRANSTECH  
 413 MACKAY DRIVE  
 SAN BERNARDINO, CA. 92408  
 (909) 384-7464

ARCHITECT:  
 MILLER ARCHITECTURE CORP.  
 SUITE 200  
 1177 D'ARNO STREET  
 REDLANDS, CA. 92374  
 (909) 335-7400



VICINITY MAP  
 NO SCALE

SITE COVERAGE / OPEN SPACE	AREA S.F.	% OF SITE
BUILDING COVERAGE FOOTPRINT	8,710	6.7%
ENTRY DECK	3,146	2.4%
<b>LANDSCAPE/ OPEN AREA</b>		
OPEN SEATING AREA	2,196	1.7%
LANDSCAPE AREA (TURF, SHRUBS, SOLPES, BASIN)	26,289	20.3%
HARD SCAPE AREA (CONC. WALKWAY, STEPS)	4,982	3.9%
NATURAL LANDSCAPE AREA (TREES, OPEN SPACE)	83,885	64.9%
<b>OPEN SPACE PROVIDED</b>	<b>117,352</b>	<b>90.8%</b>
<b>TOTAL</b>	<b>128,208</b>	<b>100%</b>

GENERAL PLAN AND LAND USE:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	VACANT LAND	HILLTOP/RESOURCE CONSERVATION (HT/RC)
NORTH	VACANT LAND/WEST COAST TORAH RETREAT	HILLTOP/SPECIAL DEVELOPMENT RESIDENTIAL (HT/SD-RES)
SOUTH	SINGLE FAMILY RESIDENCE	HILLTOP/SPECIAL CONSERVATION (HT/RC)
EAST	SINGLE FAMILY RESIDENCE	HILLTOP/SPECIAL CONSERVATION (HT/RC)
WEST	VACANT LAND/WEST COAST TORAH RETREAT	HILLTOP/SPECIAL SINGLE FAMILY RESIDENTIAL 1-ARCE MINIMUM LOT SIZE (HT/RS-1)

SETBACKS:

	MINIMUM	PROPOSED
FRONT	25 FT.	85 FT.
SIDE	15 FT.	27 FT. / 231 FT.
REAR	15 FT.	252 FT.

BUILDING HEIGHT

	MAX.	PROPOSED
	35'	30'

SIGNAGE NOTE:

"NO SIGNAGE PROPOSED AT THIS TIME"

PARKING:

SB COUNTY DEVELOPMENT CODE SECTION 83.11.040

- 1 SPACE PER 25 SF OF FLOOR AREA FOR THE MAIN ASSEMBLY ROOM  
 3,785 SF / 25 SF = 151.4 (152) SPACES
- 1 SPACE PER 400 SF OF FLOOR AREA OUTSIDE OF THE MAIN ASSEMBLY ROOM  
 4,886 SF / 400 SF = 12.21 (13) SPACES

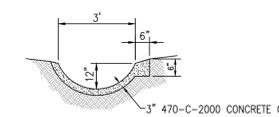
TOTAL REQUIRED PARKING: 165 SPACES, INCLUDING 1 VAN SPACE  
 ACCESSIBLE REQUIRED: 6 SPACES (PER SECTION 83.11.060)

RETREAT CENTER CONTAINS THE FOLLOWING PARKING SPACES

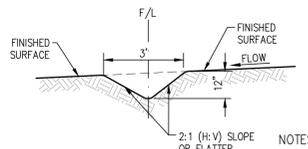
- 83 PEDESTRIAN VEHICLES
- 8 ADA
- 91 TOTAL SPACES

LEGEND

- PROJECT BOUNDARY
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- W WATER LINE
- E ELECTRIC LINE
- UE UNDERGROUND ELECTRIC
- TV CABLE LINE
- TEL TELEPHONE LINE
- IRR IRRIGATION LINE
- C GAS LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- FLOW DIRECTION
- ADA PATH OF TRAVEL
- EXIST. A.C. PAVEMENT
- NEW P.C.C. WALK
- NEW D.G. TRAIL
- RIP-RAP
- LANDSCAPED AREA
- AC ASPHALT
- APN ASSESSOR'S PARCEL NUMBER
- B.S.L. BUILDING SETBACK LINE
- C&G CURB AND GUTTER
- CONC CONCRETE
- D.G. DECOMPOSED GRANITE
- EP EDGE OF PAVEMENT
- EX EXISTING
- MH MANHOLE
- FF FINISH FLOOR
- FL FLOW LINE
- I.P. IRON PIPE
- PL BOUNDARY LINE
- PED. PEDESTRIAN
- PP UTILITY POLE
- (R) RADIAL BEARING
- RW RIGHT OF WAY
- S.F. SQUARE FEET
- TC TOP OF CURB
- BOS BOTTOM OF STEP
- TOS TOP OF STEP
- WV WATER VALVE



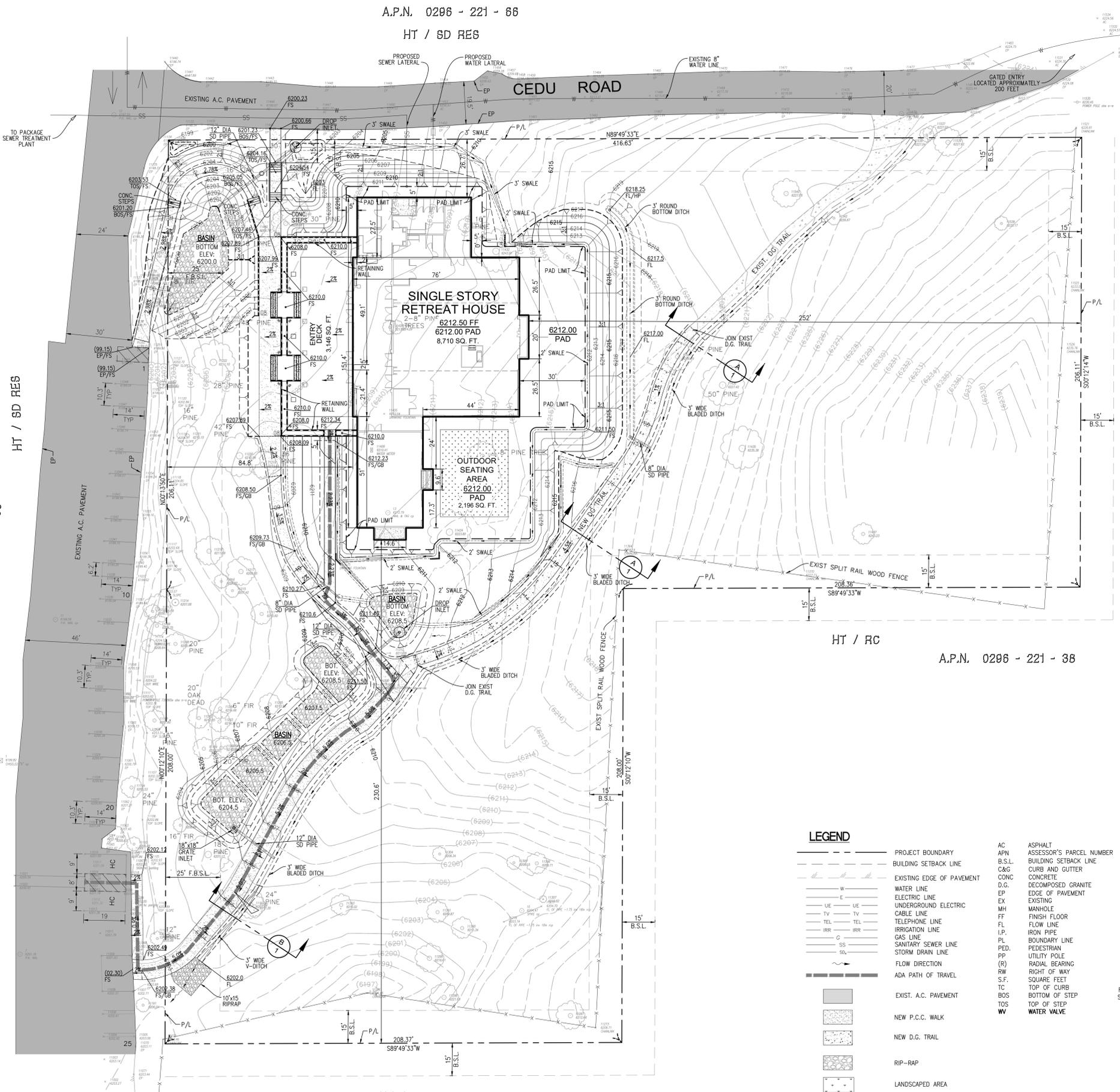
DRAINAGE DITCH - ROUND BOTTOM  
 NOT TO SCALE



2' & 3' SWALE DETAIL  
 NOT TO SCALE

- NOTES:
- STABILIZE INLET, OUTLETS AND SLOPES
  - PROPERLY COMPACT THE SUBGRADE.

