

**SAN BERNARDINO COUNTY
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
ENVIRONMENTAL CHECKLIST FORM**

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

PROJECT LABEL:

APNs:	0328-165-16	USGS Quad:	Keller Peak
Applicant:	RKAA-Architects	T, R, Section:	Township 2 North, Range 2 West, Section 33
Location	32864 Hilltop Blvd, Arrowbear Lake CA 92314	Thomas Bros 39th Edition	San Bernardino and Riverside Counties, page 519, Grid D6
Project No:	POJ-2023-00088	Community	Hilltop
Rep	Marian McKersie	LUC: Zone:	Commercial HT/CG-SCp & HT/RM
Proposal:	Minor Use Permit for a Personal Property Storage Facility	Overlays:	Biological overlay

PROJECT CONTACT INFORMATION:

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

Contact person: Elena Barragan, Senior Planner

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PROJECT DESCRIPTION:

Summary

The Applicant is requesting approval of a Minor Use Permit to develop approximately 3.93 acres of a 5.88-acre parcel into a Personal Property Storage facility that will provide indoor boat storage. The Project Site is located in Arrowbear Lake, an unincorporated area of San Bernardino County (see Figure 1 – Regional Location). The parcel is described as Assessor's Parcel No. 0328-165-16 and has a split Countywide Plan zoning of Multiple Residential (RM) (1.95 acres) and General Commercial-Sign Control overlay (CG-SCp) (3.93 acres). The Applicant intends to develop the

designated CG-SCp portion of the property; the remainder of the property will remain undeveloped. One of the three existing structures near the entrance and adjacent to Highway 18 (SR-18) is vacant with a second structure being used for storage. An existing shed on the property is also used for storage. Access to the Project Site would continue to be provided by the existing gravel entrance directly off SR-18 that would be graded and paved with concrete. The Applicant also owns an adjacent property (APN 0328-165-07) that is shown on the Site Plan, but will not be developed. This parcel has a Countywide Plan zoning of Single Residential (RS).

The Project is proposed as a Personal Property Storage facility that would include the construction of one 10,974-square-foot (SF) building to be used for storage, and the use of a 1,757-SF existing building to be used as an office (see Figure 2 – Site Plan). Two of the three existing buildings would be demolished (see Figure 2 – Site Plan). All new structures would be prefab/modular, constructed off-site, and installed on footings. The scope of the construction work would consist of demolition, site clearing, site preparation, various utility improvements, and installation of the modular structures with on-site parking and open space. The Proposed Project will operate 12 months of the year by appointment only and require a maximum of 3 employees. Proposed hours of business = Summer-10am-2pm (by appointment only); Winter (Nov-April) by appointment only. Anticipated truck trips to deliver and/or pick-up is two per year for 80%. Client would like to move 252 boats and trailer in and out each way every season.

The Proposed Project would include a total of 7 parking spaces (including one handicap accessible space) for the Project Site. Parking will be placed along a concrete sidewalk. Wastewater would be treated by Arrowbear Park County Water District. Potable water would also be provided by Arrowbear Park County Water District. There is an existing on-site well that will remain for irrigation only. The Proposed Project would rely on Southern California Edison (SCE) electric facilities to meet energy demands.

Project Site Location, Existing Site Land Uses and Conditions

The Project Site is located in an unincorporated area of the mountain region of San Bernardino County. The property is partially developed land located just West of State Route (SR) 18 (see Figure 3 - Project Vicinity) in the San Bernardino National Forest, East of Running Springs, CA and Southwest of Big Bear Lake. The Project Site is found in Township 2 North, Range 2 West in the Southeast quarter of Section 33 of the *Keller Peak, California* (7.5-minute) USGS Quadrangle.

There are 3 existing buildings on the Project Site, all near the entrance; one residential structure, 1 storage building, and an existing shed. Boats are currently stored throughout the CG-SCp portion of the Project Site which has been graded and covered with gravel. There are also trees throughout the Project Site, mainly concentrated on the hillside towards the center of the parcel. The Project Site occurs in the Land Use Category of Commercial and has a zoning of RM and CG-SCp (see Figure 4 – Land Use Designations). The Project Site is surrounded by residential, commercial, and light industrial uses.

The following table lists the existing adjacent land uses and zoning.

Existing Land Use and Land Use Category			
Location	Existing Land Use	Land Use Category	Zoning
Project Site	Boat Storage	Commercial	Multiple Residential (RM); General Commercial-Sign Control Overlay (CG-SCp);
North	Restaurant; Residences	Low Density Residential; Commercial	Single Residential (RS); Multiple Residential (RM); General Commercial-Sign Control Overlay (CG-SCp);
South	Residences; Fueling facility	Low Density Residential; Limited Industrial; Commercial	Single Residential (RS); Community Industrial (IC) Service Commercial (CS)
East	Stores; Residences	Commercial; Low Density Residential	Service Commercial (CS); General Commercial-Sign Control Overlay(CG-SCp);
West	Residences	Low Density Residential	Single Residential (RS);

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

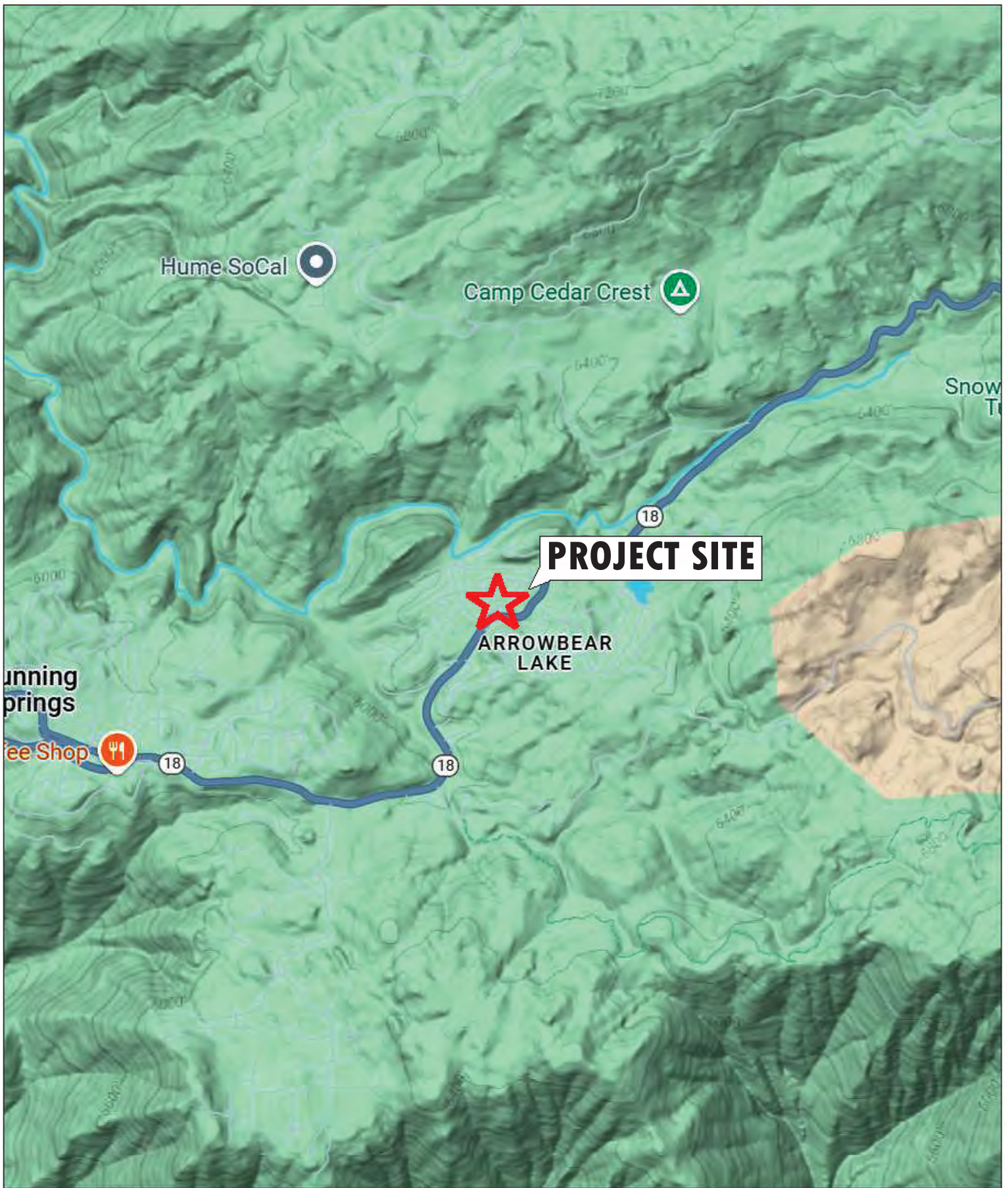
Federal: None

State of California: Caltrans

County of San Bernardino: Land Use Services – Planning/Building and Safety/Land Development, Environmental Health Services, Public Works – Traffic/Solid Waste Management/Flood Control, and Special Districts.

Regional: None

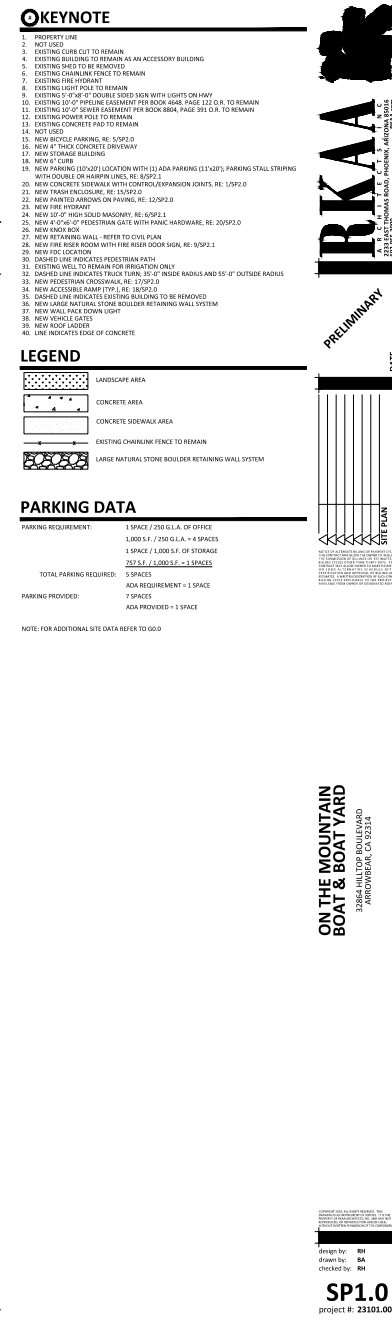
Local: Arrowbear Lake Fire Department

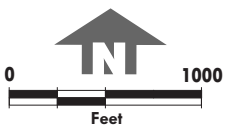


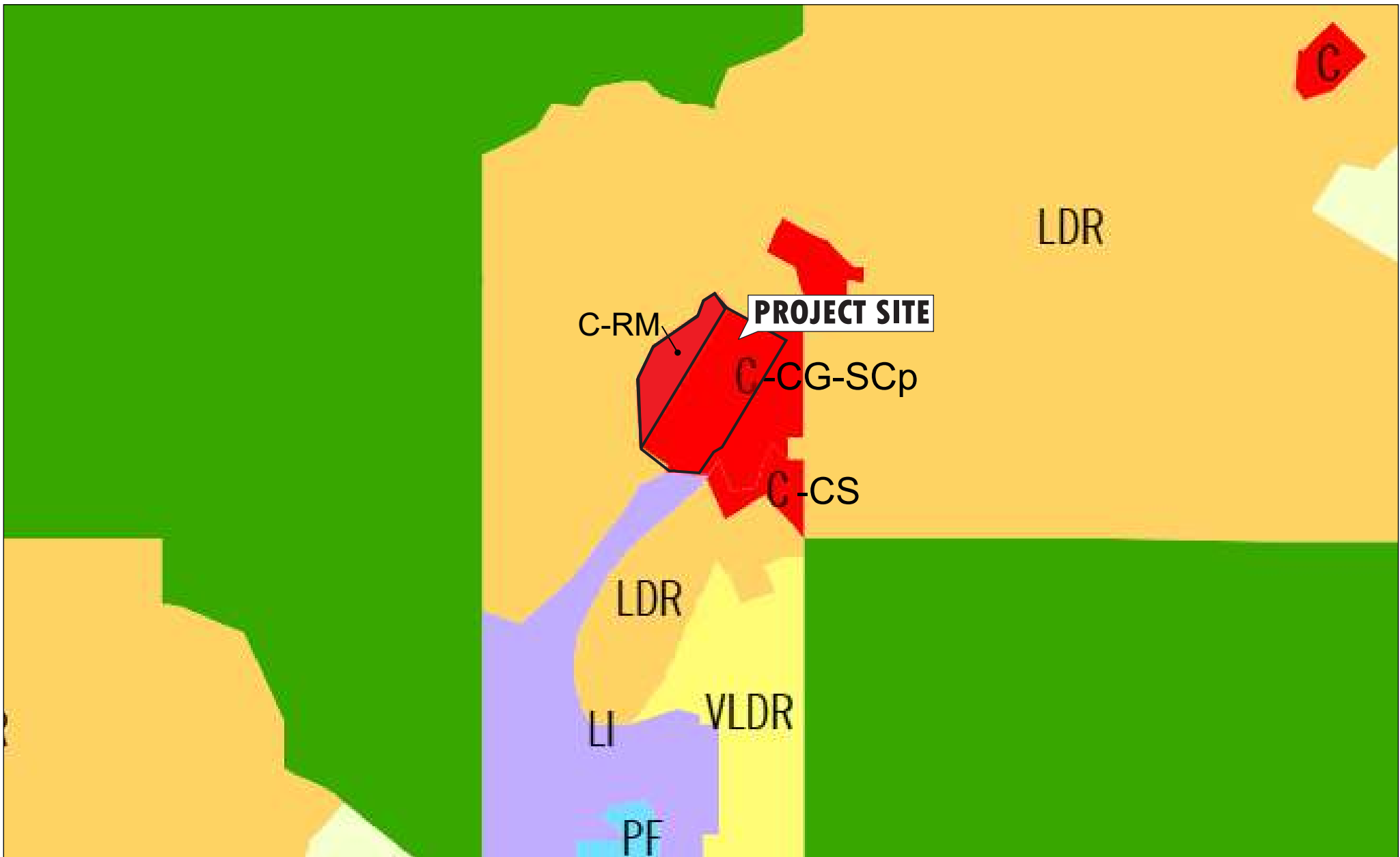
REGIONAL VICINITY

ARROWBEAR STORAGE FACILITY
Arrowbear Lake, San Bernardino County, California

FIGURE 1







Legend- Land Use Designation

- RL: Rural Living 1 du/2.5 ac max
- VLDR: Very Low Density Res. 0-2 du/ac max
- LDR: Low Density Res. 2-5 du/ac max
- MDR: Medium Density Res. 5-20 du/ac
- C: Commercial Zoning: RM/CG-SCp and CS
- LI: Limited Industrial
- GI: General Industrial
- PF: Public Facility
- RLM: Resource/Land Management
- OS: Open Space
- SD: Special Development

LAND USE DESIGNATIONS FOR APN 0328-165-16

ARROWBEAR STORAGE FACILITY
Arrowbear Lake, San Bernardino County, California

FIGURE 4

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

AB 52 Consultation

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.

