

**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:	0315-421-02	USGS Quad:	Moonridge, CA
Applicant:	Lisa Kelly Burtner McDonald Learning Center P.O. Box 150 Big Bear Lake, CA 92315	T, R, Section:	T2N, R2E, Section: 19
Location	East of the intersection of Erwin Ranch Road and State Highway 38.	Thomas Bros	
Project No:	P201800235	Community Plan:	Bear Valley
Rep	Lisa Burtner	LUZD:	N/A
Proposal:	Minor Use Permit to authorize construction of a 2,930 square foot day care center for children up to 14 years of age, open daily, except Sunday, plus parking and related improvements, on a portion of an 8.95 acre parcel.	Overlays:	Liquefaction (Zone of Suspected Susceptibility), FS-1 (Fire Hazard Overlay Zone 1)

PROJECT CONTACT INFORMATION:

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

Contact person: Jim Morrissey, Contract Planner
Phone No: (909) 387-4324 **Fax No:** (909) 387-3223
E-mail: Jim.Morrissey@lus.sbcounty.gov

Project Sponsor Lisa Kelly Burtner
McDonald Learning Center
P.O. Box 150
Big Bear Lake, CA 92315

PROJECT DESCRIPTION:

Summary

A Minor Use Permit to authorize construction of a 2,930 square foot day care center for children up to 14 years of age, open daily, except Sunday, with related site improvements including paving, landscaping, drainage facilities within an irregular development area of approximately 0.6 acres on the southerly portion of a 8.95 acre parcel that abuts Highway 38 at the southwest corner of the property and is traversed by Erwin Ranch Road, which is a partially paved road. Proposed

site improvements will extend from and include a portion of State Highway 38 to the northerly to the end of the subject property.

Surrounding Land Uses and Setting

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Vacant Land	BV/RL-5 (Bear Valley/Rural Residential, 5 acres minimum lot size)
North	Vacant Land	BV/SD-RES (Bear Valley, Special Development, Residential)
South	Christian Center	BV/RL-5
East	Vacant Land	BV/RL-5
West	Vacant Land	BV/RL-5

Project Site Location, Existing Site Land Uses and Conditions

The site is vacant and unimproved and located within a forested area. The site is relatively flat with a natural slope of approximately 3% downward slope, southwest to northeast. Access to the site is to be provided by Erwin Ranch Road, which is a partially paved roadway.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

State of California: Caltrans.

County of San Bernardino: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, and Public Works.

Regional: Regional Water Quality Control Board.

Local: Big Bear Fire Authority and Big Bear City Community Services District.

Site Photographs



Erwin Ranch Road in foreground connecting with State Highway 38 in background. Proposed improvement area to the left.



Site entry from Irwin Ranch Road



Looking west from subject property towards adjoining church.



Looking east from subject property at adjoining property and residence.