FIGURE 3



A.P.N. 0296 - 221 - 66  
 HT / SD RES

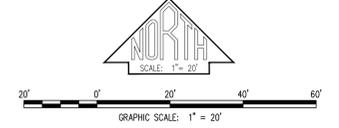
HT / RC  
 A.P.N. 0296 - 221 - 42

A.P.N. 0296 - 221 - 38

WEST COAST TORAH RETREAT  
 RECREATION AREA  
 A.P.N. 0296 - 221 - 68

HT / SD RES

HT / RC

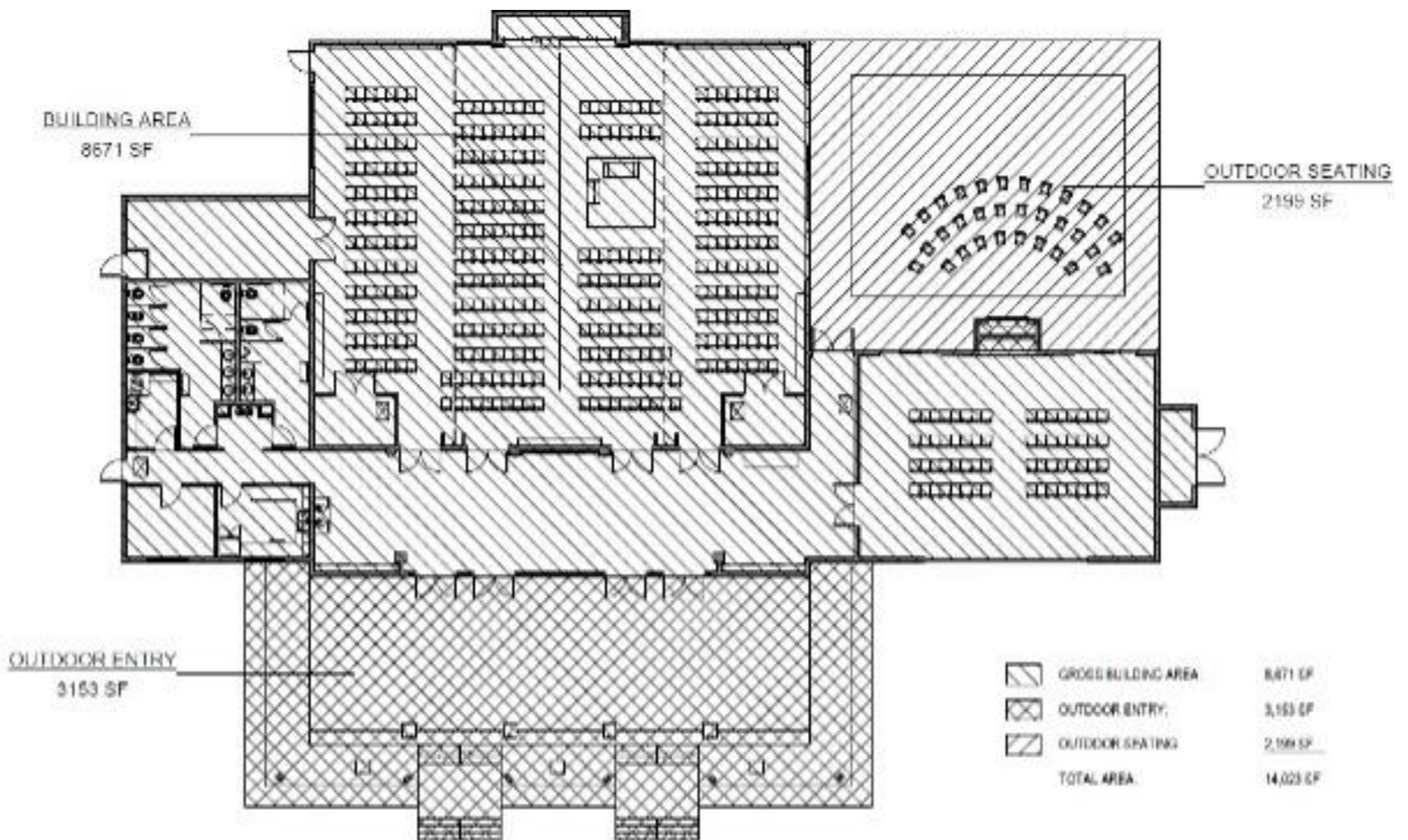


DATE	REVISIONS

**TRANSTECH**  
 413 MACKAY DRIVE  
 SAN BERNARDINO, CA. 92408  
 (909) 384-7464

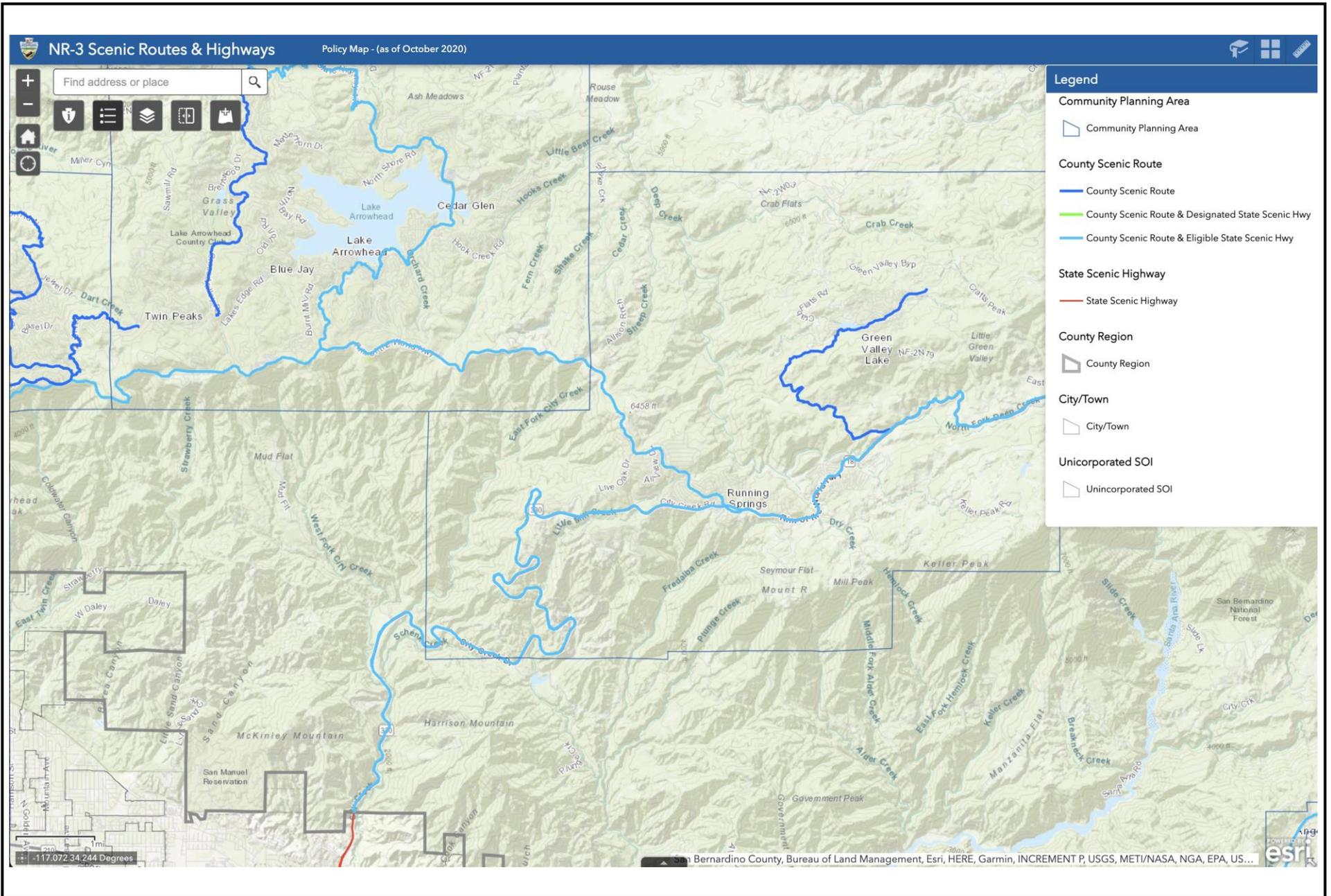
SAN BERNARDINO COUNTY  
 PRAA - 2020 - 0008 SITE PLAN  
 RUNNING SPRINGS RETREAT  
 RUNNING SPRINGS, CALIFORNIA  
 APN 0296-211-67