On April 15, 2025, Notices of Opportunity to Consult were sent to seven tribes that are traditionally and/or culturally affiliated with the project area or have specifically requested notice for all projects within the County. The Tribes included in the notification were Yuhaaviatam of San Manuel Nation, San Manuel Band of Mission Indians, San Gabrieleno Band of Mission Indian, Morongo Band of Mission Indians, Fort Mojave Indian Tribe, Colorado River Indian Tribes, and 29 Palms.

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 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. Technical studies and data were summarized herein to provide analyses of various environmental factors (e.g. air quality model results, biological resources assessment, cultural resources investigation, traffic study); these are cited herein where appropriate and included in the list of references.

The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: Based on this initial evaluation, the following finding is made:

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

Elena Barragan
 Signature: (Elena Barragan, Senior Planner)

11/26/2025
 Date

 Signature: (Paul Toomey, Planning Manager)

 Date

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS – 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 type="checkbox"/>	<input checked="" 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 a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

San Bernardino County Development Code

a) Have a substantial adverse effect on a scenic vista?

The Proposed Project is the approval of a Minor Use Permit to develop approximately 3.93 acres of a 5.88-acre parcel into a Personal Property Storage facility that will provide indoor storage. The Project Site is located within the Mountain Region of the County which offers scenic views of mountains, prominent ridgelines, forested landscapes, and lakes.¹ The Project Site has a split Countywide Plan zoning of Multiple Residential (RM) and General Commercial-Sign Control Overlay (CG-SCp) within the Commercial land use category. The surrounding land uses include restaurants, stores, a fueling facility and residences. The Proposed Project would be required to maintain the maximum structure height limit of 35 feet, as is allowed within the Mountain Region, Commercial Zone.² The proposed structures shall have a minimum setback of 15 feet to the front

¹ Placeworks. San Bernardino Countywide Policy Plan Draft EIR. June 2019.

² San Bernardino County. Development Code. Accessed January 31, 2025.

and side (street side), and a rear setback and side (interior) setback of 10 feet.³ The Proposed Project would not obstruct the views of others due to the height and required setbacks. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?*

The Project Site is adjacent to State Route 18 (SR-18), which is a County Scenic Route and Eligible State Scenic Highway.⁴ Construction of the Proposed Project would require the removal of approximately 10 trees ranging in size from 8" to 24" in diameter. Most of these trees are in the center of the property; four are along SR-18 according to the Site Plan. There are no rock outcroppings on or adjacent to the Project Site. As concluded in the Cultural report (see section V of this Initial study) there are no historic buildings on the Project Site. The Proposed Project would comply with San Bernardino County development Standards that require removal of any native trees with a six inch or greater stem diameter or 19 inches in circumference measured four and one-half feet above natural grade level shall require a Tree Removal Permit. As such the Applicant is required to obtain all necessary Tree Removal Permits in accordance with development code § 88.01.050 Native Tree or Plant Removal Permits. The proposed structures would adhere to the 35ft height limit as well as the minimum setback of 15 feet to the front and side (street side), and a rear setback and side (interior) setback of 10 feet.⁵ Adherence to the San Bernardino County Development Code would ensure the Proposed Project would not substantially damage scenic resources within a state scenic highway. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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 a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The Project Site is located in a non-urbanized area within the Mountain Region of San Bernardino County.⁶ The Proposed Project would remove 2 buildings and add one (1) 10,974-square-foot (SF) building to be used for storage and include a 1,757-SF existing building to be used as an office. The Proposed Project would also add 7 parking spaces (including one handicap accessible space), and 101,151 SF of landscaping to the Project Site. The proposed buildings would be designed to be compatible with the surrounding mountain's visual character using architectural details that are similar to

³ San Bernardino County. Development Code. Accessed January 31, 2025.

⁴ San Bernardino County. Countywide Policy Plan Map. NR-3 "Scenic Routes & Highways." Accessed November 26, 2024.

⁵ San Bernardino County. Development Code. Accessed January 31, 2025.

⁶ Office of Planning and Research. Site Check <https://sitecheck.opr.ca.gov/>. Accessed January 6, 2025.

the surrounding structures. The proposed buildings would adhere to the 35ft height limit as well as the minimum setback of 15 feet to the front and side (street side), and a rear setback and side (interior) setback of 10 feet.⁷ The proposed buildings would use colors that follow a natural color scheme and would also integrate rough sawn wood columns with stone bases and wood beams on the south side that parallels SR-18. Given that the existing surrounding land use include other commercial uses such as restaurants, retail stores, and a fueling facility; the Proposed Project would not substantially degrade the existing visual character or quality of public views of the Project Site and its surroundings. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- d) *Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?*

The current sources of light on-site are the light wall packs mounted on the outside of the existing buildings. The Proposed Project would remove 2 buildings and add one (1) 10,974-square-foot (SF) building to be used for storage and include a 1,757-SF existing building to be used as an office as detailed in the Project Description above and shown on Figure 3. The Proposed Project would also add parking stalls, and landscaping to the Project Site. The facility would primarily operate during the daytime hours for boat deliveries and pick-ups. The Proposed Project will operate 12 months of the year and by appointment only. The Proposed Project would add new sources of light but shall be subject to the San Bernardino County Development Code, Section 83.07.040(a) Glare and Outdoor Lighting – Mountain and Desert Regions. Permitted lighting for new construction, unless exempt, shall be shielded in compliance with the requirements outlined in Table 83-7 of the Development Code. The purpose of this section of the Development Code is to preclude light pollution or light trespass on an abutting residential land use zoning district, a residential parcel, or public right-of-way. Therefore, less than significant are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

⁷ San Bernardino County. Development Code. Accessed January 31, 2025.

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

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a)	<p><i>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?</i></p> <p>The Project Site is located within the mountain region of the County. The only mapped important farmland in the mountain region is in the Oak Glen community. The Division of Land Resource Protection does not map important farmland on National Forest land, which represents nearly the entire Mountain region.⁸ It is surrounded by forest lands and developed land. Therefore, the Proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.</p> <p>No Impact</p>				
b)	<p><i>Conflict with existing zoning for agricultural use, or a Williamson Act contract?</i></p> <p>The Project Site is not under a Williamson Act Contract.⁹ The parcel has a split Countywide Plan zoning of Multiple Residential (RM) and General Commercial-Sign Control Overlay (CG-SCp). The Proposed Project would be consistent with the Countywide Policy Plan and would not conflict with existing zoning for agricultural uses or a Williamson Act Contract. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.</p> <p>No Impact</p>				
c)	<p><i>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))?</i></p> <p>The Project Site currently has a split zoning of RM and CG-SCp within the land use category of Commercial. The Commercial land use zoning district provides suitable locations for retail stores and personal services; office and professional services; lodging, recreation, and entertainment; heavy commercial with adequate buffering for surrounding residential uses; and agriculture and lower density residential in rural areas. The Proposed Project is a commercial use and therefore would be consistent with the Commercial zoning and would not conflict with existing zoning, or cause rezoning of forest land. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.</p> <p>No Impact</p>				
d)	<p><i>Result in the loss of forest land or conversion of forest land to non-forest use?</i></p>				

⁸ Placeworks. San Bernardino Countywide Policy Plan Draft EIR. Chapter 5.2 Agriculture and Forestry Resources.

⁹ San Bernardino County Assessor. Parcels Under Open Space Contract Report – 06/25/2024. Accessed January 6, 2025.

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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The Project Site is located in the mountain region of San Bernardino County. Removal of any native trees with a six inch or greater stem diameter or 19 inches in circumference measured four and one-half feet above natural grade level shall require a Tree Removal Permit. The Proposed Project would remove approximately 10 trees ranging in size from 8" to 24" in diameter. As such the Applicant is required to obtain all necessary Tree Removal Permits in accordance with development code § 88.01.050 Native Tree or Plant Removal Permits. The Proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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?*

The Project Site currently has a split zoning of RM and CG-SCp. Implementation of the Proposed Project would not involve other changes in the existing environment that could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

Issues		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	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 type="checkbox"/>	<input checked="" 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"/>

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

Countywide Policy Plan; CalEEMod Out for Personal Property Storage, Lilburn Corporation, January 3, 2025

a) *Conflict with or obstruct implementation of the applicable air quality plan?*

The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (AQMP 2022) was developed to address the requirements for meeting this standard and was adopted by the SCAQMD on December 2, 2022. The 2022 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2020 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories. Consistency with the AQMP 2022 for general development projects is determined by demonstrating compliance with local land use plans and/or employment projections.

A project is inconsistent with the AQMP if: (1) it does not comply with the approved general plan; or (2) it uses a disproportionately large portion of the forecast growth increment (change population or employment levels). The Project Site is zoned Multiple Residential (RM) and General Commercial-Sign Control Overlay (CG-SCp) within the land use category of Commercial. The Proposed Project is an allowed use within the Commercial

Issues	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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land use zoning district, and is subject to a Minor Use Permit. Therefore, emissions associated with the Proposed Project would not conflict with the AQMP. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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?*

The Proposed Project's construction and operational emissions were estimated using CalEEMod version 2022 (see Appendix A for CalEEMod outputs). The criteria pollutants estimated are: reactive organic gases (ROG), nitrogen oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and fugitive particulates (PM₁₀ and PM_{2.5}). Two of the analyzed pollutants, ROG and NO_x, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site preparation, grading (fine and mass grading), building construction, paving, and architectural coating. Construction is anticipated to begin in 2025 and be completed in 2026. The resulting emissions generated by construction of the Proposed Project are shown in Table 1 and 2.

Table 1
Construction Emissions Summer Summary
(Pounds per Day)

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
2025 Max	3.39	31.7	31.2	0.05	9.20	5.24
2026 Max	17.4	10.1	13.9	0.02	0.57	0.40
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2022 Summer Emissions.

Table 2
Construction Emissions Winter Summary
(Pounds per Day)

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
2025 Max	1.19	10.7	13.8	0.02	0.62	0.44
2026 Max	1.13	10.1	13.7	0.02	0.57	0.40
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2022 Winter Emissions.

As shown in Table 1 and 2, construction emissions during either summer or winter seasonal conditions would not exceed the SCAQMD thresholds.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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Operational Emissions

The operational mobile source emissions were calculated using the Trip Generation Analysis Memorandum, dated December 11, 2024, prepared by Kittelson & Associates Inc. (Kittelson). Kittelson determined that the Proposed Project would generate approximately 45 daily trips. The Proposed Project's long-term operational emissions have been calculated and are summarized below in Table 3 and Table 4.

Table 3
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Mobile	0.19	0.21	2.04	0.01	0.47	0.12
Area	1.13	0.01	1.57	<0.005	<0.005	<0.005
Energy	0.02	0.42	0.35	<0.005	0.03	0.03
Totals	1.34	0.64	3.96	0.01	0.50	0.15
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2022

Table 4
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Mobile	0.18	0.22	1.68	<0.005	0.47	0.12
Area	0.87	--	--	--	--	--
Energy	0.02	0.42	0.35	<0.005	0.03	0.03
Totals	1.07	0.64	2.03	0.01	0.50	0.15
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2022

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. The Proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Expose sensitive receptors to substantial pollutant concentrations?*

Issues	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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The SCAQMD CEQA and Federal Conformity Guidelines (February 2020) describe sensitive receptors as being residences, schools, daycare centers, playgrounds and medical facilities.

The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated using SCAQMD significance thresholds:

- Any industrial project within 1000 feet;
- A distribution center (40 or more trucks per day) within 1000 feet;
- A major transportation project (50,000) or more vehicles per day) within 1000 feet;
- A dry cleaner using perchloroethylene within 500 feet;
- A gasoline dispensing facility within 300 feet.

The Proposed Project does not fall under any of the above project types. There are sensitive receptors along the hill to the north and northwest of the Project Site. However, the Proposed Project will not expose sensitive receptors to substantial pollutant concentrations as the Proposed Project does not exceed SCAQMD thresholds as shown in Tables 3 and 4 above. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- d) *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?*

Construction of the Proposed Project would include site preparation, landscaping, paving, and architectural painting application. The objectionable odors that may be produced during the construction process would be temporary and short-term. Diesel exhaust and volatile organic compounds would be emitted during construction of the Proposed Project, which are objectionable to some; however, emissions would disperse rapidly from the Project Site and therefore should not reach an objectionable level at any sensitive receptors (adjacent to the Project Site). Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the Proposed Project.

The Project Site is currently utilized as outdoor boat storage and would be redeveloped as an indoor personal property storage facility. Potential sources that may emit odors during the on-going operations of the Proposed Project would include odor emissions from vehicular emissions, trash storage areas, and application of fertilizer. Given the few anticipated trips and minimal on-site project activities, these odors would be receptive only

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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to those on-site. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input 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, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SUBSTANTIATION: (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database <input checked="" type="checkbox"/>):				
Countywide Policy Plan; Biological Resources Assessment and Jurisdictional Delineation for the Arrowbear Storage Project, January 2025, Jennings Environmental, LLC;				

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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- a) *Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

A Biological Resources Assessment (BRA) and Jurisdictional Delineation (JD), dated January 2025, was prepared for the Project Site by Jennings Environmental and is summarized herein and included in this Initial Study as Appendix B.

No State and/or federally listed threatened or endangered species or other sensitive species were observed on-site during surveys conducted by Jennings. According to the California Natural Diversity Database (CNDDDB), California Native Plant Society's Electronic Inventory (CNPSEI), and other relevant literature and databases, 67 sensitive species, 20 of which are listed as threatened or endangered, and 3 sensitive habitats, have been documented in the *Keller Peak and Harrison Mtn.* quadrangles. *Harrison Mtn.* quad was included in this search due to the Project Site's proximity to its border. This list of sensitive species and habitats includes any State and/or federally listed threatened or endangered species, CDFW-designated Species of Special Concern (SSC), and otherwise Special Animals. According to the databases, no sensitive habitat, including USFWS-designated critical habitat, occurs within or adjacent to the Project Site.

Special Status Species

Of the 67 sensitive species found within the *Keller Peak and Harrison Mtn.* quads, 20 have a special designation of either: federally listed, state listed, or a species of special concern (SSC) under California Fish and Game Code.

Southern rubber boa – Threatened (State), USFS- Sensitive

Although this species has been observed within 5 miles of the Project Site, there is no suitable habitat within the property boundary. The Project Site is highly disturbed and is currently used for boat storage. Additionally, the Project Site does not contain any fallen debris for hibernacula and there are no north-facing slopes that provide any rock outcrops. The Project Site is also separated from the occupied habitat by multiple development projects. Therefore, this species is considered absent from the Project Site and the Proposed Project will not affect rubber boa.

Bald eagle (BAEA) – Delisted (Federal)/ Endangered (State), USFS Sensitive

The Project is not within or adjacent to any suitable BAEA foraging or nesting habitat. The nearest suitable habitat for this species is the Lake Arrowhead shoreline, which is approximately 1.35 miles north of the Project Site. Additionally, the Proposed Project does not require the removal of large old-growth vegetation. Therefore, the Proposed Project will not affect BAEA and no further investigation relative to this species is warranted or required.

California spotted owl (SPOW) – SSC, USFS-Sensitive

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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The Project Site is within an already disturbed area and the immediate vicinity has historically been subject to ongoing human disturbances associated with the existing commercial and residential developments in the area. Therefore, it is unlikely that the immediate surrounding area would be utilized by SPOW for nesting or roosting. Additionally, the Project Site lacks the basic habitat requirements for this species. Furthermore, this species has not been documented within the project area or immediate surroundings. Although the U.S. Forest Service does not survey for SPOW on private property, the surrounding San Bernardino National Forest areas have been surveyed extensively by the Forest Service since the late 1980s. For the reasons discussed, the Project Site is not occupied by SPOW, and the Proposed Project will not affect this species.