Figure 1
Land Use of the Property

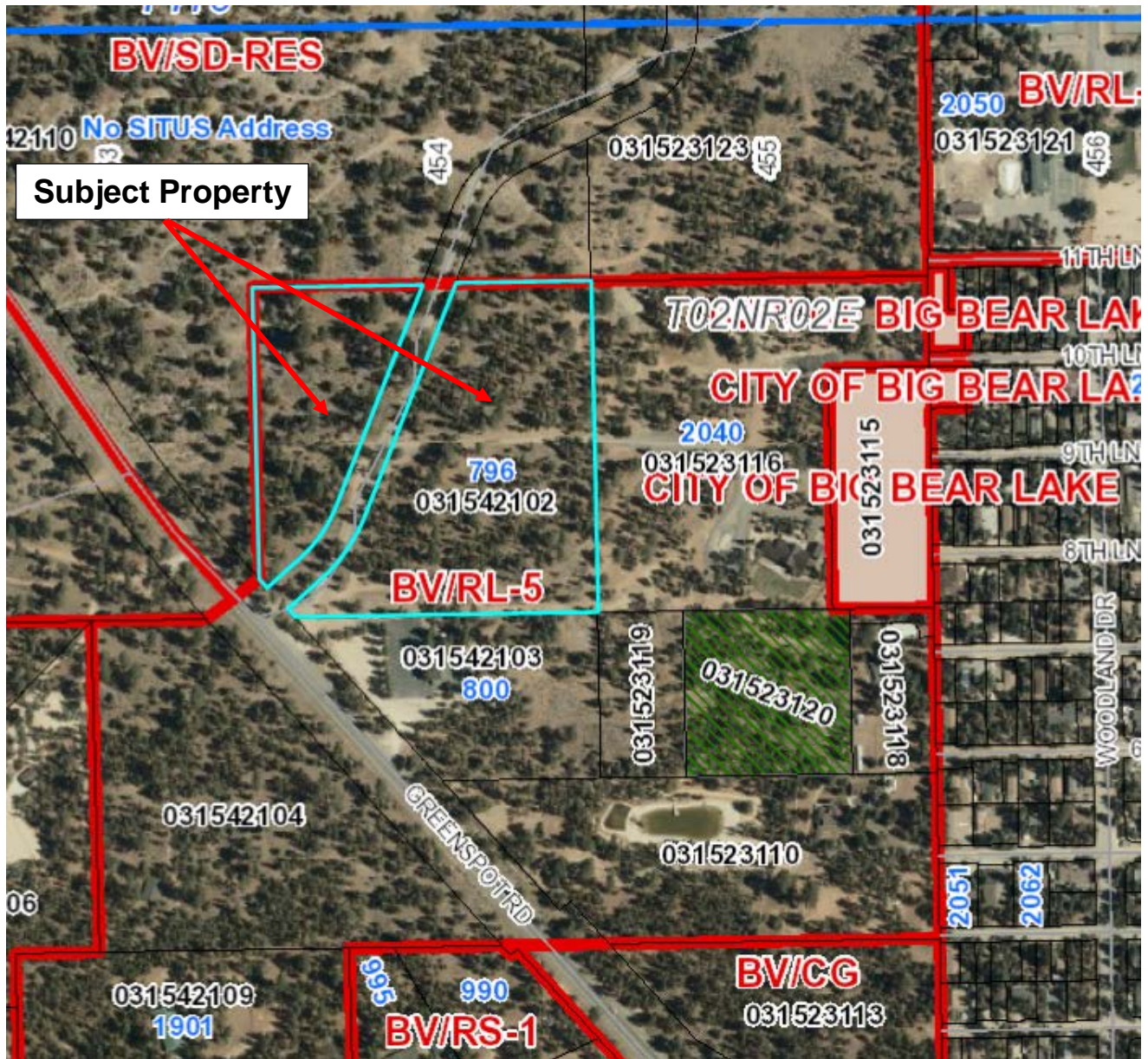


Figure 2
Project Vicinity Map

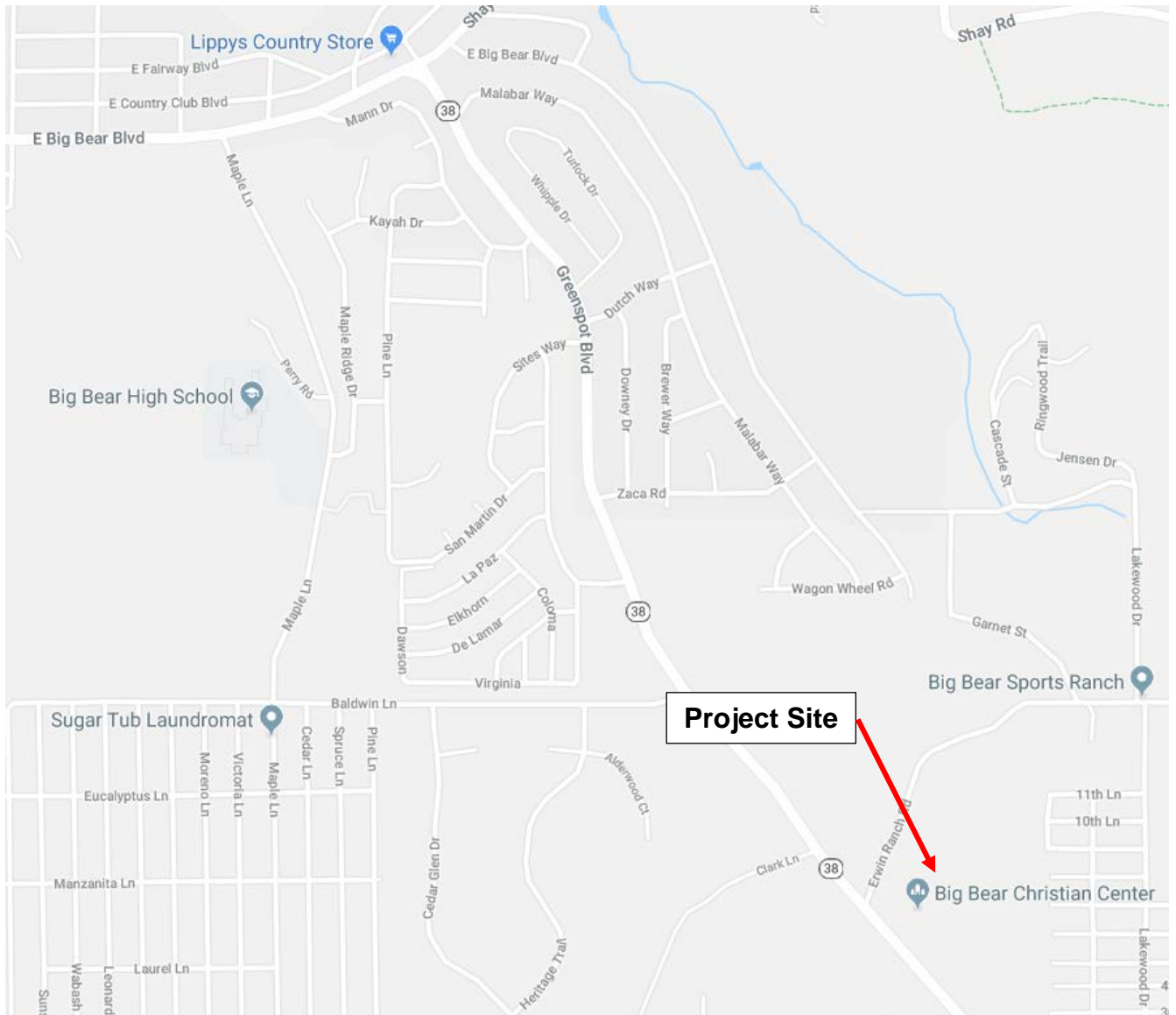
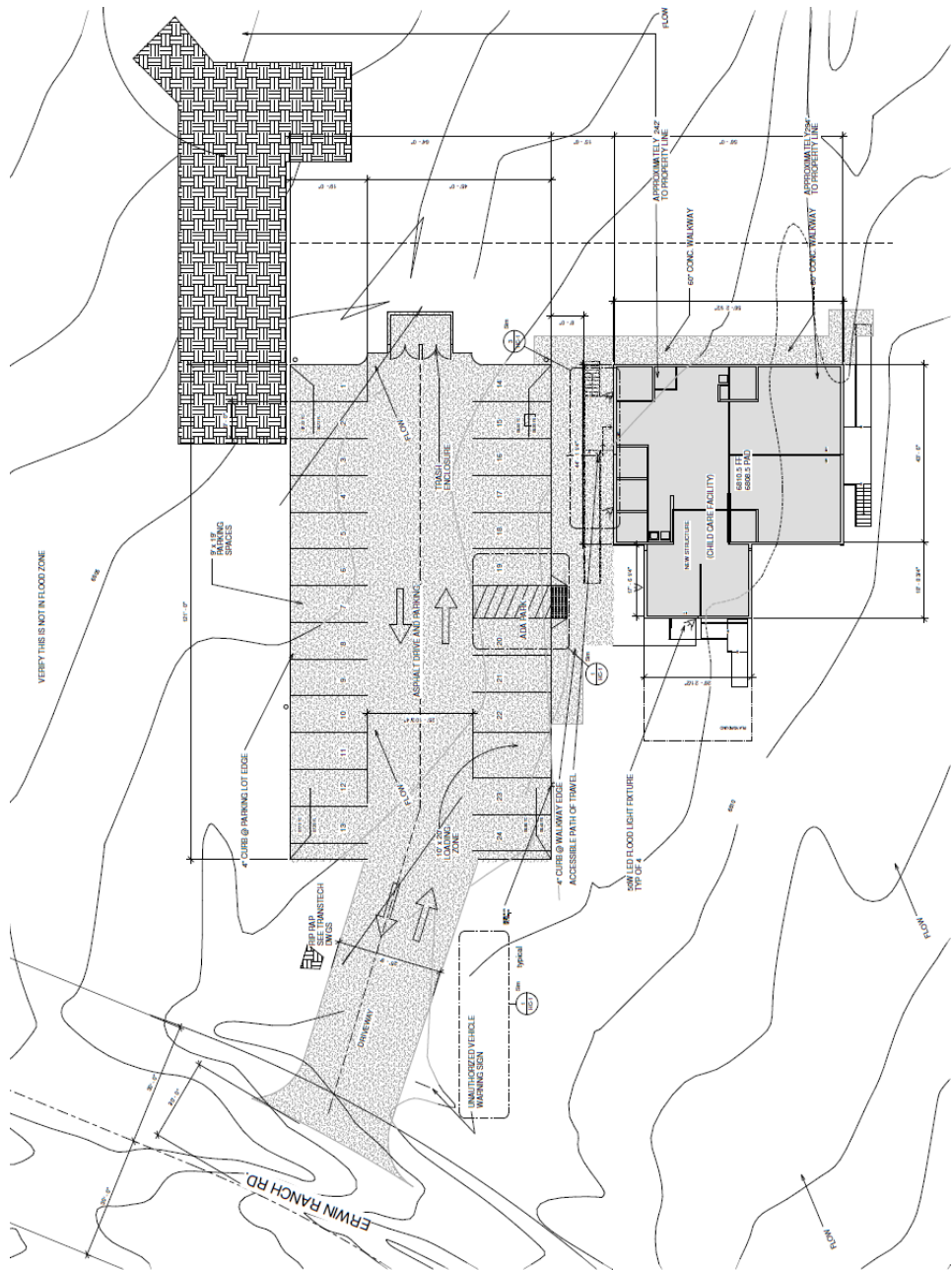
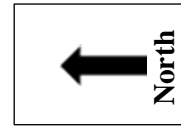