DATE: 06-07-2022 SCALE: AS SHOWN SHEET: 1 OF 1 JOB NO: 19091

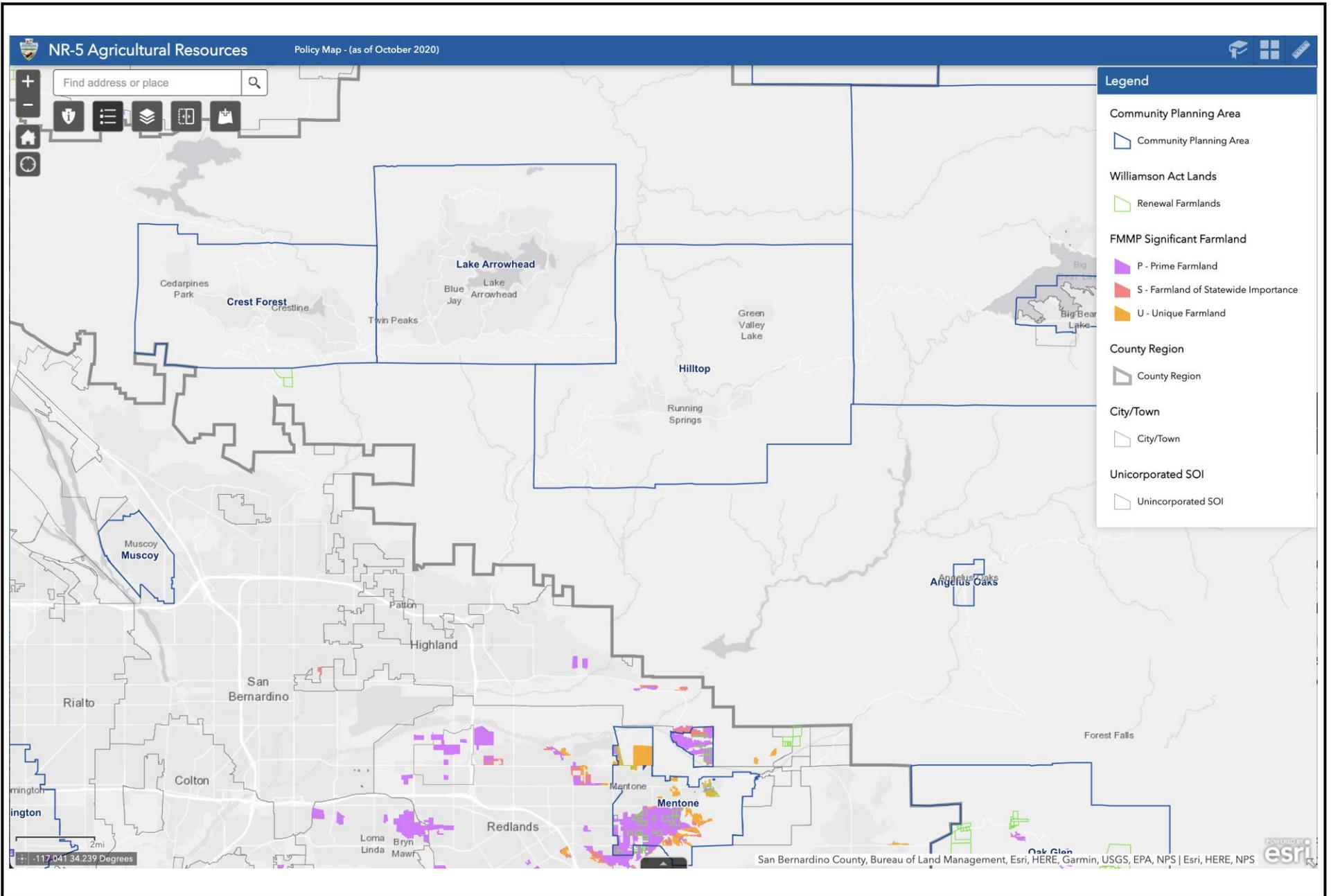


1 GROSS AREA PLAN  
1/16" = 1'-0"