San Bernardino flying squirrel – SSC, USFS-Sensitive

The Project Site and surrounding area do not provide habitat suitable to support flying squirrels. The surrounding area is either residential or commercial developments. Furthermore, this species has been documented within approximately 1 mile of the Project Site, in mixed conifer forest habitat. The habitat within the surrounding vicinity is not suitable to support flying squirrels and the Proposed Project would not result in impacts to this species.

Designated Critical Habitat

The Project Site is not located within or adjacent to any USFWS-designated Critical Habitat. No further action is required.

Nesting Birds

The immediate surrounding area contains habitat suitable for nesting birds in general. As such, the Proposed Project is subject to the following nesting bird regulations: Migratory Bird Treaty Act and the California Fish and Game Code. Therefore, Mitigation Measure BIO-1 shall be implemented if any future construction is proposed during the bird nesting season of February 1 through September 15.

With implementation of Mitigation Measures BIO-1, the Proposed Project would not have a substantial adverse effect on any species identified as a candidate, sensitive or special status species.

Less than Significant with Mitigation

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?*
- c)

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<i>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?</i>				

A Jurisdictional Delineation was performed by Jennings Environmental to assess potential jurisdictional waters at the Project Site. The assessment reviewed aerial imagery of the Project Site and compared those with the surrounding USGS 7.5-minute topographic quadrangle maps to identify drainage features within the survey area as indicated from topographic changes, blue-line features, or visible drainage patterns. The U.S. Fish and Wildlife Service National Wetland Inventory and Environmental Protection Agency (EPA) Water Program “My Waters” data layers were also reviewed to determine whether any hydrologic features and wetland areas had been documented within the vicinity of the Project Site. Similarly, the Soil maps from the U.S. Department of Agriculture (USDA) - Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2024) were reviewed to identify the soil series on-site and to check if they have been identified regionally as hydric soils. Upstream and downstream connectivity of waterways (if present) was reviewed in the field, on aerial imagery, and topographic maps to determine jurisdictional status.

Large portions of the Project Site are highly disturbed as the Project Site is currently used as a boat storage facility. The habitat within the northern portion of the parcel would be described as disturbed Jeffrey pine forest and woodland.

Waters of the United States and Waters of the State

The USACE has the authority to permit the discharge of dredged or fill material in Waters of the U.S. (WOUS) under Section 404 of the Clean Water Act (CWA). While the Regional Water Quality Board has authority over the discharge of dredged or fill material in Waters of the State under Section 401 of the CWA as well as the Porter-Cologne Water Quality Control Act. The Project Site was surveyed with 100 percent visual coverage and no drainage features were present on-site that met the definition for WOUS. As such, the Project Site does not contain any wetlands, Waters of the U.S., or Waters of the State.

Fish and Game Code Section 1602 - State Lake and/or Streambed

The CDFW asserts jurisdiction over any drainage feature that contains a definable bed and bank or associated riparian vegetation. The Project Site was surveyed with 100 percent visual coverage and no definable bed or bank features exist on the Project Site. As such, the Project Site does not contain any areas under CDFW jurisdiction.

Jurisdictional Features

There are no streams, channels, washes, or swales that meet the definitions of Section 1600 of the State of California Fish and Game Code (FGC) under the jurisdiction of the CDFW, Waters of the State under Section 401 of the CWA under the jurisdiction of the

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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Regional Water Quality Control Board (RWQCB), or WOUS as defined by Section 404 of the CWA under the jurisdiction of the U.S. Army Corps of Engineers (Corps) within the Project Site. Therefore, no permit from any regulatory agency will be required.

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

Less Than Significant Impact

- 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?*

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.

The Project Site occurs within a modeled habitat linkage.¹⁰ However, according to the BRA, the Project Site is mapped within an area of low to less permeable for wildlife movement. Construction of the Proposed Project would require the removal of approximately 10 trees ranging in size from 8" to 24" in diameter. Most of these trees are in the center of the property; four are along SR-18 according to the Site Plan. Wildlife within the mountains will largely use trees as a mode of transportation within the forest. However, the Proposed Project is within an existing developed portion of the mountains. Additionally, the Proposed Project, does not include development of a building over three stories tall, as the Proposed Project would be required to maintain the maximum structure height limit of 35 feet, as is allowed within the Mountain Region, Commercial Zone.¹¹ Therefore, the ability for wildlife to move across the Project Site or within the project vicinity will remain unobstructed. The Project Site is also not within or adjacent to a habitat conservation plan. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

¹⁰ San Bernardino County. County Policy Plan web maps: NR-2 "Parks and Open Space Resources." Accessed January 14, 2024.

¹¹ San Bernardino County. Development Code. Accessed January 31, 2025.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Subsection 88.01.070 of the County Development 8 Code provides regulations to promote conservation and wise use of forest resources in the Mountain Region. The vegetation on-site consists of Jeffrey pine forest and woodland. Removal of any native trees with a six inch or greater stem diameter or 19 inches in circumference measured four and one-half feet above natural grade level shall require a Tree Removal Permit. Construction of the Proposed Project would require the removal of approximately 10 trees ranging in size from 8” to 24” in diameter. The Applicant is required to obtain all necessary Tree Removal Permits, and as such the Proposed Project would not conflict with any local policies or ordinances protecting biological resources. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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?*

The Project Site is not located within or adjacent to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan as identified in the CDFW California Regional Conservation Plans Map (August 2023).¹² No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

Mitigation Measure

BIO-1: Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS). These surveys should be conducted no more than 3 days prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

¹² California Department of Fish and Wildlife. Natural Community Conservation Planning: “California Regional Conservation Plans Map (PDF).” Accessed January 14, 2024.

Possible significant adverse impacts have been identified or anticipated and therefore Mitigation Measures Bio-1 is required to reduce impacts resulting from inadvertent discoveries to a less than significant level.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Cultural Resources Survey for the 32864 Hilltop Boulevard Project, January 6, 2025, BFSa Environmental Services

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

A Cultural Resources Study, dated January 6, 2025, was prepared for the Proposed Project by BFSa Environmental Services (see Appendix C for report). The purpose of the investigation was to locate and record any cultural resources within the Project Site and subsequently evaluate any resources as part of CEQA.

According to CEQA (§ 15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

1. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
2. The significance of an historical resource is materially impaired when a project:
 - a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the CRHR; or
 - b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its

identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,

- c) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources (CRHR) as determined by a lead agency for purposes of CEQA.

The Cultural Resources Study did not identify any historical resources as defined by CEQA within the Project Site. However, review of historic aerial imagery demonstrates that the subject property has been impacted and cleared several times (refer to aerial imagery in Appendix C). This characterization of the property as superficially disturbed is relevant to the consideration of cultural resources being present within the Project. When parcels are cleared, disked, or otherwise disturbed, evidence of surface artifact scatters is lost. Regardless of whether cultural resources have ever existed within this property, the current state of the area appears to have affected the potential to discover any surface scatters of artifacts. Therefore, based upon the presence of historic-aged buildings and features within the property, and the documented historical development and decades of disturbance on the property, there remains a potential for buried or masked archaeological deposits to be present within the Project's boundaries. As the status of the property appears to have affected the potential to discover any surface scatters of artifacts, archaeological monitoring is recommended during all project-related ground disturbances. Mitigation Measure CUL-1, CUL-2, CUL-3, and CUL-4 would reduce impacts to a less than significant level.

Less than Significant with Mitigation

- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

BFSA requested an archaeological records search for a one-mile radius around the Project Site from the SCCIC at CSU Fullerton. The SCCIC records search indicated that a total of twenty-six previously recorded cultural resources have been identified within a one-mile radius of the Project Site. These resources include seven prehistoric, two multicomponent and seven historic resources. No previously recorded cultural resources were identified within the Project Site's boundaries.

The records search results also indicate that fifty-five cultural resource studies have been conducted within one mile of the Project Site, two of which overlap the Project Site (Mirro 2006; Hatheway 2010). The Mirro (2006) study consisted of a large overview and did not directly address the Project Site. The Hatheway (2010) study directly addressed the subject property. Noting the presence of buildings and features the study determined that there were no distinguishing architectural, design, or engineering elements. The study further concluded that the structure contained no historic significance and were not CRHR-eligible.

BFSA also requested a Sacred Lands File (SLF) search from the Native American Historic Commission (NAHC) to search for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance within a mile of the Project. The SLF search was received with negative results.

Based upon the findings presented within the Cultural Resources Study, no archaeological sites or artifacts were identified during the survey of the Project Site. However, due to the documented historical development and decades of disturbance on the property, there remains a potential for buried or masked archaeological deposits to be present within the Project boundaries. As such, archaeological monitoring is recommended during all project-related ground disturbances. In the event that any historic or prehistoric cultural or archaeological resources are inadvertently discovered, all construction work in the immediate vicinity of the discovery shall stop and a qualified archaeologist shall be consulted to determine if further mitigation measures are warranted. Mitigation Measure CUL-1, CUL-2, CUL-3, and CUL-4 would reduce impacts to a less than significant level.

Less than Significant with Mitigation

c) *Disturb any human remains, including those outside of formal cemeteries?*

Construction and demolition activities could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during earthmoving activities associated with Project construction. If human remains are discovered during construction activities, the Project proponent would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097, et. seq., which requires that if the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission, who will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated. In the unlikely event that human remains are discovered during construction, incorporation of Mitigation Measure CUL-4 would reduce impacts to a less than significant level. Therefore, no significant adverse impacts are identified or are anticipated.

Less than Significant with Mitigation

Mitigation Measures:

CUL-1: Archaeological monitoring is recommended during all project-related ground disturbances. The consulting archaeologist shall have the authority to modify and reduce the monitoring program to either periodic spot checks or suspension of the monitoring program should the potential for cultural resources appear to be less than anticipated. If cultural/historical/archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall cease and an archaeologist meeting the

Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service [NPS] 1983) shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted and will be reported to the County.

CUL-2 Monitoring and Treatment Plan

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 Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). 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.

CUL-3 Archaeological Monitoring

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 workday to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

CUL-4 Worker Environmental Awareness Program

Prior to project initiation, a qualified archaeologist should be retained to conduct a Worker's Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training should be conducted by an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the WEAP training should they elect to and will be given ten days' notice prior to the training. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.

Possible significant adverse impacts have been identified or anticipated and therefore Mitigation Measures CUL-1, CUL-2, CUL-3, and CUL-4 are required to reduce impacts resulting from inadvertent discoveries to a less than significant level.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: California Energy Consumption Database; CalEEMod Out for Personal Property Storage, Lilburn Corporation, January 3, 2025

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Fuel

During construction of the Proposed Project, transportation energy consumption is dependent on the type of vehicles used, number of vehicle trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Temporary transportation fuel use such as gasoline and diesel during construction would result from the use of delivery vehicles and trucks, construction equipment, and construction employee vehicles. Additionally, most construction equipment during grading would be powered by gas or diesel. Based on output from CalEEMod version 2022 (see Appendix A for CalEEMod outputs), the Proposed Project construction activities would consume an estimated 33,411.16 gallons of diesel fuel for operation of heavy-duty equipment. Tables 5 through 7 show the modeled fuel consumption for all construction activities.

As shown in Table 6, all construction worker trips are from light duty autos, it is estimated 4,836.953 gallons of fuel will be consumed. Fuel consumption from construction vendor (material deliver) trips is 1,532.72 gallons, as shown on Table 7. Construction worker and vendor fuel consumption are based on CalEEMod's default data for vehicles miles traveled (VMT). Construction would represent a "single-event" diesel and gasoline fuel demand and would not require continuous or permanent commitment of these fuel resources.

Table 5
Construction Equipment Fuel Consumption Estimates

Phase	Number of Days	Offroad Equipment Type	Amount	Hours per Day	Horse Power	Load Factor	Total Fuel Consumption (gal diesel fuel) ¹
Demolition	20	Concrete/Industrial Saws	1	8	33	0.73	226.64
	20	Rubber Tired Dozer	2	8	367	0.4	2485.03
	20	Excavators	3	8	36	0.38	386.10
Site Preparation	10	Rubber Tired Dozer	3	8	367	0.4	1863.77
	10	Tractors/Loaders/Backhoes	4	8	84	0.37	584.80
Grading	20	Graders	1	8	148	0.41	513.60
	20	Excavators	1	8	36	0.38	128.70
	20	Rubber Tired Dozer	1	8	367	0.4	1242.52
	20	Tractors/Loaders/Backhoes	3	8	84	0.37	877.20
Building Construction	230	Forklifts	3	8	82	0.2	5323.05
	230	Generator Sets	1	8	14	0.74	1120.87
	230	Cranes	1	7	367	0.29	9064.54
	230	Welders	1	8	46	0.45	2239.57
	230	Tractors/Loaders/Backhoes	3	7	84	0.37	8826.84
Paving	20	Pavers	2	8	81	0.42	640.12
	20	Pavers Equipment	2	8	89	0.36	602.86
	20	Rollers	2	8	36	0.38	257.40
Architectural Coating	20	Air Compressors	1	6	37	0.48	125.31
Total Fuel Used in Gallons							33,411.16

Source: CalEEMod 2022

(1) United States Environmental Protection Agency. 2018. Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES2014b. July 2018. Available at: <https://nepis.epa.gov/Exe/ZyPDF.cgi?Dockey=P100UXEN.pdf>.

Table 6
Construction Worker Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Fuel Consumption (gallons) ¹
Demolition	20	30	13.4	335
Site Preparation	10	35	13.4	195.4167
Grading	20	30	13.4	335
Building Construction	230	30.4	13.4	3903.867
Paving	20	30	13.4	335
Architectural Coating	20	6.06	13.4	67.67
Total Construction Worker Fuel Consumption				4,836.953

Source: Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2022 defaults.

- (1) United States Department of Transportation, Bureau of Transportation Statistics. 2018. National Transportation Statistics 2018. Available at: <https://www.bts.gov/sites/bts.dot.gov/files/docs/browse-statistical-products-and-data/national-transportation-statistics/223001/ntentire2018q4.pdf>.

Table 7
Construction Vendor Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Fuel Used (gallons)
Demolition	20	--	8.33	0.0
Site Preparation	10	--	8.33	0.0
Grading	20	--	8.33	0.0
Building Construction	230	5.92	8.33	1532.72
Paving	20	--	8.33	0.0
Architectural Coating	20	--	8.33	0.0
Total Construction Vendor Fuel Consumption				1,532.72

Source: Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2022 defaults.

United States Department of Transportation, Bureau of Transportation Statistics. 2018. National Transportation Statistics 2018. Available at: <https://www.bts.gov/sites/bts.dot.gov/files/docs/browse-statistical-products-and-data/national-transportation-statistics/223001/ntentire2018q4.pdf>.

Impacts related to transportation energy use during construction would be temporary and would not require the use of additional use of energy supplies or the construction of new infrastructure.

During operations of the Proposed Project, fuel consumption would result from employee and Customer trips. Project vehicle miles traveled (VMT) were divided by 2 and modeled with an automobile fuel efficiency of 24 and 7 miles per gallon. The Proposed Project would result in an estimated 21,924.4 gallons of fuel consumption per year based on 237,632 miles driven.¹³

Trip generation and VMT generated by the Proposed Project were considered less than significant. The Proposed Project does not include uses or operations that would inherently result in excessive or wasteful vehicle trips and VMT, or associated wasteful vehicle energy consumption. It is not expected to result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities.