Figure 3
Site Plan



© JAMES BEETEMAN
JUNE 14, 2019

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Tribal Consultation has occurred with the San Manuel Band of Mission Indians and the Colorado River Indian Tribes. On March 6, 2019, The Colorado River Indian Tribes sent a letter to the County expressing concern about the potential removal of artifacts and requested to be notified if any remains were identified as part of ground disturbance. Recommended mitigation measures were provided by the San Manuel Tribe and incorporated into this document as both mitigation measures and conditions of approval.

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

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (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. 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
--------------------------------	--	-----------------------	-----------

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

Initial Study P201800235
 Lisa Burtner
 APN: 0315-421-02
 June 2019

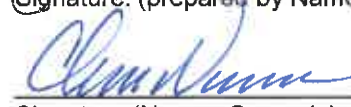
DETERMINATION: (To be completed by the Lead Agency)

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

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION 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.


 Signature: (prepared by Name, Planner)

7/19/19
 Date


 Signature: (Name, Supervising Planner)

7-19-19
 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 type="checkbox"/>	<input checked="" 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) ***No Additional Relevant Project Materials were submitted.***

- a) **Less Than Significant Impact.** The County General Plan lists scenic highways throughout the County, both by individual region, such as Valley or Mountain, and within multiple regions, depending upon the length of the roadway. “State Route 38 from Garnet St. in Mentone northeast to Big Bear Dam” is identified within the multiple regions listing. County Development Code Section 82.19.040 (2) states “An area extending 200 feet on both sides of the ultimate road right-of-way of State and County designated Scenic Highways as identified in the General Plan. The area covered may vary to reflect the changing topography and vegetation along the right-of-way.” A small portion of the subject parcel abuts State Route 38, and only the driveway entrance into the Project site from Erwin Ranch Road is estimated to be within 200 feet of the State Highway. If a proposed Project is within 200 feet of a Scenic Highway, the Development Code requires a number of topics to be addressed, including building and structure placement, storage, above ground utilities, and grading. Although a minor portion of the driveway entrance would be affected by the driveway improvement, it would not be required to meet specific design criteria. In addition, that portion of the property within 200 feet of the State Highway, at the intersection of Erwin Ranch Road and Highway 38, is not proposed for development. Approval of the Project may necessitate the

improvement of Erwin Ranch Road, but the roadway currently exists as a graded dirt road and is traversed by area residents.