FIGURE 4



**FIGURE I-1**



**FIGURE II-1**

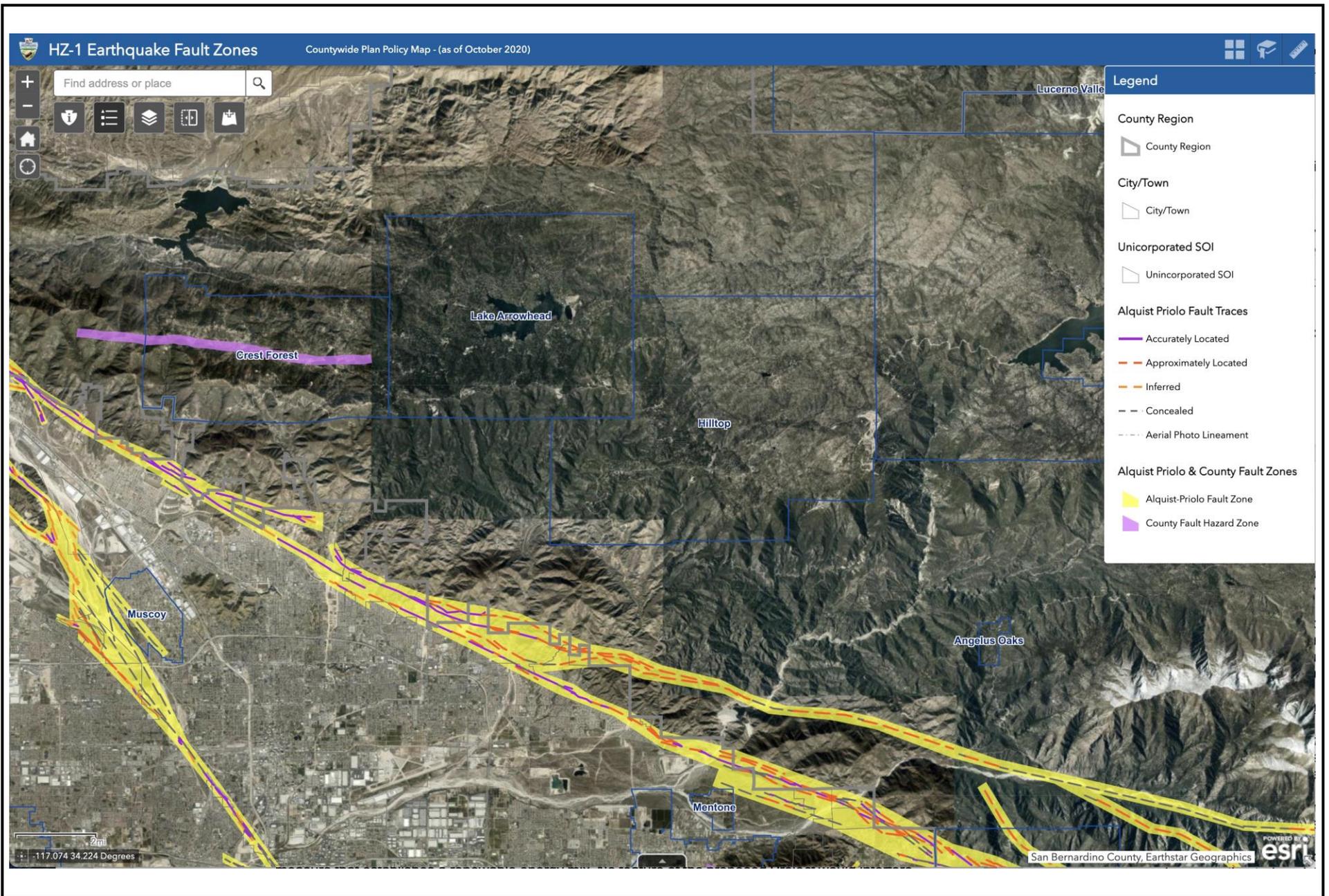


FIGURE VII-1



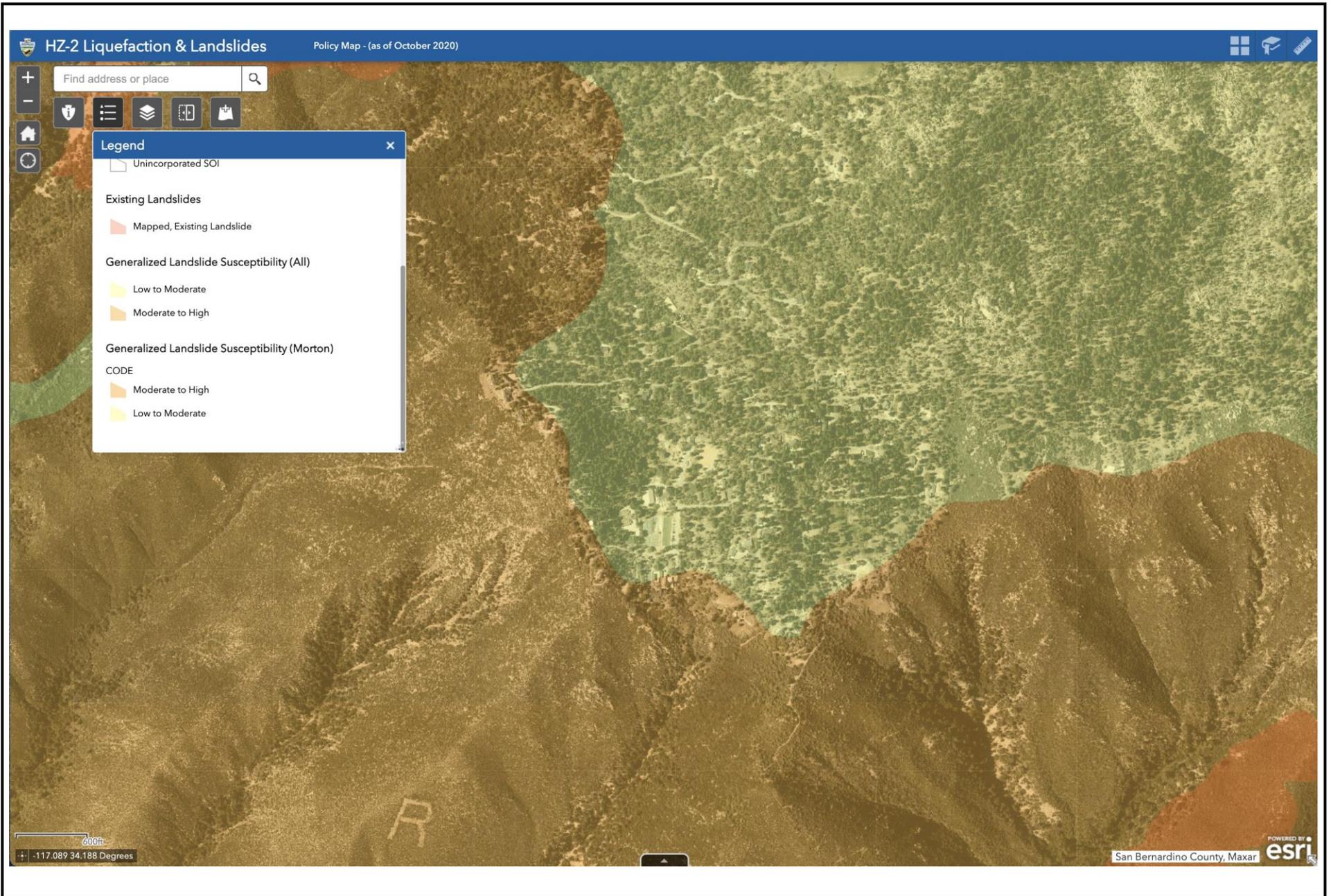