Electricity

¹³ CalEEMod output based on trips generated; represents modeled estimation, not actual consumption.

Southern California Edison (SCE) provides electricity to the Project Site. The Project Site is currently used as outdoor boat storage. The Proposed Project would establish a personal property storage facility. According to the California Energy Commission, the commercial building sector of the SCE planning area consumed 36,069 GWh of electricity in 2022.¹⁴ The implementation of the Proposed Project would result in an increase in electricity demand. The estimated electricity demand for the Proposed Project is 0.344 GWh per year.¹⁵ The Proposed Project's estimated annual electricity consumption compared to the 2022 annual electricity consumption of the overall commercial building sector in the SCE Planning Area would account for approximately 0.00095 percent of total electricity consumption. The increase in electricity demand from the Proposed Project is insignificant compared to the projected electricity demand for SCE's entire service area.

Natural Gas

The Project Site is located within the service area of Southern California Gas (SoCal Gas). The Proposed Project's estimated annual natural gas demand is 15,481.89 therms. The Proposed Project would create a permanent increase demand for natural gas. According to the California Energy Commission, the natural gas consumption of SoCal Gas's commercial sector was 894,453,260 therms in 2022.¹⁶ The Proposed Project's estimated annual natural gas consumption, using the output from CalEEMod, compared to the 2022 annual natural gas consumption of the overall residential sector in the SoCal Gas Planning Area would account for approximately 0.00173 percent of the total natural gas consumption. Therefore, projected natural gas demand would not significantly impact SoCal Gas's level of service.

The proposed buildings would be designed to comply with Title 24. The County would review and verify that the Proposed Project plans would be in compliance applicable energy efficiency Standards. Specifically, the Proposed Project would be required to adhere to CALGreen, which establishes planning and design standards for sustainable developments and energy efficiency. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

As concluded above, the Proposed Project's total impact on regional energy supplies would be minor. The proposed buildings would be required to comply with Title 24 pertaining to energy and water conservation standards in effect at the time of construction. The Proposed Project would not conflict with or obstruct a state or local

¹⁴California Energy Commission. <https://ecdms.energy.ca.gov/Default.aspx>. Accessed January 28, 2025.

¹⁵ Lilburn Corporation. CalEEMod outputs for Indoor Personal Property Storage. January 3, 2025. The model assumes that the Proposed Project would connect to SCE facilities.

¹⁶California Energy Commission. <https://ecdms.energy.ca.gov/Default.aspx>. Accessed January 28, 2025.

plan for renewable energy or energy efficiency. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VII.	GEOLOGY AND SOILS - Would the project:				

- | | | | | | |
|----|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) | Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| | iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) | Have soils incapable of adequately supporting the use of septic tanks or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☐ ☒

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

Countywide Policy Plan; Update Report of Geotechnical/Geologic Study, Proposed Boat Storage Buildings, 32864 Hilltop Boulevard, Arrowbear Lake, CA 92314, August 14, 2024, Hilltop Geotechnical, Inc; BFSA Environmental Services, Paleontological Assessment for the 32864 Hilltop Boulevard Project, January 7, 2025.

- 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

According to the California Department of Conservation, California Earthquake Hazards Zone Application ("EQ Zapp"), the nearest active fault listed is approximately 6 miles south of the Project Site.¹⁷ The Project Site is not within an Alquist-Priolo Earthquake Fault Zone.¹⁸ Due to the absence of known faults within the immediate vicinity, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- ii) Strong seismic ground shaking?

No active faults pass through the Project Site.¹⁹ As is the case for most areas of Southern California, ground shaking results from earthquakes associated with nearby and more distant faults may occur at the Project Site. Seismic ground shaking is influenced by the proximity of the site to an earthquake fault, the intensity of the seismic event, and the underlying soil composition. Any future developments at the Project Site should anticipate that moderate to large seismic events could occur. Construction of all structures shall follow all applicable building requirements and recommendations provided in a final Geotechnical/Geologic Study to be approved by the County

¹⁷California Department of Conservation. California Earthquake Hazards Zone Application ("EQ Zapp"), 2021. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed January 15th, 2025.

¹⁸California Department of Conservation. California Earthquake Hazards Zone Application ("EQ Zapp"), 2021. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed January 15th, 2025.

¹⁹California Department of Conservation. California Earthquake Hazards Zone Application ("EQ Zapp"), 2021. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed January 15th, 2025

Geologist. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

iii) Seismic-related ground failure, including liquefaction?

Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as fluid. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. According to the County Land Use “Geologic Hazard Maps”, the potential for liquefaction to impact the Project Site is considered zero.²⁰ Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

iv) Landslides?

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project Site is not located in an existing mapped landslide.¹⁷ However, it is located in an area with low to moderate susceptibility to landslides. An updated Report of Geotechnical/Geologic Study, Proposed Boat Storage Buildings, was prepared for the Proposed Project by Hilltop Geotechnical, Inc. and is dated August 14, 2024. The report is summarized herein and included as Appendix D. As recommended in the geotechnical study both fill slopes and cut slopes shall not be inclined steeper than 2H:1V (Horizontal to Vertical). Proposed slopes are planned to be stable under normal conditions and moderate earthquakes. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

b) Result in substantial soil erosion or the loss of topsoil?

Construction activities could result in soil erosion if the Project Site is not properly designed. As stated in the geotechnical study (see Appendix D for report), soil slopes are subject to some erosion when subjected to sustained water application. To reduce long-term erosion, the following recommendations for slope protection and maintenance should be considered when planning, designing, and implementing slope erosion methods:

²⁰San Bernardino County. Policy Plan web maps. HZ-2 “Liquefaction and Landslide Hazards.” Accessed January 15th, 2025.

- Surface water should not be allowed to flow over the on-site natural or proposed man-made slopes other than incidental rainfall and irrigation. Alterations of manufactured or natural slopes, terraces, top of slope berms, and/or pad gradients should not be allowed that will prevent pad and roof run-off from the structures from being expediently directed to approved disposal areas and away from the tops of slopes.
- Surface drainage should be positively maintained and directed to the street or storm drain system in a non-erosive manner.
- Top of slope berms should be constructed and compacted as part of finish grading of the property and should be maintained by the property owner. The recommended drainage patterns should be established at the time of finish grading and maintained throughout the life of the proposed development. Concentrated surface waters entering the property from off-site sources should be collected and directed to a permanent drainage system.
- The property owner is responsible for the maintenance and cleaning of the interceptor ditches, drainage terraces, down drains and other drainage devices that have been installed to promote slope stability.
- It is recommended that slopes be planted with light-weight ground cover, shrubs and trees that possess deep (5.0 feet or greater), dense root structures that require minimal irrigation (drought resistance). It should be the responsibility of the Landscape Architect or other suitably qualified individual to provide such plants initially and of the [property] [individual lot] owner[s] to maintain such planting. Alteration of the planting scheme is at the property owner's risk.
- If automatic sprinkler systems are installed their use should be adjusted to account for natural rainfall.
- The property owner should establish a program for the elimination of burrowing animals. This should be an on-going program to protect slope stability.
- The property owner should observe the lot drainage during heavy precipitation periods as this is often when trouble occurs. Problems such as gullyng or ponding should be corrected as soon as practicable.
- High moisture content in slope soils is a major factor in slope erosion and slope failures. Therefore, precautions should be taken to minimize soil saturation. Leakage from waterlines, irrigation systems, etc. or bypassing of clogged drains should be promptly repaired.

The potential impacts of soil erosion would be minimized through the implementation of the above recommendations. Therefore, less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?*

As Hilltop Geotechnical, Inc. concluded in their report, due to the nature of the near-surface soils on the subject site, if over excavation and replacement is not performed under the pavement areas, there is a risk of settlement and vertical differential movement of the pavement, curbs / gutters, etc. if the subgrade soils are allowed to become saturated. Therefore, proper drainage should be established away from such improvements and minimal precipitation or irrigation water allowed to percolate into the soils adjacent to the pavement, curbs / gutters, etc. As a Condition of Approval, implementation of recommendations provided in a final Geotechnical/Geologic Study would be approved by the County Geologist. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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?*

Expansive soils (shrink-swell) are fine-grained clay silts subject to swelling and contracting in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. The results of an Expansion Index test concluded that the Project Site contains soil with expansion potential. Therefore, specialized construction procedures to specifically resist expansive soil activity for this type of soil are required and shall be implemented in accordance with the Final Geotechnical study to be approved by the County. The Geotechnical/Geologic Study prepared by Hilltop Geotechnical recommends that upon completion of grading for the building pad areas, near-surface samples should be obtained for expansion potential testing to verify the preliminary expansion test results and the foundation and slab-on-grade recommendations presented in this report. With implementation of recommendations provided in a final Geotechnical/Geologic Study to be approved by the County Geologist, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less than Significant with Mitigation

- 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?*

The Proposed Project would not require the use of septic tanks or alternative wastewater disposal. Arrowbear Park County Water District currently provides sewer service to the Project Site for the existing land use. The Proposed Project would not result in a substantial increase in sewer flow rates as only the existing building to be used as an office has restrooms. Restrooms will be the only sewer-generating use on-site. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

No Impact

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

A Paleontological Assessment was prepared by BFSA Environmental Services, on January 7th, 2025 (see Appendix E for report). The Project Site is largely underlain by Cretaceous-aged (approximately 70 to 80 million years old) Monzogranite of Keller Peak, a plutonic rock. The Monzogranite of Keller Peak is a coarse-grained plutonic rock that crystallized from a molten state several miles beneath the surface during the Cretaceous Period. This rock formation, like other plutonic rocks, does not contain fossils, and, therefore, has no paleontological sensitivity. Geologically, the Project Site occurs in an area mapped as plutonic rocks, which do not yield fossils. Therefore, there is no potential for the Project to adversely impact significant paleontological resources. As concluded in the Paleontological Assessment, paleontological monitoring is not recommended during earth disturbance activities. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

No Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VIII. GREENHOUSE GAS EMISSIONS – 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 any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Countywide Policy Plan; CalEEMod Out for Personal Property Storage, Lilburn Corporation, January 3, 2025

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The San Bernardino County adopted its "Greenhouse Gas Emissions Reduction Plan" (GHG Reduction Plan) in 2011. The GHG Reduction Plan was updated in 2021 (GHGRP Update). A review standard of 3,000 metric tons of carbon dioxide equivalents (MTCO₂e) per year will be used to identify projects that require the use of the Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. Screening tables are a menu of options of energy efficiency improvements, renewable energy options, water conservation measures, and other options that provide predictable GHG reductions. If a project exceeds the 3,000 MTCO₂e, options are selected from the Screening Tables. Each option within the Screening Tables includes point values based upon the GHG reduction that option would provide to a development project. Developers that choose options from the Screening Tables totaling 100 points or more will be determined to have provided a fair-share contribution of GHG reductions and, therefore, are considered consistent with the GHGRP Update.

The levels of GHG reductions designed into the Screening Tables are consistent with the State goal of achieving 40 percent below 1990 levels of emissions by 2030.

Construction

The Proposed Project was assessed for its consistency with the significance thresholds presented by the SCAQMD CEQA Significance Threshold Working Group. Additionally, the Project's greenhouse gas emissions were screened using CalEEMod version 2022 (see Appendix A for CalEEMod outputs). Results are shown in Table 8.

Table 8

**Greenhouse Gas Construction Emissions
 (Metric Tons Per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O	R1
2025	188	0.01	<0.005	0.02
2026	195	0.01	<0.005	0.03
SCAQMD MTCO _{2e} Thresholds	3,000			
Total MTCO_{2e}	385			
Construction amortized	12.83			

Source: CalEEMod 2022, Lilburn Corporation

Based on the Proposed Project's CalEEMod (version 2022) results, construction activity for the Proposed Project would generate an estimated 385 metric tons of CO_{2e} per year. Therefore, the Proposed Project's construction emissions would not exceed the 3,000 MT CO_{2e} annual screening threshold defined by SCAQMD.

Operations

The operational mobile source emissions were calculated using the Trip Generation Analysis Memorandum, dated December 11, 2024, prepared by Kittelson & Associates Inc. (Kittelson). Kittelson determined that the Proposed Project would generate approximately 45 daily trips. Operational emissions occur over the life of the project. The Proposed Project's total net operational GHG emissions as modeled using CalEEMod 2022 are shown in Table 9.

**Table 9
 Greenhouse Gas Operational Emissions
 (Metric Tons Per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O	R1
Mobile	84.8	<0.005	<0.005	0.13
Area	0.73	<0.005	<0.005	--
Energy	136	0.01	<0.005	--
Water	12.8	0.27	0.01	--
Waste	3.99	0.40	0.00	--
Refrigeration	--	--	--	1.56
Construction amortized	12.83			
SCAQMD MTCO _{2e} Thresholds	3,000			
Total MTCO_{2e}	261			
Significant	No			

Source: CalEEMod 2022, Lilburn Corporation

As shown in Table 9, the Proposed Project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 MTCO_{2e} per year. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?*

According to the San Bernardino County GHG Reduction Plan, all development projects, including those otherwise determined to be exempt from CEQA, will be subject to applicable Development Code provisions, including the GHG performance standards, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 MTCO₂e per year will be considered consistent with the GHG Reduction Plan and determined to have a less than significant individual and cumulative impact for GHG emissions. The GHG Reduction Plan also states that "the 3,000 MTCO₂e per year value was chosen as the medial value and is used in defining small projects that must include the Performance Standards but do not need to use the Screening Tables or alternative GHG mitigation analysis."

The Proposed Project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 MTCO₂e per year. Therefore, the Proposed Project does not need to accrue points using the Screening Tables and is consistent with the GHG Reduction Plan. The Proposed Project is expected to comply with the performance standards for commercial uses as detailed in the GHG Reduction Plan. The Proposed Project will not result in substantial emissions of greenhouse gases and will not conflict with the GHG Reduction Plan. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS – 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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"/>
<i>SUBSTANTIATION:</i>					
<i>EnviroStor Database; San Bernardino Countywide Policy Plan Draft EIR: Hazards and Hazardous Materials</i>					

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- 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?*

The Proposed Project is the development of a Personal Property Storage facility, landscaping, parking stalls, and minor on-site improvements. Construction and operation of the Proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. All materials required during construction would be kept in compliance with State and local regulations, and Best Management Practices. Operations would include standard maintenance (i.e., open space upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public.

All construction and operation materials held on-site would be kept in compliance with State and local regulations. The facility is intended for personal storage with the business being primarily for customers' boat pick-up, delivery, and storage. No mechanical maintenance activities would occur on the Project Site. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Hoffman Elementary School is the nearest school to the Project Site. It is located approximately 0.4 miles southwest of the Project Site. Therefore, the Proposed 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. No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- 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?*

The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system.²¹ EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are located within or in the immediate vicinity of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

²¹California Department of Toxic Substances Control. EnviroStor. Accessed January 15th, 2025.