Based on the above analysis, the proposed Project will have a less than significant impact on a scenic vista.

- b) **No Impact.** The proposed day care facility is estimated to be approximately 230 feet from the State Highway at its closest point. The intervening area along the State Highway includes thick stands of pine trees that would preclude visibility of the new structure. In addition, an existing church is located near the intersection of Erwin Ranch Road and Highway 38 and would further preclude visibility of day care facility.
- c) **Less Than Significant Impact.** The proposed day care facility is estimated to be approximately 230 feet from the State Highway at its closest point. The intervening area along the State Highway includes thick stands of pine trees that would severely minimize the visibility of the new structure. In addition, an existing church is located near the intersection of Erwin Ranch Road and Highway 38 that would further reduce visibility of the proposed day care facility.
- d) **Less Than Significant Impact.** The County Development Code requires light poles within residential land use districts to meet height restrictions. Lighting must also be shielded from adjacent properties and other properties within line of sight of the light source, and to prevent it from trespassing onto adjacent roadways.

Adherence to these mandatory performance standards will ensure that the Project will not create a new source of substantial light or glare trespass onto adjacent properties. As such, impacts are considered less than significant.

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
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 if project is located in the Important Farmlands Overlay)
References include San Bernardino County General Plan, 2007; California Department of Conservation Farmland Mapping and Monitoring Program; No Additional Relevant Project Materials were submitted.

- a) **No Impact.** The subject property is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the San Bernardino County Important Farmland 2016 Map, Sheet 2 or 2, prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The subject Property is located beyond the "Survey Boundary" in which farmlands have been identified. The affected area covers the mountainous area and National Forest areas around Lake Arrowhead and Big Bear Lake. The farmland designations along the periphery of the Survey Boundary are either Grazing Land or Urban, Other Land, or Built-Up Land, with the exception of very limited locations.

As such, there will be no impact to farmland as a result of the project.

- b) **No Impact.** The subject property and surrounding properties are designated for residential uses and developed with residences or located within forested land. As such, there will be no conflict with existing zoning for agricultural use.

According to the California Department of Conservation, San Bernardino County Williamson Act FY 2015/2016, Sheet 2 of 2, there is no Williamson Act Contract covering the site nor within 10 miles of the property. As such, there is no conflict with a Williamson Act land conservation contract.

- c) **No Impact.** The project site is zoned BV/RL-5, which permits single family residences on five acre lots. "Forest Land" in the Public Resources Code is defined as "land that can support 10-percent native tree cover of any species...and that allows for management of one or more forest resources..." The proposed Project is on private property and not managed for its resources. Timberline is defined in the Public Resources Code as "land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species..." The subject property is not designated for commercial production. Because no lands on the project site are zoned or used for forestland or timberland, the proposed Project has no potential to impact such zoning. Therefore, no impact would occur.
- d) **Less Than Significant Impact.** The Project site and surrounding properties do not contain forest lands, are not zoned for forest lands, as defined above. Nor are they identified as containing forest resources by the *General Plan*. Trees and other vegetation on that portion of the property proposed for development will be removed. However, the proposed development area will affect only approximately 0.6 of the 8.95 acre property. As such, the removal of trees in this limited area will be minimal in comparison to the remaining vegetation. Because forest land is not present on the project site or in the immediate vicinity of the proposed Project site, the proposed Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use.

- e) **No Impact.** Implementation of the proposed Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of other farmland to non-agricultural use, because the site is not currently used for agricultural use. In addition, the property is located within an area which designates land for residential development. The site and surrounding properties are not developed with agricultural uses. Therefore, no impact would occur.

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>
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: San Bernardino County General Plan, 2007; Additional Project Materials prepared including California Emissions Estimator Model (CalEEMod) analysis of the proposed project.

- a) **Less Than Significant Impact.** A significant impact could occur if the proposed project conflicts with or obstructs the implementation of South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. A consistency review is presented below:

1. The project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD as demonstrated in Section IIIb of this Initial Study Checklist; therefore, the project could not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.
2. The project includes construction of 2,930 square foot day care center on 8.95 acres. The proposed industrial building is consistent with the development and use standards specified in the County Development Code and San Bernardino County General Plan. The County General Plan was adopted in 2007 and has not been comprehensively updated since the 2016 AQMP was adopted, therefore, the land use projections used in the General Plan are assumed to be equivalent to the growth projections utilized in the 2016 AQMP.

Based on the consistency analysis presented above, the proposed project will not conflict with the 2016 AQMP.

- b) **Less Than Significant Impact.** The Project area is designated as a non-attainment area for Ozone (State and Federal), PM_{2.5} (State and Federal), and PM₁₀ (State). The Project would comply with the mandatory requirements of SCAQMD's Rule 403 (fugitive dust control) during construction, as well as all other adopted AQMP emissions control measures. The project is also required to comply with California Code of Regulations Title 13, Division 3, and specifically Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants, from In- Use Heavy-Duty Diesel-Fueled Vehicles" and Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling." Per SCAQMD rules and mandates, and California Code of Regulation requirements, as well as the CEQA requirement that significant impacts be mitigated to the extent feasible, these same requirements are imposed on all projects in the South Coast Air Basin.

In determining whether or not the project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors), the non-attainment pollutants of concern for this impact are ozone, PM_{2.5}, and PM₁₀. In developing the thresholds of significance for air pollutants disclosed above under Issue IIIb, SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. As shown in Tables 2, 3, and 4 above, the proposed Project does not exceed the identified significance thresholds. As such, emissions would not be cumulatively considerable.