FIGURE VII-3

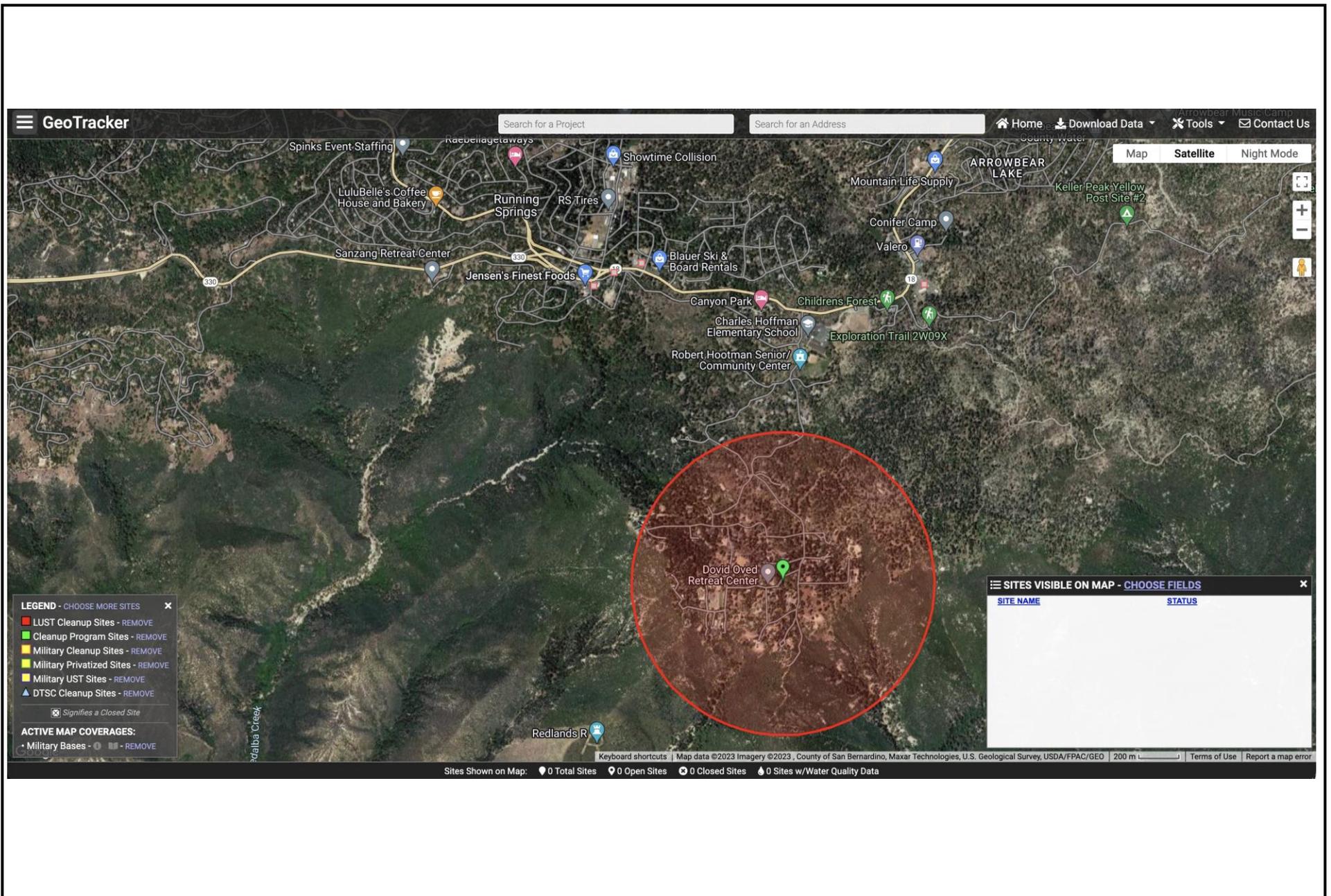
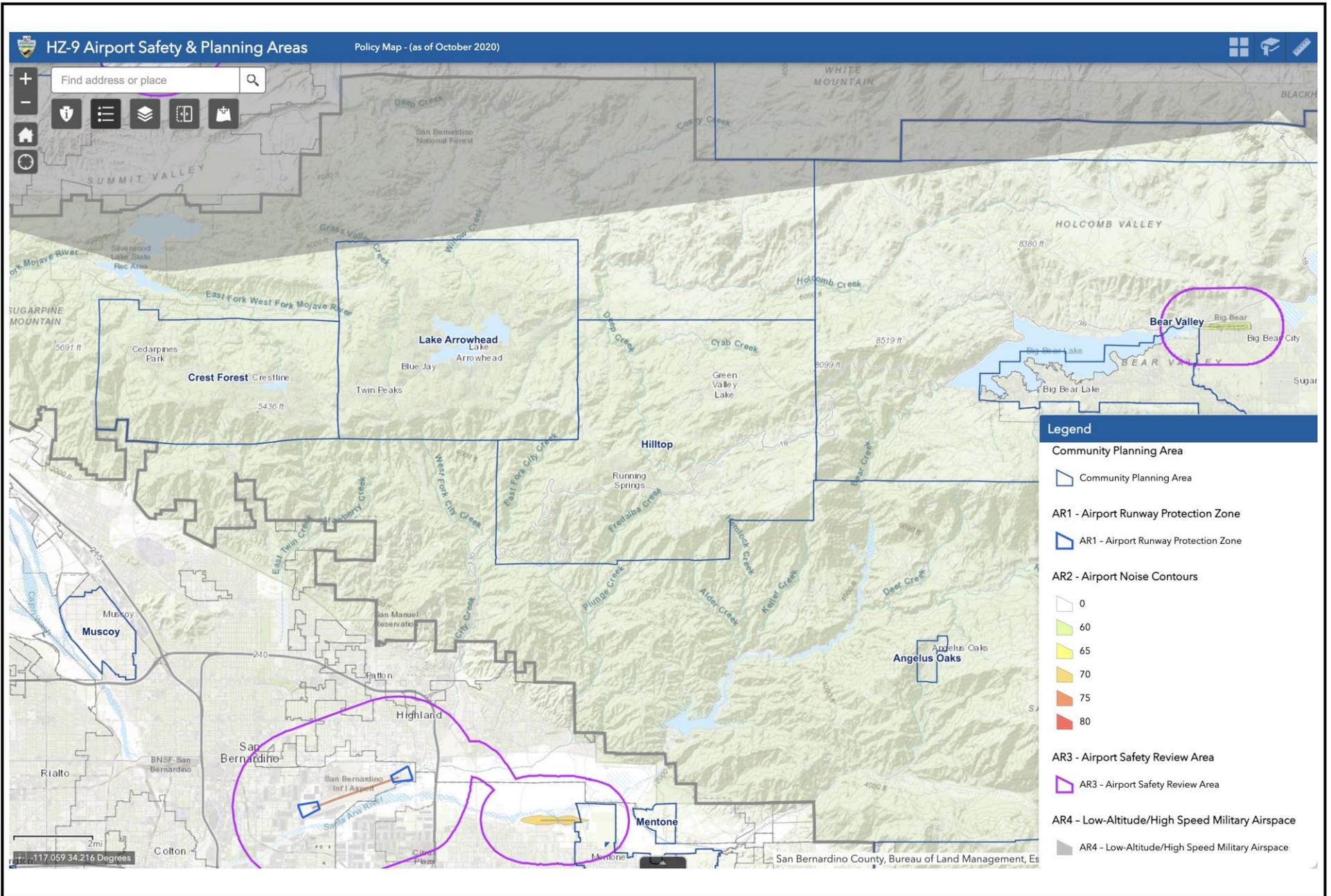
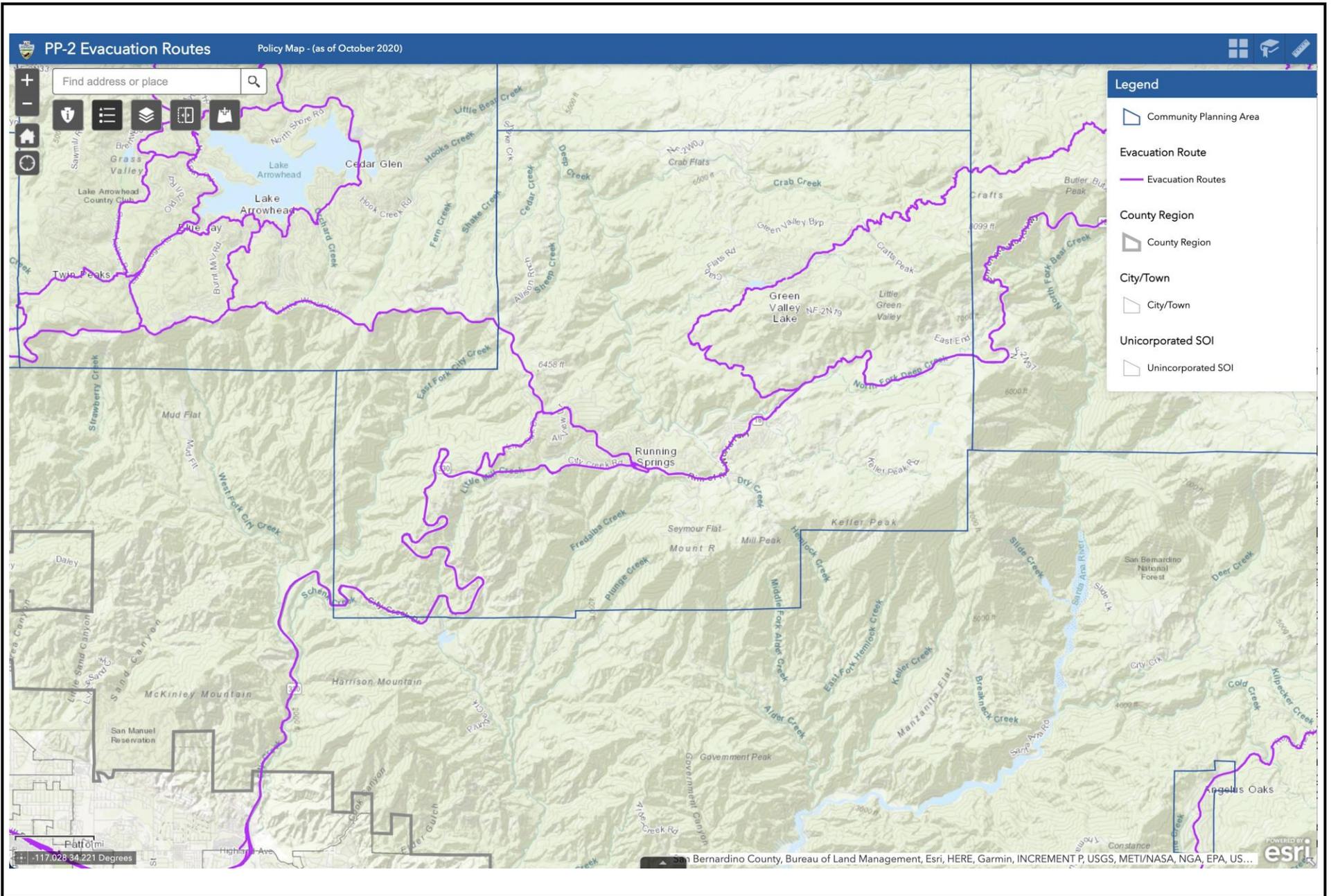