No Impact

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The Project Site is not within an airport safety review area or Airport Runaway Protection Zone.²² The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is Big Bear City Airport, which is approximately 13 miles northeast of the Project Site.²³ Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The Project Site does not contain any critical facilities.²⁴ The Project Site is accessible via SR-18, which is an evacuation route.²⁵ Access to the Project Site would be directly off SR-18. The entrance to the Project Site is currently unpaved and would be paved with concrete. The proposed on-site circulation loop would stem from SR-18 would also be paved. Adequate on-site access for emergency vehicles would be verified by the Fire Department during the County's plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Project vehicles are not anticipated to park off-site and interfere with off-site traffic. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

The Project Site is located within a Fire Safety overlay and a Very High Fire Hazard Severity Zone.²⁶ All projects in fire hazard severity zones shall be designed, built, and operated in accordance with state regulations specifying building materials and structural designs for structures in such zones, including California Building Code Chapter 7A and California Fire Code (CFC) Chapter 49; and regulatory requirements for defensible space including California Public Resources Code Sections 4291 et seq. and San Bernardino County Code of Ordinances Sections 23.0301.²⁷ The Proposed Project is subject to review and approval from the Arrowbear Lake Fire Department Fire Marshal. All new

²² San Bernardino County. County Policy Plan web maps: HZ-9 "Airport Safety and Planning." Accessed December 22, 2025.

²³ San Bernardino County. County Policy Plan web maps: TM-6 "Airports." Accessed December 22, 2025.

²⁴ San Bernardino County. County Policy Plan web maps: PP-1 "Critical Facilities." Accessed December 22, 2025.

²⁵ San Bernardino County. County Policy Plan web maps: PP-2 "Evacuation Routes." Accessed December 22, 2025.

²⁶ San Bernardino County. County Policy Plan web maps: HZ-5 "Fire Hazard Severity Zones." Accessed December 22, 2025.

²⁷ Placeworks. San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials.

construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
X. HYDROLOGY AND WATER QUALITY - Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that 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:				
	i. result in substantial erosion or siltation on- or off-site;	<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 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 runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

SUBSTANTIATION:

Countywide Policy Plan; Preliminary Drainage Study, Walsh Engineering, Preliminary Approved 10/29/2025

- a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The Proposed Project would disturb approximately 3.93 acres and a National Pollutant Discharge Elimination System (NPDES) permit is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Therefore, the Proposed Project would be subject to a NPDES permit. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters.

Less Than Significant Impact

- b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Potable water would be provided by Arrowbear Park County Water District (APCWD), water is drawn from 5 groundwater wells located east of Arrowbear Lake. APCWD has submitted a letter confirming that their current water supply infrastructure could adequately support the Proposed Project. There are no groundwater recharge facilities in the vicinity and therefore, the Proposed Project would not interfere with any groundwater recharge. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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:*

- i) *Result in substantial erosion or siltation on- or off-site;*

Erosion is the wearing away of the ground surface as a result of the movement of wind or water, and siltation is the process by which water becomes dirty due to fine mineral particles in the water. Soil erosion could occur due to a storm event. Thus, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity. The Construction General Permit requires the development and implementation of a SWPPP. The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs would prevent substantial soil erosion or the loss of topsoil. Disturbed areas will be re-vegetated where and as soon as possible. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

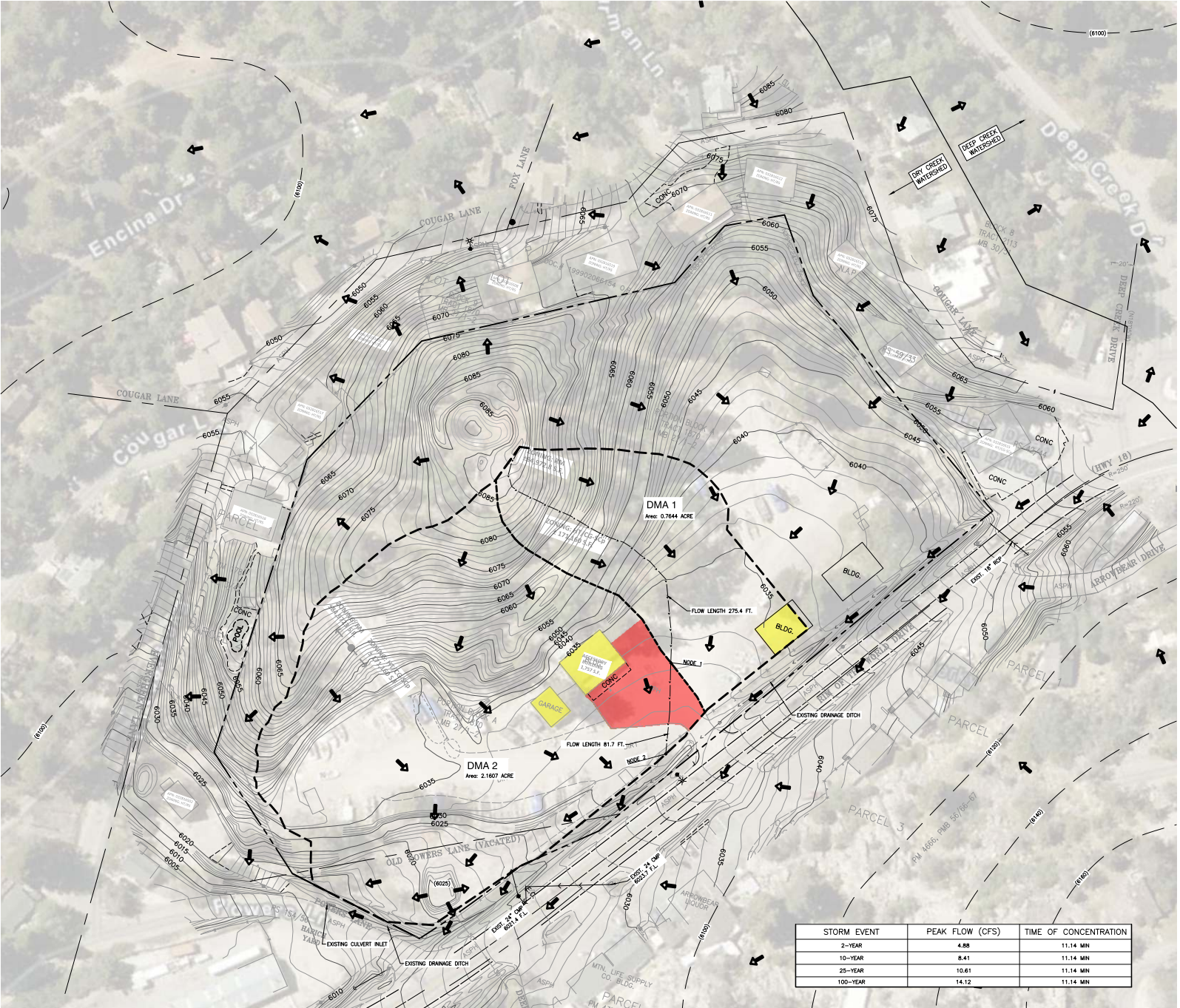
Less Than Significant Impact

- ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site;*
- iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or*
- iv) Impede or redirect flood flows?*

A Preliminary Drainage Study was prepared for the Proposed Project by Walsh Engineering was preliminarily approved on October 29, 2025 (see Appendix G for report) and summarized herein. The Project Site is generally located at the bottom of a hill. Therefore, there is an on-site tributary impacting the Project Site. The property consists of typical mountain terrain with a hill sloping from the northeast down. The existing off-site area surrounding the Project Site consists of typical mountainous terrain that slopes away from the Project Site to the south and rises to the north.

The Project Site is comprised of one (1) unique on-site drainage area. Onsite stormwater is collected in an underground storm drain system and conveyed to the onsite bioretention basin located in the southeast corner of the Project Site (see Figure 2 - Site Plan). The onsite basin has been designed as a bioretention basin to provide both stormwater treatment and flood control mitigation. The proposed storm drain system and bioretention basin are presented in Exhibit 2 of 3 in Appendix A of the Preliminary Drainage Study included herein as Appendix G. As described in Appendix G, development of the Project Site would result in an increase in developed flow rates. Modification to the flow paths and an on-site bio retention basin would be implemented to treat changes in existing drainage and capture the increase in flows (see Figure 5 – Existing Hydrologic Conditions and Figure 6 – Proposed Hydrologic Conditions). The Proposed Project would convey 14.41 cfs to the proposed new bio retention basin for water quality treatment and detention before discharging any flows exceeding the required design storm events via a proposed basin spillway leading to the historical drainage path. The bioretention basin design was engineered to mitigate the peak flow of 4.86 cfs, detain the design flood control volume of 8,535 cubic feet (CF) and treat the design capture volume of 5,900 CF. The resulting detention basin has a maximum capacity of 9,390 CF. The proposed bioretention basin was designed based on the San Bernadino County Drainage Basin Design Criteria Mannal and has maximum design capacity of 9,390 CF.

Figure 5 Existing Hydrologic Conditions



GENERAL LEGEND

- PROPERTY LINE
- LIMIT OF TRIBUTARY AREA
- > TIME OF CONCENTRATION
- USGS 20FT CONTOURS
- WATERSHED BOUNDARY
- BIORETENTION BASIN
- BUILDING
- PAVEMENT
- HARDSCAPE
- DIRECTION OF SURFACE FLOW

PRE DEVELOPMENT		
	AREA (ACRE)	% IMP
DMA 1	0.7644	3%
DMA 2	2.1607	10%
TOTAL	2.9251	

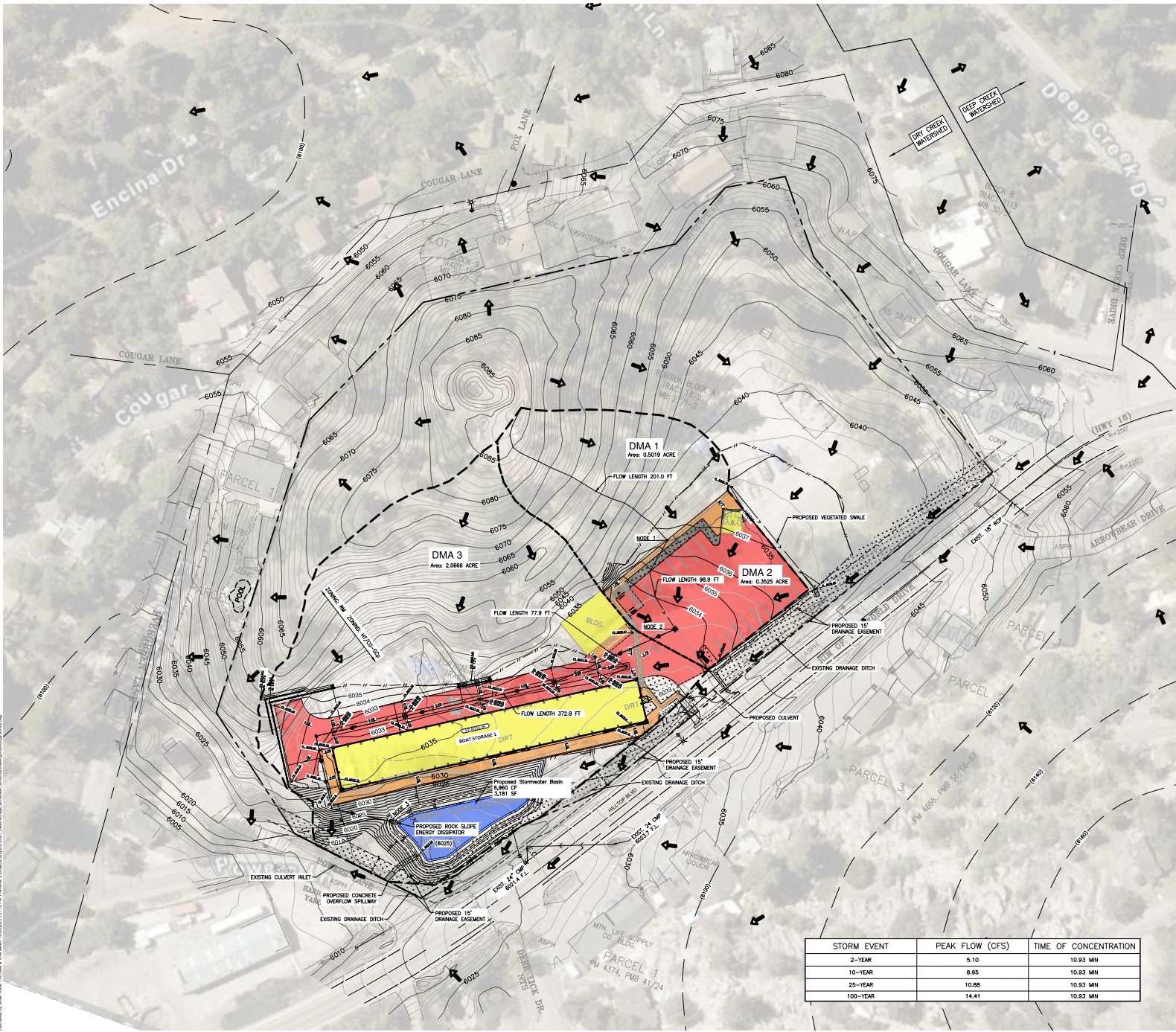
811

NOTE: UTILITIES SHOWN WERE PLOTTED FROM CHARTERED SURVEY AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND DEPTHS ARE NOT GUARANTEED. CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATIONS PRIOR TO EXCAVATION AND USE COMMON SENSE WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Know what's below. Call 811 before you dig.

STORM EVENT	PEAK FLOW (CFS)	TIME OF CONCENTRATION
2-YEAR	4.88	11:14 MIN
10-YEAR	8.41	11:14 MIN
25-YEAR	10.61	11:14 MIN
100-YEAR	14.12	11:14 MIN

EXISTING HYDROLOGIC CONDITIONS
ARROWBEAR STORAGE FACILITY
Arrowbear Lake, San Bernardino County, California
FIGURE 5



GENERAL LEGEND

- PROPERTY LINE
- LIMIT OF TRIBUTARY AREA
- TIME OF CONCENTRATION
- USGS 20FT CONTOURS
- WATERSHED BOUNDARY
- BIORETENTION BASIN
- BUILDING
- PAVEMENT
- HARDSCAPE
- DIRECTION OF SURFACE FLOW
- DIRECTION OF PIPE FLOW

POST DEVELOPMENT		
	AREA (ACRE)	% IMP
DMA 1	0.5019	0%
DMA 2	0.3525	94%
DMA 3	2.0666	32%
TOTAL	2.9209	

STORM EVENT	PEAK FLOW (CFS)	TIME OF CONCENTRATION
2-YEAR	5.10	10.93 MIN
10-YEAR	8.65	10.93 MIN
25-YEAR	10.88	10.93 MIN
100-YEAR	14.41	10.93 MIN



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ENGINEERING
WALSHEENGINEERING.NET (805) 319-4948
1105 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401



8/22/25 RESPONSE TO COMMENTS 01
8/22/25 RESPONSE TO COMMENTS 02
8/22/25 RESPONSE TO COMMENTS 03
8/22/25 RESPONSE TO COMMENTS 04
8/22/25 RESPONSE TO COMMENTS 05
8/22/25 RESPONSE TO COMMENTS 06
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8/22/25 RESPONSE TO COMMENTS 08
8/22/25 RESPONSE TO COMMENTS 09
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8/22/25 RESPONSE TO COMMENTS 15
8/22/25 RESPONSE TO COMMENTS 16
8/22/25 RESPONSE TO COMMENTS 17
8/22/25 RESPONSE TO COMMENTS 18
8/22/25 RESPONSE TO COMMENTS 19
8/22/25 RESPONSE TO COMMENTS 20

**ON THE MOUNTAIN BOAT
& THE BOAT YARD**
ARROWBEAR LAKE, CA 92314
POST-DEVELOPMENT
HYDROLOGY EXHIBIT

design by: EJC
drawn by: EJC
checked by: MRW
10/28/2025
project #: 20230360

PROPOSED HYDROLOGIC CONDITIONS
ARROWBEAR STORAGE FACILITY
Arrowbear Lake, San Bernardino County, California
FIGURE 6

With implementation of the stormwater capture system as described above, the Proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or impede or redirect flood

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

Less Than Significant Impact

- d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Due to the inland distance (approximately 62 miles) from the Pacific Ocean, tsunamis are not potential hazards in the vicinity of the Project Site.²⁸ Furthermore, the Project Site is not located within an earthquake fault zone.²⁹ The Project Site is not within any delineated flood plains or located within a FEMA 100-year floodplain nor a 500-year floodplain and therefore is not in an observed inundation area.³⁰ The Project Site located approximately 0.25 miles south of Deep Creek Lake and approximately 0.50 miles west of Arrowbear Lake No significant seiche potential is anticipated. The Project Site is located within the Dry Creek watershed and is not connected to any standing bodies of water. An exhibit showing the greater watershed delineation is provided in Appendix A of the Preliminary Drainage Study included herein as Appendix G. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- e) *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The Proposed Project would disturb approximately 3.93 acres and is therefore subject to the NPDES permit requirements. Requirements of the permit would include development and implementation of a SWPPP, which is subject to RWQCB review and approval. California's Sustainable Groundwater Management Act (SGMA) requires State-designated medium- and high-priority basins to develop groundwater sustainability agencies (GSAs), develop groundwater sustainability plans (GSPs) and manage groundwater for long-term sustainability. The SGMA 2019 (most recent) Basin Prioritization identified ninety-four basins and/or sub-basins as medium or high priority and are required to form GSAs and develop GSPs. These 94 basins, in combination with adjudicated areas which have existing governance and oversight in place, account for 98 percent of the pumping (20 million acre-feet), 83 percent of the population (25 million Californians), and 88 percent of all irrigated acres (6.7 million acres) within the state's groundwater basins.³¹ The Project Site does not overlie a groundwater basin. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

²⁸ California Department of Conservation. California Tsunami Maps and Data. Accessed February 21, 2025.