Daily Emission Evaluation

The CEQA Guidelines indicate that a significant impact would occur if the proposed project would violate any air quality standard or contribute significantly to an existing or projected air quality violation. The applicable thresholds of significance for air emissions generated

by the project are established by the South Coast Air Quality Management District (SCAQMD) and are described in Table 1.

Table 1. SCAQMD Significant Emission Thresholds

Criteria Pollutant	Daily Threshold (pounds)
Carbon Monoxide (CO)	550
Oxides of Nitrogen (NOx)	100/55*
Volatile Organic Compounds (VOC)	75/55*
Oxides of Sulphur (SOx)	150
Particulate Matter (PM10)	82
Particulate Matter (PM2.5)	82
<i>Source: SCAQMD Air Quality Management District</i>	
<i>*Construction/Operation</i>	

Emissions were evaluated for both construction and operation were modeled using the California Emissions Estimator Model (CalEEMod). The results are shown in Tables 2 and 3 below and attached as part of this project.

Construction Emissions

Short-term criteria pollutant emissions will occur during site preparation, grading, building construction, paving, and painting activities. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of onsite soils (fugitive dust). To determine if construction of the proposed building could result in a significant air quality impact, the California Emissions Estimator Model (CalEEMod) has been utilized to determine if emissions would exceed South Coast Air Quality Management District (SCAQMD) Thresholds. The results of the CalEEMod outputs are summarized below in Tables 2 (Maximum Daily Construction Emissions) and 3 (Construction Emission, Rule 401 and 403 Compliance). Based on the results of the model, maximum daily emissions from the construction of the project will not exceed SCAQMD Thresholds and no mitigation is required.

Table 2. Maximum Daily Construction Emissions (lbs./day) - Unmitigated

Maximum Daily Emissions	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
	6.04	11.17	8.34	0.013	1.75	1.07
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
<i>Source: SCAQMD and CalEEMod</i>						

Table 3. Construction Emissions (Rule 401 & 403 Compliance)

Maximum Daily Emissions	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
		6.04	11.17	8.34	0.013	1.75
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
<i>Source: SCAQMD and CalEEMod</i>						

Operational Emissions

Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the project site. The California Emissions Estimator Model (CalEEMod) was utilized to estimate mobile source emissions.

The results of the CalEEMod outputs are summarized in Table 4 (Operations Daily Emissions). Based on the results of the model, without control measures, maximum daily emissions from the operation of the project will not exceed SCAQMD Thresholds.

Table 4. Operational Daily Emissions (lbs./day)

Maximum Daily Emissions	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
		0.53	2.53	3.65	0.01	0.07
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
<i>Source: SCAQMD and CalEEMod</i>						

Emission levels shall not exceed the levels permitted by the rules and regulations of the South Coast Air Quality Management District or the requirements of any Air Quality Plan or the Greenhouse Gas Emissions Reduction Plan adopted by the County of San Bernardino.

- c) **Less Than Significant Impact.** A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant. The following are land uses (sensitive sites) where sensitive receptors are typically located:
- Schools, playgrounds and childcare centers
 - Long-term health care facilities
 - Rehabilitation centers

- Convalescent centers
- Hospitals
- Retirement homes
- Residences

The nearest sensitive receptor to the project site is the single-family residence located near, but not adjacent to, the southeast side of the Project site. The following provides an analysis of the project's potential to expose sensitive receptors to substantial pollutant concentrations during project construction and long-term operation. The analysis is based on the applicable localized significance thresholds established by the South Coast Air Quality Management District.

Localized Significance Thresholds (LST) Analysis

A Localized Significance Thresholds (LST) analysis was conducted pursuant to SCAQMD methodology. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOX), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM10) and particulate matter less than 2.5 microns in aerodynamic diameter (PM2.5).

LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

For this project, the appropriate Source Receptor Area (SRA) for the LST is the Big Bear Lake area. The SCAQMD produced *Mass Rate Look-Up Tables* for projects that disturb less than or equal to 1 acre in size was used in the analysis to determine impacts.

LST Construction and Operational Analysis

Table 5 below describes the results of the LST Construction Analysis.

Table 5. LST Analysis (1 acres - receptor @ 25 meters)

Pollutant	LST Significance Threshold Lbs./Day*	Project Emissions (mitigated)	Exceeds Threshold?
(NO _x) for Construction and Operation	118	11.17	NO
(CO) for Construction and Operation	775	8.34	NO
PM 10 for Operation	1	<0.01	NO

PM10 for Construction	4	1.12	NO
PM 2.5 for Operation	1	<0.01	NO
PM2.5 for Construction	4	0.79	NO
*Based on LST SRA #38 1-acre @ 25 meters			

As shown in Table 5 above, the emissions forecasted for the construction and operation would not to exceed the LST Significance Thresholds. No mitigation is required.

Carbon Monoxide (CO) Hotspot Analysis

CO Hot Spots are typically associated with idling vehicles at extremely busy intersections (i.e., intersections with an excess of 100,000 vehicle trips per day). There are no intersections in the vicinity of the project site which exceed the 100,000 vehicle per day threshold typically associated with CO Hot Spots. In addition, the South Coast Air Basin has been designated as an attainment area for CO since 2007. Therefore, project-related vehicular emissions would not create a Hot Spot and would not substantially contribute to an existing or projected CO Hot Spot.

- d) **Less Than Significant Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed day care building is intended for children and is not anticipated to produce odors that would substantially affect the residential sensitive receptor to the southeast of the project site. The project is also required to comply with the provisions of South Coast Air Quality Management District Rule 402 “Nuisance.” Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

Adherence to this mandatory performance standard will ensure that the project will not create objectionable odors affecting a substantial number of people. As such, impacts are considered less than significant.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input 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)
Additional Project related materials have been submitted.