FIGURE IX-1



**FIGURE IX-2**



**FIGURE IX-3**

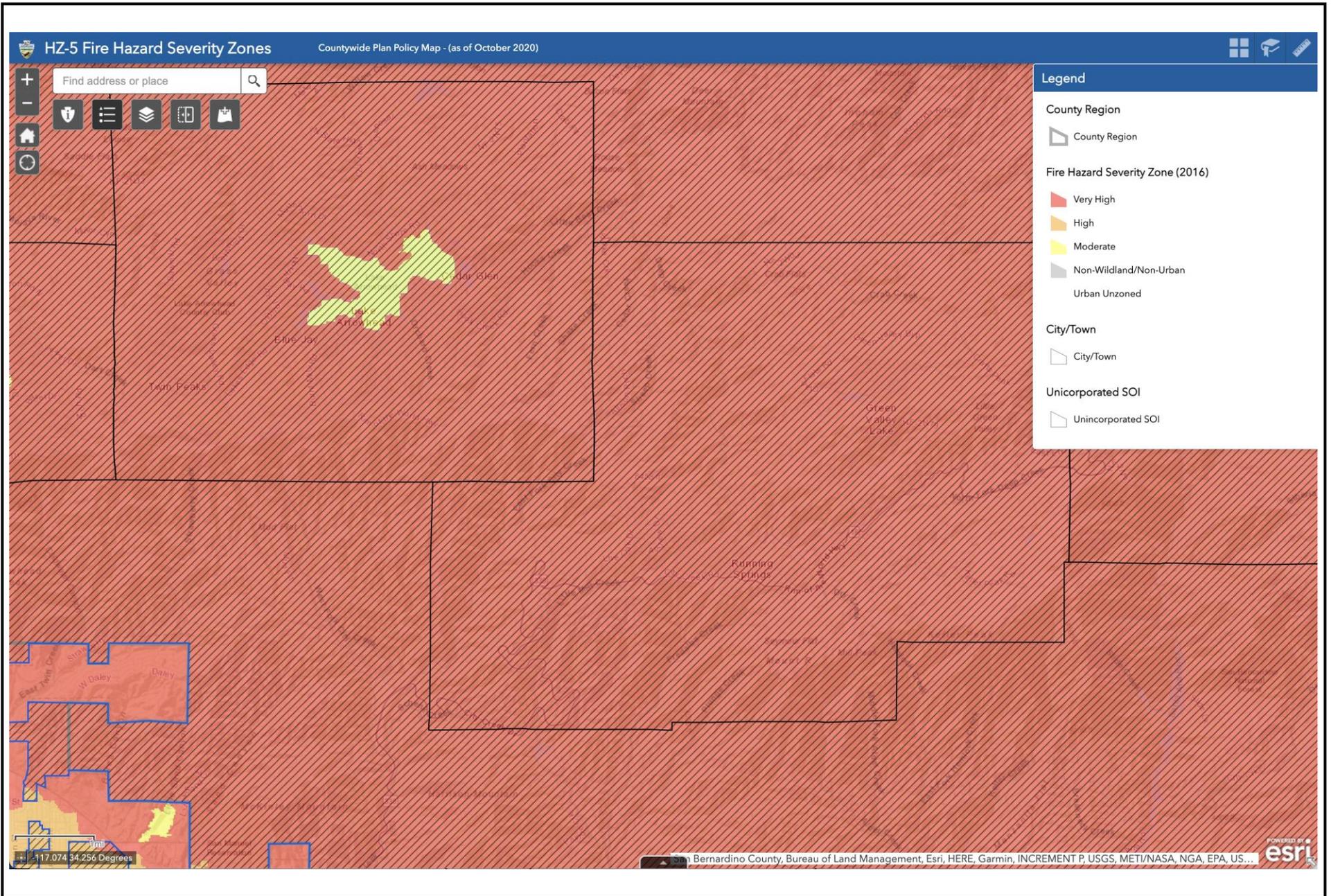
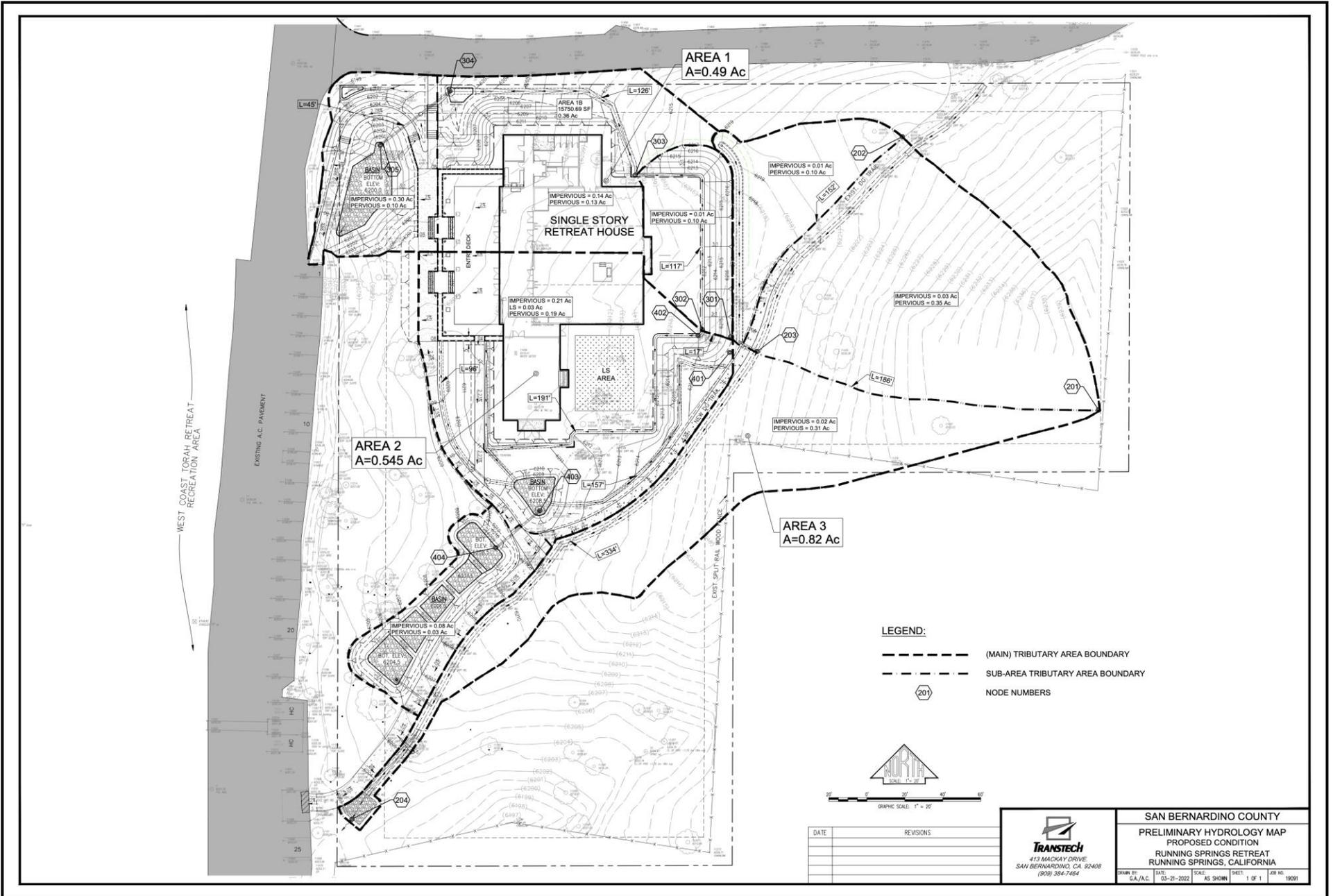
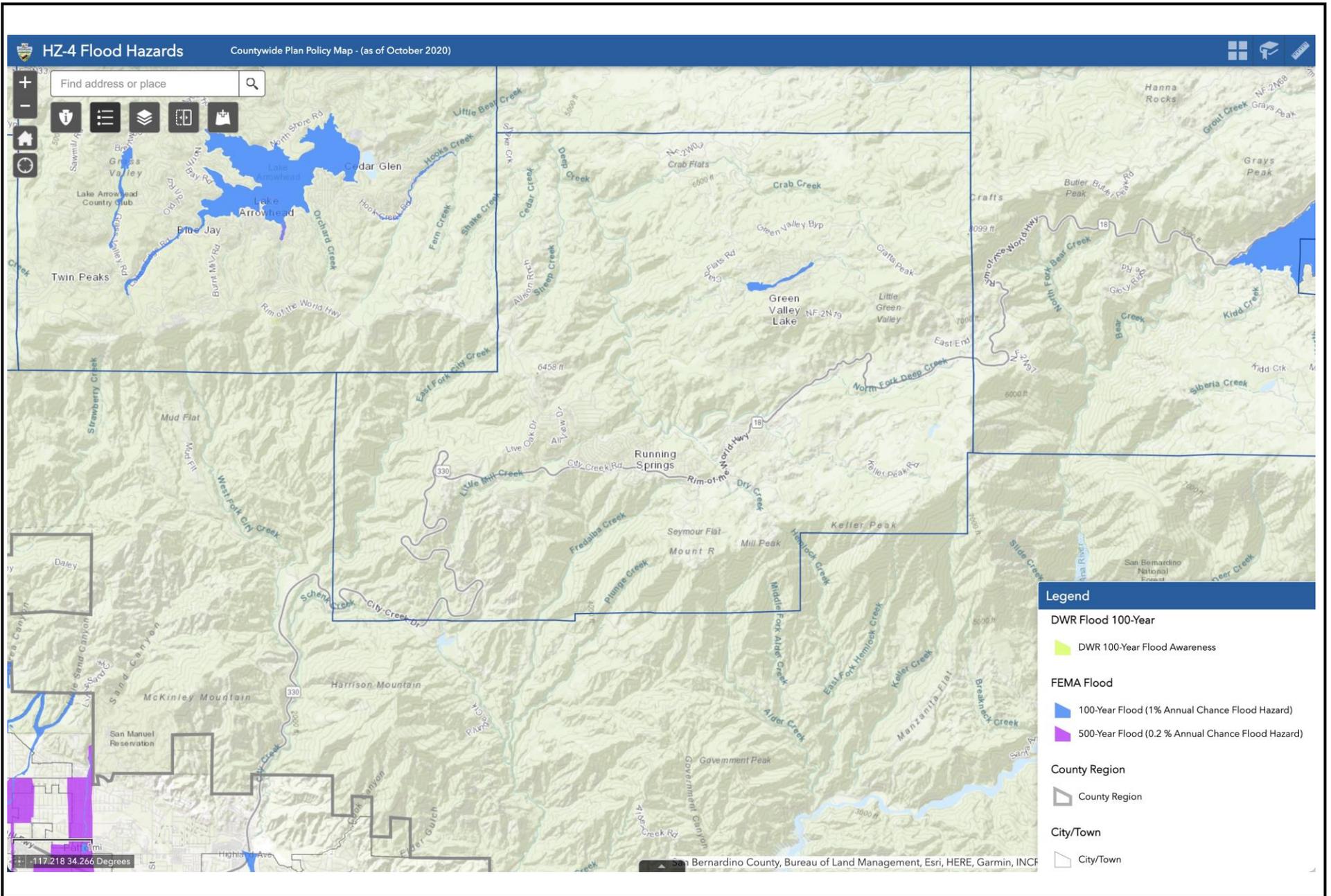