²⁹ California Department of Conservation. California Earthquake Hazards Zone Application ("EQ Zapp"), 2021. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed February 21, 2025.

³⁰ San Bernardino County. County Policy Plan web maps: HZ-5 "Flood Hazards." Accessed February 21, 2025.

³¹ <https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization> Accessed April 03, 2025.

Less Than Significant Impact

Therefore, no significant adverse impacts are anticipated with implementation of the Mitigation Measures identified above.

Issues		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XI. LAND USE AND PLANNING - 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Countywide Policy Plan

a) *Physically divide an established community?*

The Proposed Project lies within the mountain communities. Implementation of the Proposed Project including construction would not interfere with access to the nearby residences, nor would it interfere with movement and access to adjacent properties (including Powers Lane). The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project is the development of a Personal Property Storage facility that would provide indoor storage. The Proposed Project does not include the construction of a linear feature. Therefore, the Proposed Project would not physically divide an established community. No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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?*

The Project Site is located within an unincorporated area of the County and has a split Countywide Plan zoning of Multiple Residential (RM) and General Commercial-Sign Control overlay (CG-SCp). The Applicant intends to develop the designated CG-SCp portion of the property; the remainder of the property will remain undeveloped. The CG-SCp zoning district provides sites for retail trade and personal services, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses. A Personal Property Storage facility is an allowed use within the CG-SCp zoning district, subject to approval of a Minor Use Permit.

The applicable purpose of the Land Use Element of the Countywide Policy Plan is to:

- 1) Designate the distribution, location, intensity, and balance of land uses for the unincorporated areas of the county

The following consistency analysis demonstrates how the Proposed Project is consistent with the applicable goals and policies of the Land Use Element:

GOAL LU-1: Growth and development that builds thriving communities, contributes to our Complete County, and is fiscally sustainable.

Policy LU-1.1 Growth: We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.

Consistency: The Proposed Project is a commercial business offering personal storage, thereby supporting the regional economy.

Policy LU-1.5: We require payment of development impact fees to ensure that all new development pays its fair share of public infrastructure.

Consistency: The Applicant shall pay development impact fees, if required, prior to issuance of a building permit.

GOAL LU-2: 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.

Policy LU-2.4: We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

Consistency: The Proposed Project is the development of a Personal Property Storage facility. The Proposed Project is consistent with the Project Site land use category of Commercial. The proposed development shall be in compliance with the standards set forth in the Development Code for the Resource Conservation zoning district. No changes in Land Use Category or zoning district are proposed.

GOAL LU-4: Preservation and enhancement of unique community identities and their relationship with the natural environment.

Policy LU-4.1: We require new development to employ site and building design techniques and use building materials that reflect the natural mountain or desert environment and preserve scenic resources.

Consistency: The proposed buildings would be designed to be compatible with the surrounding mountain landscape.

Policy LU-4.2: We require new development in high or very high fire hazard severity zones to apply fire-resistant design techniques, including fuel modification areas, fire resistant landscaping, and fire-resistant building materials.

Consistency: The Project Site is located within a Fire Safety overlay and a Very High Fire Hazard Severity Zone.³² All projects in fire hazard severity zones shall be designed, built, and operated in accordance with state regulations specifying building materials and structural designs for structures in such zones, including California Building Code Chapter 7A and California Fire Code (CFC) Chapter 49; and regulatory requirements for defensible space including California Public Resources Code Sections 4291 et seq. and San Bernardino County Code of Ordinances Sections 23.0301.³³

Policy LU-4.3: We require new development, when outside of high and very high fire hazard severity zones, to install and maintain drought-tolerant landscaping and encourage the use of native species.

Consistency: The Project Site is located within a Fire Safety overlay and a Very High Fire Hazard Severity Zone.³⁴ Therefore, the Proposed Project would not be required to install and maintain drought-tolerant landscaping or encourage the use of native species.

Policy LU-4.4: We require new development in the Mountain region to retain natural topography and minimize grading unless it is necessary to reduce exposure to natural hazards.

Consistency: All structures would be prefab/modular, constructed off-site, and installed on footings. The scope of the construction work will consist of minimal site clearing, site preparation, various utility improvements, and installation of the modular structures with on-site parking and circulation.

Policy LU-4.7: We minimize light pollution and glare to preserve views of the night sky, particularly in the Mountain and Desert regions where dark skies are fundamentally connected to community identities and local economies. We also promote the preservation of dark skies to assist the military in testing, training, and operations.

Consistency: The Proposed Project will be designed to adhere to San Bernardino County Development Code, Section 83.07.040(a) Glare and Outdoor Lighting – Mountain and Desert Regions, and demonstration of compliance will be required prior to issuance of a building permit.

The Proposed Project would not conflict with the Countywide Policy Plan. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

³² San Bernardino County. County Policy Plan web maps: HZ-5 “Fire Hazard Severity Zones.” Accessed January 24, 2025.

³³ Placemarks. San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials.

³⁴ San Bernardino County. County Policy Plan web maps: HZ-5 “Fire Hazard Severity Zones.” Accessed January 24, 2025.

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

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

Countywide Policy Plan

- a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?
- 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?

Per Policy NR-6.1 of the Countywide Policy Plan, development of land that would substantially preclude the future development of mining facilities in areas classified as Mineral Resource Zone (MRZ) 2a, 2b, or 3a is discouraged or prohibited. The Project Site is not located within any of these mineral resource zones.³⁵ Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

³⁵ San Bernardino Countywide Plan Policy Map: NR-4 "Mineral Resources Zones." Accessed January 24, 2025.

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

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

Countywide Policy Plan;

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (Leq) and the Community Noise Equivalent Level (CNEL). Both are based on the A-weighted decibel (dBA) which approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. The Leq is defined as the total sound energy of time-varying noise over a sample period. The CNEL is defined as time-varying noise over a 24-hour period with a weighted factor of 5 dBA applied to the hourly Leq for noise occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between (10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California's Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and day-night average sound level (Ldn) rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise.

The dominant noise source within the vicinity of the Project Site is from vehicles traveling on SR-18 which is directly adjacent of the Project Site. The section of SR-18 near the Project Site is listed as an existing Noise contour 70 CNEL.³⁶ The Proposed Project would be developed on the designated CG-SCp portion of the property, therefore the Proposed Project has a limit of 60 dB(A) from 7:00 a.m. - 10:00 p.m. Leq and 60 dB(A) from 10:00 p.m. - 7:00 a.m. Leq.³⁷

Operations associated with the proposed use would be achieved with the use of street legal trucks and trailers moving on concrete. A comparison of typical sound levels is shown in Figure 7. Noise generated by the on-site equipment and trucks will not lead to a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Any Construction activities between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays are exempt from regulations included in the County Development Code § 83.01.080. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

b) Generation of excessive groundborne vibration or groundborne noise levels?

Section 83.01.090(a) of the San Bernardino County Development Code prohibits the creation of ground vibration 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. Per Section 83.01.090(c), construction and demolition related ground vibration is exempt from this requirement as long as it occurs between 7:00 AM and 7:00 PM Mondays through Saturdays and not on Sundays or Federal holidays.

Construction of the Proposed Project will not occur outside of the hours outlined in Section 83.01.090(c) of the County Development Code.

The post-construction project operations would not result in any groundborne vibration.

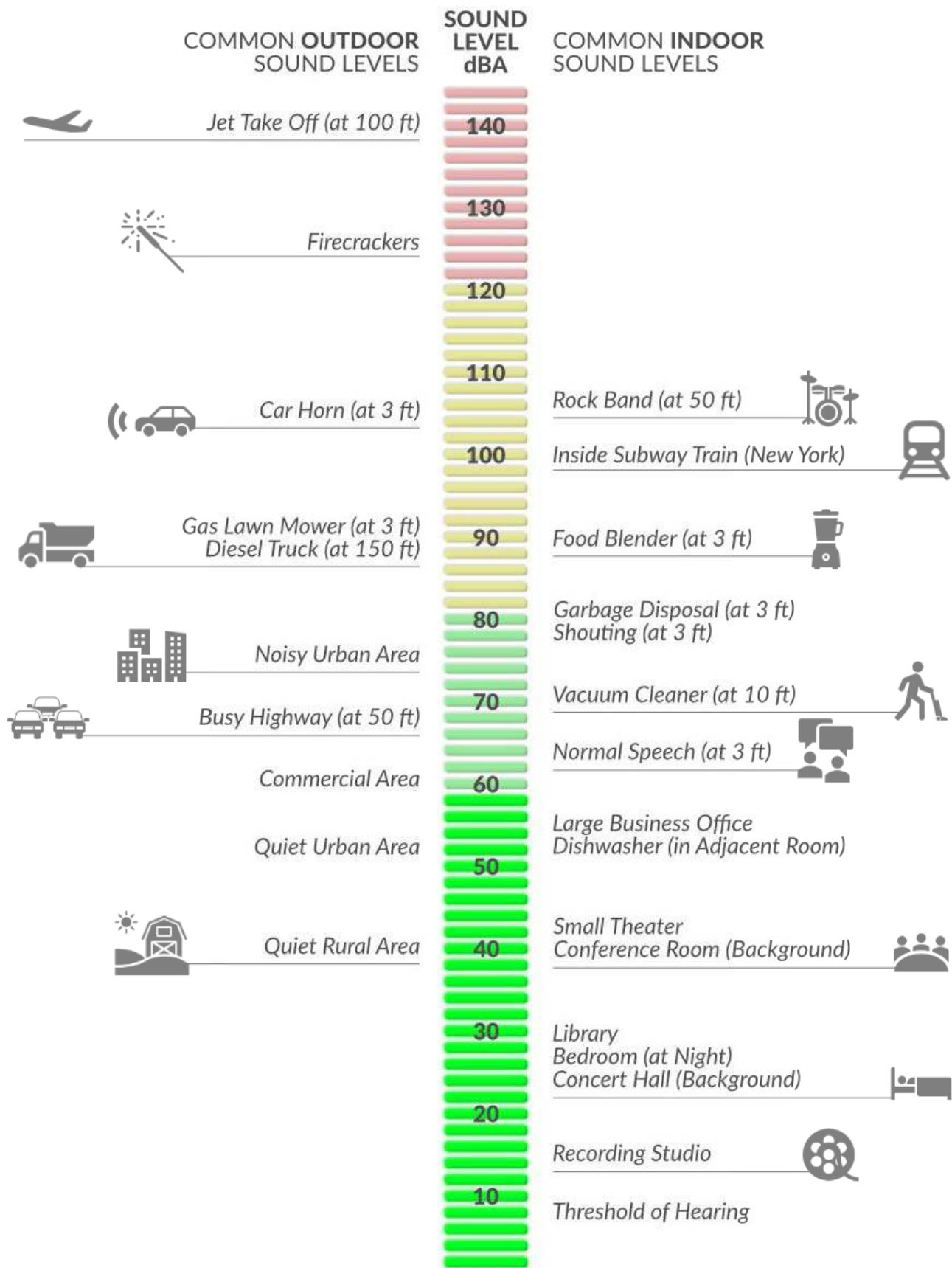
Less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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?

³⁶ San Bernardino Countywide Plan. web maps HZ-7(A-C) Existing Noise Contour. January 05, 2025.

³⁷ San Bernardino County, Development Code § 83.01.080 Noise, Table 83-2, Noise Standards for Stationary Noise Sources



COMPARATIVE SOUND LEVELS

ARROWBEAR STORAGE FACILITY

Arrowbear Lake, San Bernardino County, California

FIGURE 7

The Project Site is not within an airport safety review area or Airport Runaway Protection Zone.³⁸ The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is Big Bear City Airport, which is approximately 13 miles northeast of the Project Site.³⁹ Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

Therefore, less than significant adverse impacts are identified.

³⁸ San Bernardino County. County Policy Plan web maps: HZ-9 "Airport Safety and Planning." Accessed December 22, 2025.

³⁹ San Bernardino County. County Policy Plan web maps: TM-6 "Airports." Accessed December 22, 2025.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIV. POPULATION AND HOUSING - Would the project:					
a)	Induce substantial unplanned 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"/>

SUBSTANTIATION:

- a) *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The Proposed Project is the development of a Personal Property Storage facility. The Proposed Project would require approximately 3 part-time employees during peak operations; employees would likely come from nearby mountain communities. Construction activities would be temporary and would not attract new employees to the area. The Proposed Project does not involve construction of new homes and therefore it would not induce unplanned population growth. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

Implementation of the Proposed Project would not displace people or housing and would therefore not require construction of replacement housing elsewhere. No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

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

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

Fire Protection?

The Project Site is located within a Fire Safety overlay and a Very High Fire Hazard Severity Zone.⁴⁰ All projects in fire hazard severity zones shall be designed, built, and operated in accordance with state regulations specifying building materials and structural designs for structures in such zones, including California Building Code Chapter 7A and California Fire Code (CFC) Chapter 49; and regulatory requirements for defensible space including California Public Resources Code Sections 4291 et seq. and San Bernardino County Code of Ordinances Sections 23.0301.⁴¹ The Proposed Project is subject to review and approval from the Arrowbear Lake Fire Department Fire Marshal. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Arrowbear Lake Fire Department.

Arrowbear Lake Fire Department, Station 271, located at 33045 State Route 18, Arrowbear Lake, is the nearest fire station located approximately 0.2 miles northeast of the Project Site.⁴² The County would maintain sufficient services within its boundaries

⁴⁰ San Bernardino County. County Policy Plan web maps: HZ-5 "Fire Hazard Severity Zones." Accessed December 22, 2025.