- a) **Less than Significant Impact.** The proposed Project is located within an area identified on the County GIS Biological Overlay Mapping System as Pebble Plain Habitat and

Potential Flying Squirrel Habitat. Several biological studies were prepared for the subject property and the adjoining property to the east, also owned by the applicant. The original study, *Burtner Parcel Division Project: Southern Rubber Boa Habitat Assessment and Rare Plant Survey*, December 9, 2011 and a follow-up *Supplemental Site Visit and Habitat Assessment* letter, dated August 21, 2017. A conversation with the Project biologist on January 18, 2019, also clarified that the 2017 update letter incorporated a review of the property typically associated with a general biological assessment, whereby if other species or habitat were identified beyond those associated with the pebble plain habitat or flying squirrel they would have been incorporated into the letter.

The original 2011 report did not identify any special-status plant species or sensitive wildlife species. No habitat for the southern rubber boa or rare plants were identified. The report does made mention potential suitable off-site habitat within a 100 meter buffer around the property to the north, south, and west, the latter of which would be the subject property. For this location the report noted the following:

“This location is approximately 50 meters west of the project site composed of down woody material; however, the soil has very low moisture content and the duff layer is minimal and patchy (Figure 6).” (p. 7)

The report further noted the location to the west (subject property) has a low probability of supporting the southern rubber boa because it is dry, isolated and lacks a sufficient duff layer to retain critical moisture. The Project biologist also confirmed as part of the January 18, 2018 conversation with County Staff that no southern rubber boa habitat existed on the property that would be affected by the proposed Project. The report also noted that the site (adjoining property) does not support sensitive wildlife species, but it is possible that it is utilized by the Cooper’s hawk.

The 2011 survey did not identify any special status plants or pebble plain habitat within 100 meters of the adjoining parcel. This distance would have extended up to the easterly side of the proposed day care building.

The subsequent survey conducted in late 2017 and referenced in the report of the same date indicated that “Based on our observations we do not believe that habitat in the greater Project area has changed markedly since our 2011 surveys.” (p. 2) The report also stated that “To simplify our discussion we will refer to the combined Subdivision and Preschool as the Project.” (p. 1)

The 2017 report concludes that “Based on our 2017 surveys, our only new concerns relative to the 2011 Report are the boulder pile and the remains of the brush pile located in the Subdivision area.” Based on the above analysis, the proposed Project will have a less than significant effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

- b) **No Impact.** Vegetation and potential species have been discussed in the section above. The project site does not contain riparian habitat or other sensitive natural communities.

- c) **No Impact.** Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.” [Ref. EPA Regulations listed at 40 CFR 230.3(t)].

The California Department of Fish and Wildlife found the U.S. Fish and Wildlife Service (Section 404 definition above) wetland definition and classification system to be the most biologically valid. The Department of Fish and Wildlife staff uses this definition as a guide in identifying wetlands. The site is located “on land with well-drained soils which is topographically flat.” (p. 1, *Burtner Parcel Division Project: Southern Rubber Boa Habitat Assessment and Rare Plant Survey*, December 9, 2011) Based on a field survey, the site does not contain any features that meet the definition of “wetlands.”

- d) **Less Than Significant Impact with Mitigation Incorporated.**

Wildlife Corridors

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human development. Corridors effectively act as links between different populations of a species. Interference with the movement of native resident migratory fish or wildlife species occurs through the fragmentation of open space areas caused by urbanization

As noted in the responses to Issues VI a-c above, the site does not have habitat or features suitable for species endemic to this area and as such, that would support a wildlife corridor or a wildlife nursery site. In addition, the property is located between State Highway 38 and single family development. The land immediately adjacent to the property has had improvements undertaken, including the installation of sewer lines and a new single family residence.

The subject property has the potential to provide habitat for migratory birds, consistent with the Migratory Bird Treaty Act. Due to the trees surrounding the property the following measures are recommended:

BIO-1. Preconstruction Surveys: Nesting bird surveys approximately three to five days prior to construction shall be conducted. Depending on the species, buffer zones of 100 to 500 feet must be established around nesting birds until nesting is confirmed to have failed or fledglings are deemed sufficiently development in independent. In general these buffer zones and protection for nesting birds under the MBTA remain in place between February 15 and August 15.

BIO-2. Buffer Zones: If buffer zones are created around nest sites, monitors should at minimum check nesting status on a weekly basis. Buffers can be removed and work can resume in the area once nests are determined to have failed or fledglings are sufficiently developed.

Wildlife Nursery Sites

Wildlife nursery sites are areas that provide valuable spawning and nursery habitat for fish and wildlife. Wildlife nursery sites occur in a variety of settings, such as trees, wetlands, rivers, lakes, forests, woodlands and grasslands to name a few. The use of a nursery site would be impeded if the use of the nursery site was interfered with directly or indirectly by a project's development or activities.

According to the 2011 Biological study, "Although the Jeffery pine forest was fairly open with a canopy of 20-30%, the openings were insufficient for pebble plain." (p. 10) The 2017 Biological report also stated "As indicated in our Report to the County, we did not observe either of these habitat types in the Project area during our 2011 surveys. Neither pebble plain nor meadows were observed in our 2017 surveys." (p. 2) The 2017 update letter also notes that the Project site habitat is unsuitable for the San Bernardino flying squirrel. Therefore, proposed Project does not act as a wildlife nursery.

Based on the above analysis, the project will not 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. Therefore, impacts are less than significant.