FIGURE IX-4



**FIGURE X-1**



**FIGURE X-2**

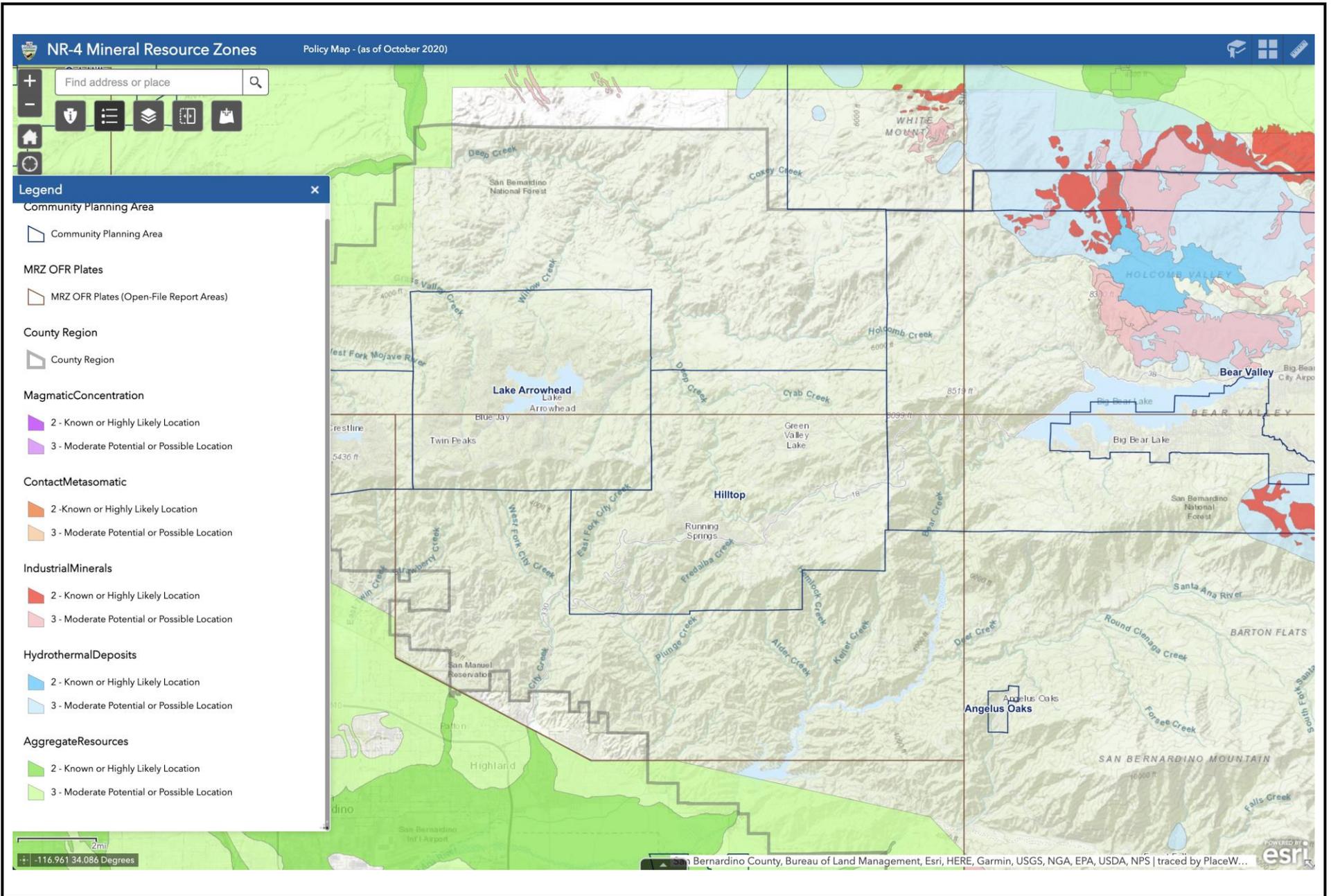


FIGURE XII-1

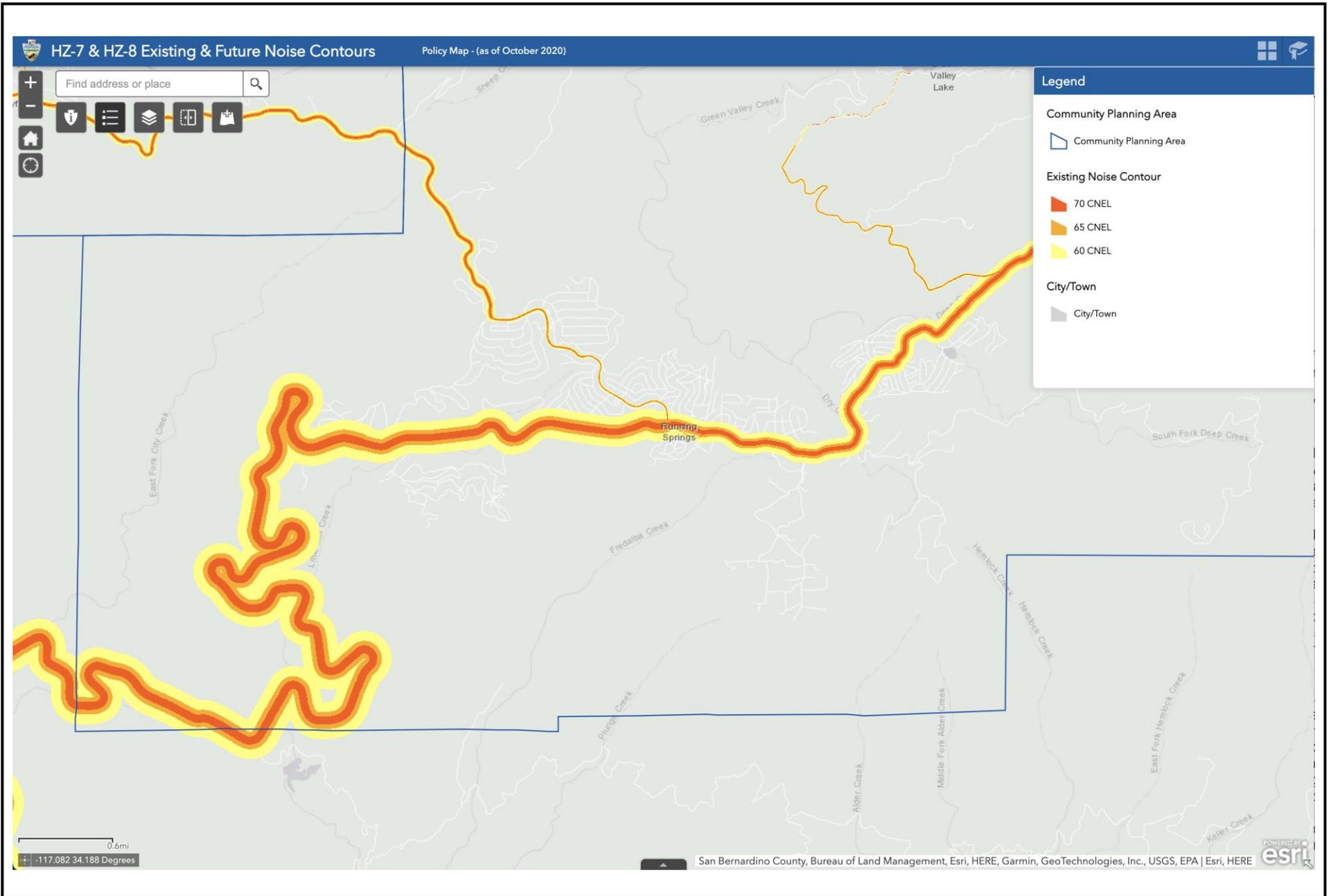
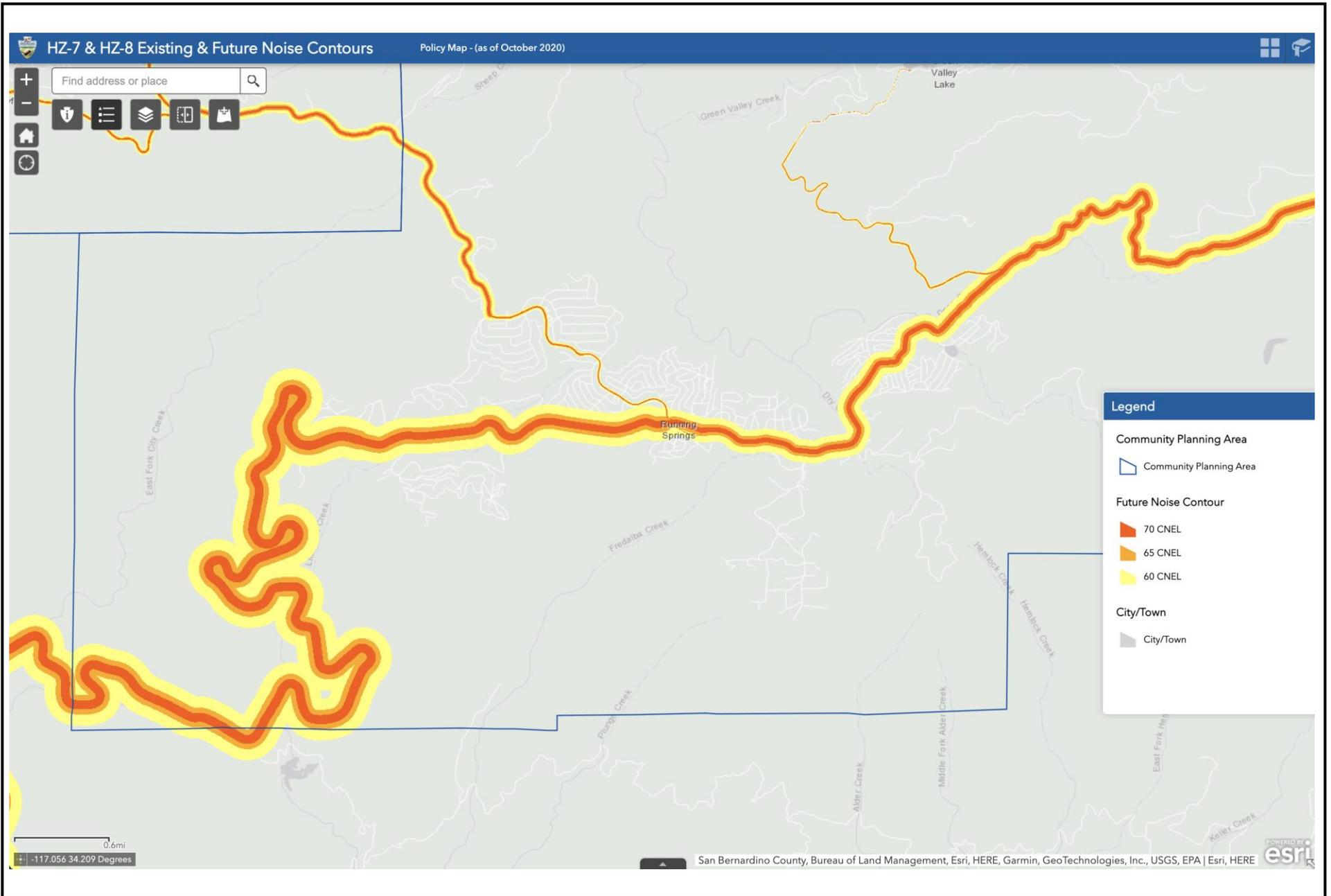