⁴¹ Placeworks. San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials.

⁴² San Bernardino County. County Policy Plan web maps: PP-1 "Critical Facilities." Accessed January 24, 2025.

as well as expand to serve other incorporated jurisdictions to improve service and coverage.⁴³ Comprehensive safety measures that comply with federal, state, and local worker safety and fire protection codes and regulations would be implemented into project design to minimize the potential for fires to occur during construction and operations. The Project Site plan (see Figure 2 – Site Plan) includes the addition of a fire hydrant. The Proposed Project would be subject to the conditions required by the Arrowbear Lake Fire Department. The Proposed Project would be required to comply with fire suppression standards and provide adequate fire access. Additionally, property taxes from the business would assist in funding additional needed services. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Police Protection?

The San Bernardino County Sheriff's Department (SBCSD) serves the unincorporated portions of the County. The Project Site is located within the service area of the Twin Peaks Sheriff Service Agency. The nearest police station to the Project Site is the SBCD Twin Peaks station located at 26010 Highway 189 approximately 9 miles West of the Project Site. The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Property taxes from the business would assist in funding additional needed services. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

No Impact

Schools?

The Project Site is within the area served by the Rim of the World Unified School District. Hoffman Elementary School is the nearest school to the Project Site. It is located approximately 0.4 miles southwest of the Project Site. Construction activities would be temporary and would not result in substantial population growth. The estimated 3 employees required for operations are expected to come from the local area. The Proposed Project is not expected to draw any new residents to the region that would require expansion of existing schools or additional schools. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Parks?

The Proposed Project would neither induce residential development nor significantly increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of any facilities would result. Operation of the Proposed Project would place no demands on parks because it would

⁴³ Placeworks. San Bernardino Countywide Policy Plan Draft EIR: Public Services. (2019) Page 5.14-17.

not involve the construction of housing and would not involve the introduction of an additional permanent population into the area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

Other Public Facilities?

The Proposed Project would not result in an increased residential population or a significant increase in the work force. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

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

SUBSTANTIATION:

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?*

The Proposed Project would require an estimated 3 employees. Employees are expected to come from the local labor force. The Proposed Project does not include development of residential housing or other uses that would lead to substantial population growth. The Applicant intends to develop the designated CG-SCp portion of the property. The CG-SCp zoning district provides sites for retail trade and personal services, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses. The Proposed Project would not result in a significant increase in the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The Proposed Project does not include recreational facilities, and no additional recreational facilities would be required. As such the Proposed Project will not have an adverse physical effect on the environment caused by the need for recreational facilities. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVII. TRANSPORTATION – 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Countywide Policy Plan; Trip Generation Analysis by Kittelson & Associates, dated December 11, 2024.

- a) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Bicycle and Pedestrian Facilities

There are currently no bicycle or pedestrian facilities on or near the Project Site.⁴⁴ The San Bernardino County Transportation Authority Bicycle 2018 Plan has planned a Class III (Bike Route) along State Route 18 within the Proposed Project's vicinity.⁴⁵ The Operation of the Proposed Project shall be conditioned to not impact the proposed Bike Route. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. All vehicles and

⁴⁴ San Bernardino County. Countywide Policy Plan: TM-4 "Bicycle & Pedestrian Planning" web map. Accessed January 24, 2025.

⁴⁵ San Bernardino County. Countywide Policy Plan: TM-4 "Bicycle & Pedestrian Planning" web map. Accessed January 24, 2025.

stationary equipment would be staged off public roads and would not block emergency access routes. Project vehicles are not anticipated to park off-site and interfere with off-site traffic or bike routes. Therefore, no conflict with a program plan, ordinance or policy addressing bicycle and pedestrian facilities are anticipated.

Transit Service

The Project Site is within the service area of Mountain Transit (MT) for Fixed Route, Off-the-Mountain (OTM), and Dial-a-Ride services. The Project Site is accessible via State Route 18, which is used by existing Bus Route 5.⁴⁶ The nearest bus stop is approximately 1 mile west in Running Springs, CA. There would be no conflict with the MTA services.

The Transportation and Mobility Element of the Countywide Policy Plan:

- Establishes the location and operational conditions of the roadway network.
- Coordinates the transportation and mobility system with future land use patterns and projected growth.
- Provides guidance for the County's responsibility to satisfy the local and subregional mobility needs of residents, visitors and businesses in unincorporated areas.
- Addresses access and connectivity among the various communities, cities, towns, and regions, as well as the range and suitability of mobility options: vehicular, trucking, freight and passenger rail, air, pedestrian, bicycle, and transit.

A Trip Generation Analysis, dated December 11, 2024, was prepared for the Proposed Project by Kittelson & Associates (see Appendix H for analysis). The study indicates that the Proposed Project is anticipated to generate approximately 45 daily trips, including 3 trips during the AM peak hour and 4 trips during the PM peak hour.

The following analysis details how the Proposed Project would be consistent with the Countywide Policy Plan Transportation and Mobility Element goals and policies:

Goal TM 1: Unincorporated areas served by roads with capacity that is adequate for residents, businesses, tourists and emergency services.

Policy TM-1.7: We require new developments to pay its fair share contribution towards off-site transportation improvements.

Consistent: Prior to the issuance of building permits, the Applicant shall pay the Proposed Project's fair share amount for recommended improvements, if required by the Traffic Division.

⁴⁶ San Bernardino County. Countywide Policy Plan: TM-2 "Transit Network" web map. Accessed January 24, 2025.0

Policy TM-1.8: When considering new roadway improvement proposals for the Capital Improvements Program or Regional Transportation Plan, we consider the provision of adequate emergency access routes along with capacity expansion in unincorporated areas. Among access route improvements, we prioritize those that contribute some funding through a local area funding and financing mechanism.

Consistent: The Project Site is accessible via SR-18, which is an evacuation route within the County.⁴⁷ The Proposed Project would provide 7 parking spaces (including one handicap accessible space), which would be adequate for employees and visitors. Project vehicles would not park off-site and interfere with any evacuation activity on SR-38.

Goal TM-2: Roads designed and built to standards in the unincorporated areas that reflect the rural, suburban, and urban context as well as the regional (valley, mountain, and desert) context.

Policy TM-2.2: We require roadway improvements that reinforce the character of the area, such as curbs and gutters, sidewalks, landscaping, street lighting, and pedestrian and bicycle facilities. We require fewer improvements in rural areas and more improvements in urbanized areas, consistent with the Development Code. Additional standards may be required in municipal spheres of influence.

Consistent: The Proposed Project is located in a rural area of the mountain region and would be accessible via SR-18. This road is a paved, 2-lane road that is not ideal for pedestrian use as there are no sidewalks along the highway.

Policy TM-2.3: We require new development to mitigate project transportation impacts no later than prior to occupancy of the development to ensure transportation improvements are delivered concurrent with future development.

Consistent: Fair-share contributions, if required by the Traffic Division, would be paid prior to the issuance of building permits. The Proposed Project is forecast to generate fewer than 100 peak hour trips with a total of 45 daily trips (3 trips during AM peak hour and 4 trips during PM peak hour). The Project Site is located more than 300 feet from the nearest intersection of two streets designated as Collector or higher on the County's General Plan circulation system. Assuming the Proposed Project shall construct all on-site and off-site improvements (if any) following County design standards, the Proposed Project would not create any new safety or operational concerns.

The Proposed Project would be consistent with the goals and policies as set forth in the Transportation and Mobility Element of the Countywide Policy Plan. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?*

⁴⁷ San Bernardino County. Countywide Policy Plan: PP-2 "Evacuation Routes" web map. Accessed January 24, 2025.

Senate Bill 743 (SB 743) approved in 2013, endeavors to change the way transportation impacts will be determined according to CEQA. In December 2018, the Natural Resources Agency finalized updates to CEQA Guidelines to incorporate SB 743 (i.e., Vehicle Miles Traveled [VMT]).

The County TIA Guidelines and City VMT Guidelines identify screening criteria for certain types of projects that typically reduce VMT and may be presumed to result in a less than significant VMT impact. To qualify for VMT screening, the project need only satisfy one of the following screening criteria:

- Projects located within a Transit Priority Area (TPA)
 - Projects located within one-half mile radius of a major transit stop or high-quality transit corridor
- Projects located within a low VMT area
 - Site location can be verified with the web-based or map-based VMT Screening Tool
- Project Type Screening
 - Local serving land use
 - Projects which generate less than net new 110 daily vehicle trips (ADT)

The Proposed Project consists of a personal property storage facility, which is forecast to generate less than 110 daily trips, and therefore satisfies the County-established VMT screening criteria for project type screening. The Proposed Project may be presumed to result in a less than significant VMT impact. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The Proposed Project is the development of a personal property storage facility that does not include a geometric design or incompatible uses that would substantially increase hazards. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. Access to the Project Site would be directly off SR-18, SR-18 is generally a windy road. However, the section of SR-18 accessible to the Project Site is straight and would provide adequate line-of-sight. The Proposed Project is anticipated to generate approximately 45 daily trips, including 3 trips during the AM peak hour and 4 trips during the PM peak hour. The Proposed Project's trips would result in minor increases in traffic on a State Highway, but impacts are anticipated to be less than significant. In addition, the Proposed Project will be subject to review by the County Department of Public Works: Traffic Division to ensure that the Proposed Project does not substantially increase hazards. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

d) *Result in inadequate emergency access?*

The Project Site does not contain any critical facilities.⁴⁸ The Project Site is accessible via SR-18, which is an evacuation route.⁴⁹ Access to the Project Site would be directly off of SR-18. The driveway at the Project Site is currently unpaved and would be paved with concrete as part of the Proposed Project. The proposed on-site circulation loop would stem from SR-18 and be developed with concrete. Adequate on-site access for emergency vehicles would be verified by the Fire Department during the County's plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. The Proposed Project would establish 7 parking spaces, including one handicap accessible space. Parking will be located by the office building.

Therefore, the Proposed Project would not result in project vehicles parking off-site or interfering with off-site traffic. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

⁴⁸ San Bernardino County. County Policy Plan web maps: PP-1 "Critical Facilities." Accessed January 24, 2025.

⁴⁹ San Bernardino County. County Policy Plan web maps: PP-2 "Evacuation Routes." Accessed January 24, 2025.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUBSTANTIATION: <i>Cultural Resources Assessment, BFA Environmental Services, January 6, 2025, South Central Coast Information Center, California State University Fullerton; Sacred Lands File</i>				

Assembly Bill (AB) 52 requires Lead Agencies consult with Native American tribes on the Native American Heritage Commission List to determine whether the tribes believe unique archaeological sites might exist on the proposed project site. Initiation of consultation is required prior to public review of a Project CEQA document. Notification involves a letter with a brief project description, location, lead agency contacts information and statement that the tribe has 30 days to request consultation. The lead agency must begin consultation within 30 days of receipt of tribal request. Public agencies, when feasible are required to avoid damages to Tribal Cultural Resources (TCR): a site feature, place, cultural landscape, scared place or object, which is of cultural value to a Tribe; and I either on or eligible for the California Historic Register or a local historic register, or the lead agency, at its discretion, chooses to treat the resource as a TCR (Public Resources Code [PRC] 21074 (a)(1)(A)-(B)).

A Sacred Lands File (SLF) search request was sent to the NAHC for the Project on December 6, 2024, by BFSA Environmental Services. The objective of the search was to determine if the NAHC had any knowledge of Native American Cultural Resources (e.g. traditional use or gathering area and place of religious or sacred activity) within

the immediate vicinity of the Project. A response from the NAHC was received on December 26, 2024, indicating that there are no known Native American Cultural resource(s) within the immediate vicinity of the Project area.

The NAHC provided a list of contacts representing six Native American Tribe that may have knowledge of additional Cultural Resources within or near the Project property: Agua Caliente Band of Cahuilla Indians, Morongo Band of Mission Indians, Quechan Tribe of the Fort Yuma Reservation, San Manuel Band of Mission Indians, Serrano Nation of Mission Indians.

AB 52 consultation was initiated by the County on April 15, 2025, in compliance with PRC Section 21080.3.1(b) formal notification was provided to California Native American tribal representatives which may have interest in projects within the geographic area traditionally and culturally affiliated with the tribe. Consultation was concluded on December 1, 2025. Consultation notification was provided to Twenty-Nine Palm Band of Mission Indians, Yuhaaviatam of San Manuel Nation (YSMN), San Manuel Band of Mission Indians, San Gabrieleno Band of Mission Indians, Morongo Band of Mission Indians, Fort Mojave Indian Tribe, Colorado River Indian Tribes.

The YSMN requested that the County include specified mitigation measures for the Cultural Resources Section and this section, Tribal Cultural Resources. The requested mitigation measure have been included as follows:

Mitigation Measures

TCR-1 Treatment of Cultural Resources During Project Implementation

If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. 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.

It is the preference of YSMN 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 cataloguing 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.

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 permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted 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 Inadvertent Discoveries of Human Remains

If human remains are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

Impact analysis

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);

The Cultural Resources Assessment for Arrowbear Boat Storage project did not identify any significant cultural resource within the project boundaries. Although historic-aged buildings and features were identified within the property, Hatheway (2010) determined these resources are not eligible for the CRHR and do not qualify as Historical Resources as defined by CEQA. However, consultation with Twenty-Nine Palm Band of Mission Indians, Yuhaaviatam of San Manuel Nation (YSMN), San Manuel Band of Mission Indians, San Gabrieleno Band of Mission Indians, Morongo Band of Mission Indians, Fort Mojave Indian Tribe, Colorado River Indian Tribes, resulted in the proposition of mitigation measures provided by YSMN. With the implementation of TCR-1 and TCR-2, impact to Tribal Cultural Resources would be reduced to less than significant.

Less than Significant with Mitigation

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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

The records search and pedestrian survey did not identify any significant Tribal Cultural Resources within the Project property, and the NAHC Sacred Land File search results were negative. As such, there would be no impact on any known Tribal Cultural Resources from the proposed Project. However, to ensure that no such impacts would occur to previously unknown resources, Mitigation Measures TCR-1 and TCR-2 would be implemented if precontact cultural resources are discovered during project implementation.

Less than Significant with Mitigation

Significant impacts to Tribal Cultural Resources have been identified or anticipated. With the incorporation of Mitigation Measures TCR-1 and TCR-2, impacts to this resource would be reduced to a less than significant level.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:					
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water 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"/> |

SUBSTANTIATION:

Countywide Policy Plan; Site Plan

- a) *Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

The Project Site is located within the Arrowbear Park County Water District (APCWD) service area. The property is currently developed, the Proposed Project includes construction of one (1) storage building, and an existing building to be used as an office. The estimated increase in water demand over the existing water supplied to the Project Site is 2%. APCWD has provided a letter to the project Architect, confirming that the additional demand from restroom facilities can be accommodated by their current water supply infrastructure. Implementation of the Proposed Project would not result in a significant increase in water demand nor require the construction of new water facilities or expansion of existing facilities.

The APCWD currently provides sewer service to the Project Site and will continue to provide Service. The estimated increase in sewer flow (< 2%) would not require or result in the construction or expansion of existing sewer facilities.

The Proposed Project would be serviced by Southern California Edison (SCE), which provides the electrical service to the general area. There are existing power lines and service on-site. As such, the Proposed Project would not require construction or expansion of SCE facilities.

Southern California Gas Company (SoCalGas) provides service to the existing land use and would continue to provide natural gas services to the Proposed Project Site via existing service connection. Therefore, no construction or expansion of SoCalGas facilities is anticipated.