- e) **Less Than Significant Impact.** The County's tree preservation criteria (Criteria) contains provisions for the "wise use of forest resources in the Mountain Region..." (p. 8-16) The provisions of this section are applicable to Private and Commercial Harvesting of trees. The proposed Project does not involve harvesting of any kind. In addition, the proposed development area represents only about 0.5 acre within an 8.95 acre parcel. The trees on the balance of the property will be maintained and trees would remain along the perimeter property lines. The County preservation Criteria includes native tree size. However, the Criteria relate to tree removal other than as part of a development project. In this instance, the removal of some trees would not adversely affect potential habitat or the nature of the parcel's effectiveness in maintaining a relatively uniform pattern of trees in the area. As such, the proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- f) **No Impact.** The proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. The County of San Bernardino has not adopted a Habitat Conservation Plan for the region. Likewise, there is no local, regional or state habitat conservation plan that governs the project site or vicinity.

SIGNIFICANCE: Possible significant adverse impacts have been identified or are anticipated and the above referenced mitigation measures BIO-1 and BIO-2 are required as conditions of project approval to reduce these impacts to a level considered less than significant.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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): ***Information has been provided by the Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Additional Project related materials have been submitted by the applicant.***

- a) **No Impact.** Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

CEQA Guidelines §15064.5(a) clarifies that historical resources include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

The site is improved and includes an existing modular building, concrete parking area, and decomposed granite over a large area for equipment storage. The business has been in operation for over a decade and the site has been heavily disturbed by human

activities. There is no evidence of surface structures or features which meet the definition of a historic resource as described above. As such, there are no impacts to historic resources.

b) **Less Than Significant Impact With Mitigation Incorporated.**

Archaeological Resources

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains. In compliance with the requirements of AB 52 correspondence was sent to area Tribes and the South Central Coastal Information Center to provide information on potential archaeological resources. The Information Center indicated the site was not previously evaluated and the cultural sensitivity is unknown. The Center acknowledged the site is developed, but that the potential for prehistoric and historic resources exist. The Center recommends "...customary caution and a halt-work condition should be in place for any ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of potential cultural resources should not be attempted by project personnel. It is also recommended that the Native American Heritage Commission should be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area."

Materials were provided to local tribes, consistent with the requirements of AB 52, allowing them the opportunity to provide input on the proposed Project. Their comments are provided in the following section.

Tribal Cultural Resources

On July 1, 2015 AB 52 (Gatto, 2014) went into effect. According to its author:

"[E]xisting laws lack a formal process for tribes to be involved in the CEQA process as tribal governments. CEQA projects that impact tribal resources have experienced uncertainty and delays as lead agencies attempt to work with tribes to address impacts on tribal resources. With this bill, it is the author's intent to "Set forth a process and scope that clarifies California tribal government involvement in the CEQA process, including specific requirements and timing for lead agencies to consult with tribes on avoiding or mitigating impacts to tribal cultural resources."

"Tribal cultural resources" are either of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project. Materials were distributed to local tribes for their review and comment. Responses were received from the San Manuel Band of Mission Indians, as noted below, and the Colorado River Indian Tribes. On March 6, 2019, The Colorado River Indian Tribes sent a letter to the County expressing concern about the potential removal of artifacts and requested to be notified if any remains were identified as part of ground disturbance.

The San Manuel Band of Mission Indians sent an initial e-mail dated March 7, 2019, indicating they would await preparation of an archaeological study due to the sensitivity of the property for cultural resources. A consultation meeting was held at the County Offices with a representative of the San Manuel Tribe prior to receipt of this correspondence later the same day. Based upon this consultation a copy of the biological studies for the subject property and adjoining property also owned by the applicant were provided to the Tribe in addition to a recently completed geologic study.

The applicant subsequently prepared a *Historical/Archaeological Resources Survey Report*, dated April 23, 2019, by CRM TECH for the property. The report noted the site was "high in cultural sensitivity to the Serrano people, especially the San Manuel Tribe of Mission Indians. During the field survey, much of the ground surface was obscured by the dense deposit of forest detritus. As a result, the presence or absence of surface or subsurface cultural remains could not be established conclusively without further archaeological investigations." As such, the report provided the following recommendations:

- "A resurvey of the project area be implemented after the ground surface is cleared of vegetation and forest detritus or, alternatively, the clearing operations be monitoring by a qualified archaeologist.
- Depending on the findings during the resurvey or monitoring, and in consultation with the San Manuel Band of Mission Indians, subsurface excavations through shovel test pits or mechanical trenches, known as an Extended Phase I investigation, may be necessary to determine the presence or absence of buried cultural deposits in the project area."

A subsequent report, referred to as an *Extended Phase I Archaeological Testing Program*, dated May 6, 2019, was prepared by CRM TECH that included the findings of an archaeological testing program, as recommended above, and undertaken with the concurrence of the San Manuel Tribe. Five backhoe trenches were dug in the proposed

parking lot and building footprint to a depth of approximately one meter and were either 5 x 1 or 10 x 1 meters in length and width. Selected samples of the soil were screened and a hand-drawn profile of the side wall was drawn. No archaeological features or artifacts of prehistoric or historic origin were found in any of the soil samples or trenches. Based upon this information the San Manuel Tribe indicated in an e-mail dated May 6, 2019, that they have "...no additional concerns with the proposed project. Tribe simply requests the following language be made a part of the MMs/COAs [Mitigation Measures/Conditions of Approval] for the project, detailing the process from inadvertent discoveries during project implementation."

The following measures were provided by the San Manuel Tribe via the same e-mail referenced above:

CUL-1

- A. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
- B. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
- C. If human remains or funerary objects 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.