FIGURE XIII-1



**FIGURE XIII-2**

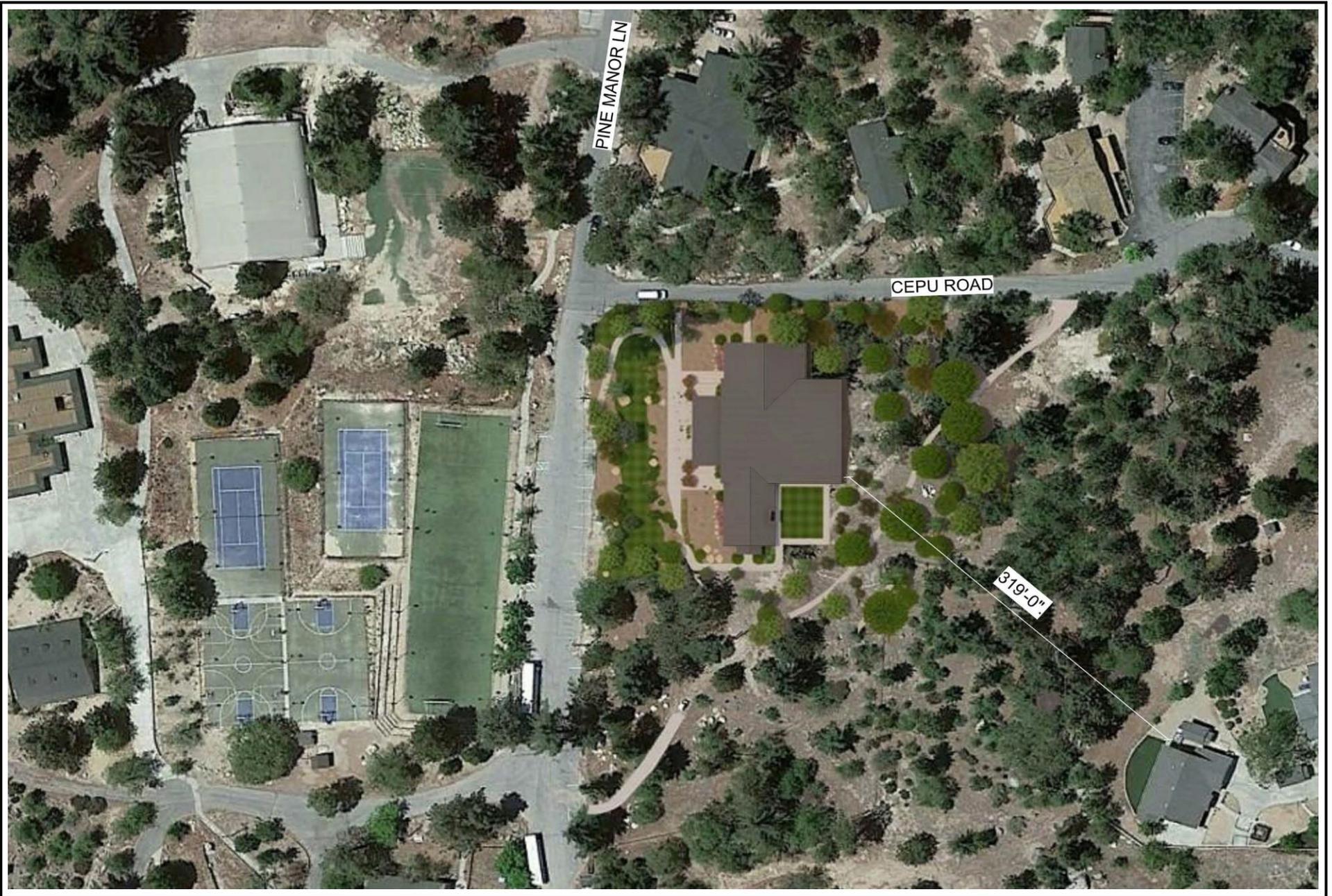
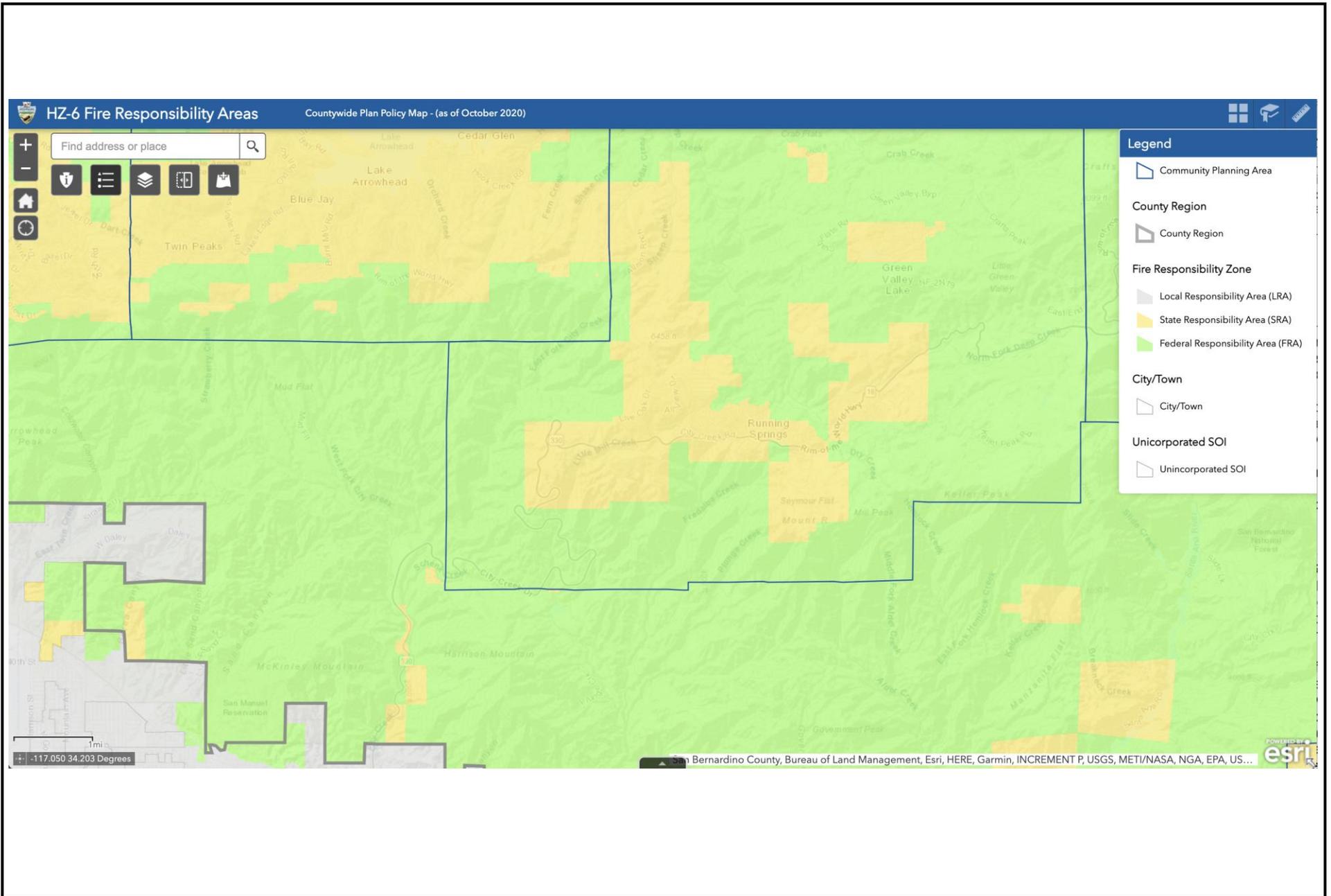


FIGURE XIII-3



Subject Property – #1 APN's 0296-221-36 (1 Acre); #2; 0296-221-43 (40.25 Acres); #3; 0296-211-66 (25 Acres) and #4; 0296-211-67 (3 acres, Proposed Synagogue Site)

FIGURE XIII-4



**FIGURE XX-1**