The Proposed Project will be served by Frontier for telecommunication services. The Proposed Project is the development of a personal storage facility; therefore, it is not anticipated to have a significant demand for telecommunication services. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?*

The Project Site is within the water service area of the APCWD. The District is not required by State law to prepare an Urban Water Management Plan. The estimated increase in water demand over the existing water supplied to the Project Site is 2%. APCWD's letter referenced above confirms that their current water supply infrastructure can adequately support the additional demand associated with the Proposed Project. Implementation of the Proposed Project would not result in a significant increase in water demand. The water district has indicated that service would continue to the Project Site.

Less Than Significant Impact

- 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?*

Wastewater generated by the Proposed Project would continue to be provided by the APCWD. The increase in demand for wastewater treatment is less than 2% over that of current uses on-site. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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?*

The Proposed Project would be served by Burrtec. The Project Site is located in the mountain region of the County, which is served by the Barstow Sanitary Landfill and Victorville Sanitary Landfill. The Barstow Sanitary Landfill has a maximum daily disposal capacity of 1,500 tons per day and the Victorville Sanitary Landfill has a maximum disposal capacity of 3,000 tons per day.⁵⁰ CalRecycle provides estimates for solid waste generation created by businesses over a certain amount of time. The Proposed Project would require an estimated 3 employees. According to CalRecycle's estimated solid waste generation rates for the commercial sector, the Proposed Project would generate, an approximate estimate of 31.59 pounds of solid waste per day, or approximately 0.01 tons per day, based on 10.53 pounds per person per day (10.53 pounds * 3 people = 31.59 pounds).⁵¹

The 0.01 tons per day of waste generated from the Proposed Project is not expected to significantly impact the daily disposal capacity of either the Victorville or Barstow

⁵⁰ San Bernardino Countywide Policy Plan Draft EIR. Utilities and Service Systems. Table 5.18-9 "Landfill Capacity: Landfills Serving Unincorporated San Bernardino County"

⁵¹ CalRecycle. Estimated Solid Waste Generation Rates. Accessed February 05, 2025.

Sanitary Landfills. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The purpose of California Assembly Bill (AB) 341 is to reduce greenhouse gas emissions by diverting commercial solid waste from landfills by recycling. It mandates businesses and public entities generating 4-cubic yards or more of trash to establish and maintain recycling services. The Applicant shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of AB 2176. As of September 15, 2020, AB 1826 (Enacted September 28, 2014) requires businesses that generate two (2) cubic yards or more of solid waste per week to recycle their organic waste. Proof of compliance with AB 341 and AB 2176 are required as project conditions of approval.

The San Bernardino County, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects which are required to submit a Construction and Demolition Solid Waste Management Plan. The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan would ensure that impacts related to construction waste would be less than significant. A project's waste management plan is to consist of two parts which are incorporated into the Conditions of Approval (COA's) by the County. As part of the plan, projects are required to estimate the amount of tonnage to be disposed and diverted during construction. Additionally, projects must provide the amount of waste that will be diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary.

The Proposed Project would comply with all federal, State, and local statutes and regulations related to solid waste. Solid waste produced during the construction phase or operational phase of the Proposed Project would be disposed of in accordance with all applicable statutes and regulations. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XX. WILDFIRE: 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 wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, 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 type="checkbox"/>	<input checked="" 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"/>

SUBSTANTIATION:

Countywide Policy Plan; Site Plan

a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

The Project Site does not contain any critical facilities.⁵² The Project Site is accessible via SR-18, which is an evacuation route.⁵³ Access to the Project Site would continue to be provided by the existing, gravel entrance directly off SR-18 that would be graded and paved with concrete. The proposed on-site circulation loop would also be paved. Adequate on-site access for emergency vehicles would be verified by the Fire Department during the County's plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. All vehicles and stationary equipment would be staged off public roads and would not block emergency access routes. Implementation of operational activities would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

⁵² San Bernardino County. County Policy Plan web maps: PP-1 "Critical Facilities." Accessed January 10, 2025.

⁵³ San Bernardino County. County Policy Plan web maps: PP-2 "Evacuation Routes." Accessed January 10, 2025.

Less Than Significant Impact

- b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?*

The Project Site is located within a Fire Safety overlay and a Very High Fire Hazard Severity Zone.⁵⁴ All projects in fire hazard severity zones shall be designed, built, and operated in accordance with state regulations specifying building materials and structural designs for structures in such zones, including California Building Code Chapter 7A and California Fire Code (CFC) Chapter 49; and regulatory requirements for defensible space including California Public Resources Code Sections 4291 et seq. and San Bernardino County Code of Ordinances Sections 23.0301.⁵⁵ The Proposed Project and an associated Evacuation Plan would be subject to review and approval from the Arrowbear Lake Fire Department. Furthermore, the Proposed Project does not include construction of habitable structures nor are there any existing structures used for residential purposes. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The Proposed Project is the development of a Personal Property Storage that would include one (1) 10,974-square-foot (SF) buildings to be used for storage, and a 1,757-SF existing building to be used as an office. It would utilize existing utilities that provide services to the property with no need for upgrades. The Project Site is located within a Fire Safety overlay and a Very High Fire Hazard Severity Zone.⁵⁶ The Proposed Project shall be designed, built, and operated in accordance with state regulations specifying building materials and structural designs for structures in such zones, including California Building Code Chapter 7A and California Fire Code (CFC) Chapter 49; and regulatory requirements for defensible space including California Public Resources Code Sections 4291 et seq. and San Bernardino County Code of Ordinances Sections 23.0301.⁵⁷ The Proposed Project is subject to review and approval from the Arrowbear Lake Fire Department Fire Marshal. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

⁵⁴ San Bernardino County. County Policy Plan web maps: HZ-5 "Fire Hazard Severity Zones." Accessed January 10, 2025.

⁵⁵ Placeworks. San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. Accessed January 10, 2025

⁵⁶ San Bernardino County. County Policy Plan web maps: HZ-5 "Fire Hazard Severity Zones." Accessed January 10, 2025.

⁵⁷ Placeworks. San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. Accessed January 10, 2025

Less Than Significant Impact

- 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?*

The Project Site is located within a Fire Safety overlay and a Very High Fire Hazard Severity Zone.⁵⁸ However, the Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.⁵⁹ The Proposed Project would not 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. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

⁵⁸ San Bernardino County. County Policy Plan web maps: HZ-5 "Fire Hazard Severity Zones." Accessed January 10, 2025.

⁵⁹ San Bernardino County. County Policy Plan web maps: HZ-4 "Flood Hazards." Accessed January 10, 2025.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:					

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? ☐ ☒ ☐ ☐

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)? ☐ ☐ ☒ ☐

c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☒ ☐

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?*

A Biological Resources Assessment (BRA) and Jurisdictional Delineation (JD), dated January 2025, was prepared for the Project Site by Jennings Environmental and is summarized herein and attached to this Initial Study as Appendix B.

No State and/or federally listed threatened or endangered species or other sensitive species were observed on-site during surveys. Jennings' literature and database search yielded 67 sensitive species, 20 of which are listed as threatened or endangered, and 3 sensitive habitats, have been documented in the *Keller Peak and Harrison Mtn.* quadrangles. *Harrison Mtn.* quad was included in this search due to the Project Site's proximity to its border. This list of sensitive species and habitats includes any State

and/or federally listed threatened or endangered species, CDFW-designated Species of Special Concern (SSC), and otherwise Special Animals. According to the databases, no sensitive habitat, including USFWS-designated critical habitat, occurs within or adjacent to the Project Site.

The immediate surrounding area contains habitat suitable for nesting birds in general. As such, the Proposed Project is subject to the following nesting bird regulations: Migratory Bird Treaty Act and California Fish and Game Code. Therefore, with implementation of Mitigation Measure BIO-1, no significant impacts to nesting birds will occur from development of the Proposed Project. Additionally, the development of the Proposed Project will not impact jurisdictional drainage features or designated Critical Habitats. The Project Site occurs within a modeled habitat linkage.⁶⁰ However, according to the BRA, the Project Site is mapped within an area of low to less permeable for wildlife movement. Construction of the Proposed Project would require the removal of approximately 10 trees ranging in size from 8" to 24" in diameter. Most of these trees are in the center of the property; four are along SR-18 according to the Site Plan. Wildlife within the mountains will largely use trees as a mode of transportation within the forest. However, the Proposed Project is within an existing developed portion of the mountains. Additionally, the Proposed Project, does not include development of a building over three stories tall. As the Proposed Project would be required to maintain the maximum structure height limit of 35 feet, as is allowed within the Mountain Region, Commercial Zone.⁶¹ Therefore, the ability for wildlife to move across the Project Site or within the Proposed Project's vicinity will remain unobstructed. Therefore, the Proposed Project is not anticipated to have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal.

A Cultural Resources Study, dated January 6, 2025, was prepared for the Proposed Project by BFS Environmental Services (see Appendix C for report). The Cultural Resources Study did not identify any historical resources as defined by CEQA within the Project Site. However, review of historic aerial imagery demonstrates that the subject property has been impacted and cleared several times. This characterization of the property as superficially disturbed is relevant to the consideration of cultural resources being present within the project. When parcels are cleared, disked, or otherwise disturbed, evidence of surface artifact scatters is lost. Regardless of whether cultural resources have ever existed within this property, the current state of the area appears to have affected the potential to discover any surface scatters of artifacts. Therefore, based upon the presence of historic-aged buildings and features within the property, and the documented historical development and decades of disturbance on the property there remains a potential for buried or masked archaeological deposits to be present within the project's boundaries. As the status of the property appears to have affected the potential to discover any surface scatters of artifacts, archaeological monitoring is

⁶⁰ San Bernardino County. County Policy Plan web maps: NR-2 "Parks and Open Space Resources." Accessed January 14, 2024.

⁶¹ San Bernardino County. Development Code. Accessed January 31, 2025.

recommended during all project-related ground disturbances. Mitigation measure **CUL-1, CUL-2, CUL-3, and CUL-4** would reduce impacts to a less than significant level.

BFSA's review of the archaeological records search indicates that a total of twenty-six previously recorded cultural resources have been identified within a one-mile radius of the Project Site. These resources include seven prehistoric, two multicomponent and seven historic. No previously recorded cultural resources were identified within the Project Site's boundaries. The records search results also indicate that fifty-five cultural resource studies have been conducted within one mile of the Project Site, two of which overlap the Project Site (Mirro 2006; Hatheway 2010). The Mirro (2006) study consisted of a large overview and did not directly address the Project Site. The Hatheway (2010) study directly addressed the subject property. Noting the presence of buildings and features and determined that it contained no distinguishing architectural, design, or engineering elements. Concluding that they contained no historic significance and were not CRHR-eligible. Based upon the findings presented within the Cultural Resources Study, no archaeological sites or artifacts identified during the survey of the Project Site. However, due to the documented historical development and decades of disturbance on the property, there remains a potential for buried or masked archaeological deposits to be present within the project boundaries. As such, archaeological monitoring is recommended during all project-related ground disturbances. Implementation of Mitigation Measure **CUL-1, CUL-2, CUL-3, CUL-4** would ensure no significant impacts to potential cultural resources occur.

Less than Significant with Mitigation

- 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)?*

Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- (a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Air Quality

Cumulative projects include local development as well as general growth within the Project Site. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the Proposed Project's air quality must be generic by nature.

In accordance with the SCAQMD methodology, emissions that exceed the regional significance thresholds would cumulatively contribute to the nonattainment designations of the SCAB. Development of the Proposed Project will be conditioned to comply with current SCAQMD rules and regulations to minimize impacts to air quality as discussed. The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. The Proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, cumulative impacts are anticipated to be less than significant.

Greenhouse Gas

Although the Proposed Project is expected to emit GHGs, the emission of GHGs by a single project into the atmosphere is not itself necessarily an adverse environmental effect. Rather, it is the increased accumulation of GHG from more than one project and many sources in the atmosphere that may result in global climate change. Therefore, in the case of global climate change, the proximity of the Proposed Project to other GHG emission generating activities is not directly relevant to the determination of a cumulative impact because climate change is a global condition. GHG impacts are exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective. A project's GHG emissions typically would be very small in comparison to state or global GHG emissions and, consequently, they would, in isolation, have no significant direct impact on climate change.

Currently, the County GHG Reduction Plan's initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalents (MTCO₂e) per year or more. Projects that do not exceed this threshold require no further climate change analysis. Therefore, consistent with CEQA Guidelines Section 15064h(3),10, the County, as lead agency, has determined that the project's contribution to cumulative GHG emissions and global climate change would be less than significant if the project is consistent with the applicable regulatory plans and policies to reduce GHG emissions. As discussed previously, the Proposed Project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 MTCO₂e per year, and is consistent with the goals and objectives of the County's GHG Reduction Plan. Therefore, the Proposed Project's incremental contribution to GHG emissions and their effects on climate change would not be cumulatively considerable.

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

Less Than Significant Impact

- c) *Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?*

As discussed, the Proposed Project would not impact sensitive receptors due to criterial pollutant emissions, noise generation, odor generation, and hazardous material emissions and handling.

There are Sensitive Receptors along the hill to the north and northwest of the Project Site. However, the Proposed Project will not expose Sensitive Receptor to substantial pollutant concentrations as the Proposed Project does not exceed SCAQMD thresholds as shown in Tables 3 and 4. Therefore, all potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the Proposed Project will be required to meet the conditions of approval for the Proposed Project to be implemented. It is anticipated that all such conditions of approval will further ensure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

The incorporation of design measures, San Bernardino County policies, standards, and guidelines and proposed mitigation measures as identified within this Initial Study would ensure that the Proposed Project would have no significant adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Mitigation Measures

BIO-1: Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS). These surveys should be conducted no more than 3 days prior to project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

CUL-1: Archaeological monitoring is recommended during all project-related ground disturbances. The consulting archaeologist shall have the authority to modify and reduce the monitoring program to either periodic spot checks or suspension of the monitoring program should the potential for cultural resources appear to be less than anticipated. If cultural/historical/archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service [NPS] 1983) shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted and will be reported to the County.

CUL-2

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 Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). 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.

CUL-3

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 workday to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

CUL-4

Prior to project initiation, a qualified archaeologist should be retained to conduct a Worker's Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training should be conducted by an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the WEAP training should they elect to and will be given ten days' notice prior to the training. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.

TCR-1

If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. 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.

It is the preference of YSMN 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 cataloguing 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.

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 permanent curation

of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted 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

If human remains are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

XXII. MITIGATION MEASURES

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

Mitigation Measures

BIO-1: Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS). These surveys should be conducted no more than 3 days prior to project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

CUL-1: Archaeological monitoring is recommended during all project-related ground disturbances. The consulting archaeologist shall have the authority to modify and reduce the monitoring program to either periodic spot checks or suspension of the monitoring program should the potential for cultural resources appear to be less than anticipated. If cultural/historical/archaeological resources are encountered during ground-disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service [NPS] 1983) shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted and will be reported to the County.

CUL-2

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 Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). 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.

CUL-3

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 workday to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

CUL-4

Prior to project initiation, a qualified archaeologist should be retained to conduct a Worker’s Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training should be conducted by an archaeologist who meets or exceeds the Secretary of Interior’s Professional Qualification Standards for archaeology. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the WEAP training should they elect to and will be given ten days’ notice prior to the training. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.

TCR-1

If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource’s archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. 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.

It is the preference of YSMN 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 cataloguing 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.

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 permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted 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

If human remains are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

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