CUL-2

- A. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

- B. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.
- c) **Less Than Significant Impact.** No formal cemeteries are known to be located on the project site, based upon the completion of a *Historical/Archaeological Resources Survey Report* and follow-up *Extended Phase I Archaeological Testing Program*. Further disturbance of subsurface soils has the potential to uncover buried remains. If buried remains are discovered, the project proponent is required to comply with Section 5097.98 of the California Public Resources Code and Section 7050.5-7055 of the California Health and Safety Code, requiring halting of construction activities until a County coroner can evaluate the find and notify a Native American Representative if the remains are of Native American origin. Upon compliance with these regulations, impacts would be less than significant.

SIGNIFICANCE: Possible significant adverse impacts have been identified or are anticipated and the above referenced mitigation measures CUL-1 and CUL-2 are required as conditions of project approval to reduce these impacts to a level considered less than significant.

<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>
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: No Additional Relevant Project Materials were submitted.

- a) **Less Than Significant Impact.** The proposed Project will be required to meet the energy requirements to verify compliance with the 2016 Building and Energy Efficiency Standards. The California Energy Commission Web Site establishes the basis for the Building Energy Efficiency Standards – Title 24 by stating:

“California’s energy code is designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings. The California Energy Commission updates the Building Energy Efficiency Standards (Title 24, Parts 6 and

11) every three years by working with stakeholders in a public and transparent process.”

The Web Site addresses the specific topic of Energy Efficiency as meaning:

“Adapting technology to meet consumer needs while using less energy. The California Energy Commission adopts energy efficiency standards for appliances and buildings, which reduces air pollution and saves consumers money.”

The Project would also be required adhere to the provisions of CALGreen, which established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

- b) **Less Than Significant Impact.** Energy efficiency information is provided above. The County of San Bernardino General Plan Renewable Energy and Conservation Element RE Policy 1.1 states: “Continue implementing the energy conservation and efficiency measures identified in the County of San Bernardino Greenhouse Gas Emissions Reduction Plan. The County’s Greenhouse Gas Emissions Reduction Plan is considered a “local plan” for renewable energy or energy efficiency.” As noted in the analysis for Issue VIIIa-b, *Greenhouse Gas Emissions*, the Performance Standards for Commercial and Industrial Project pursuant to Appendix F of the County of San Bernardino *Greenhouse Gas Emissions Reduction Plan* will be included as Conditions of Approval for the Project.

The applicant also completed the Screening Table for the County’s Greenhouse Gas [GHG] Reduction Measures for Commercial Development. Projects that achieve 100 or more points are found consistent with the County’s GHG Plan. The proposed Project identified a score of 103 points and, thus, is consistent with the GHG Plan. As such, the Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Therefore, no 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>
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:

- 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.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: (Check if project is located in the Geologic Hazards Overlay District):
San Bernardino County General Plan, 2007; Additional Project related materials have been submitted.

- a) i) **Less Than Significant Impact.** The site does not lie within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone, based upon a review of the County's Geologic Hazards Overlays Map for the Sugerloaf/Woodlands area. The closest known major fault zone is the North Frontal Fault located approximately 7.0 miles to the northeast of the property. Based upon this information, potential impacts would be less than significant.

ii) **Less Than Significant Impact.** The proposed Project would not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. An earthquake produced from regional faults could result in strong ground shaking; however, the proposed Project will be reviewed and approved by the County Building and Safety Department with appropriate seismic standards implemented. Adherence to standards and requirements contained in the Building Code for the design of the proposed structure will ensure that any impacts are less than significant by ensuring that the structure does not collapse during strong ground shaking.

iii) **Less Than Significant Impact.** Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are:

- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur:
 - ✓ Intense seismic shaking;
 - ✓ Presence of loose granular soils prone to liquefaction; and
 - ✓ Saturation of soils due to shallow groundwater.

The San Bernardino County Geologic Hazards Overlay Map for the area identifies the site as within a Zone of Suspected Liquefaction Susceptibility. However, based on the previously referenced *Engineering Geology Investigation* prepared for the project, found the property is underlain by moderately dense to dense, well graded sand and gravel underlain by crystalline bedrock, suggesting a shallow depth and low potential for liquefaction. Based upon this condition, the potential environmental impacts would be less than significant.

iv) **Less Than Significant Impact.** Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes.

The site is relatively flat and contains no on-site slopes that may be subject to landslides. The *Engineering Geology Investigation* determined the potential for landslide impacts to the site from on or off-site slope was low.

b) **Less Than Significant Impact.** The Project site is heavily disturbed by human activities. Therefore, the loss of topsoil is not a significant impact.

The Project will not result in substantial soil erosion or the loss of topsoil, because the site will be substantially improved and landscaped after it is developed. To control soil erosion during construction the project proponent is required to prepare and comply with a Water Quality Management Plan (WQMP). A stormwater basin is proposed

adjacent to the northeast corner of the parking lot. The Plan includes provisions to prevent the off-site erosion of land due to the release of stormwater from the property. With implementation of the WQMP, impacts related to substantial soil erosion will be less than significant.

c) **Less Than Significant Impact.**

Landslide

As noted in the response to Issue VII a) iv above, the site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to landslides that would affect daily business operations.

Lateral Spreading

Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes but it is also caused by landslides. As noted above, the site is relatively flat and contains no slopes that may be subject to landslides. Therefore the site is not considered susceptible to lateral spreading.

Subsidence

Subsidence is the downward movement of the ground caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable since they shrink and swell depending on their moisture content. Subsidence is an issue if buildings or structures sink which causes damage to the building or structure. Subsidence is usually remedied by excavating soil to the depth of the underlying bedrock and then recompacting the soil so that it is able to support buildings and structures.

As noted in the response to Issue VII a) iii above, the potential for liquefaction is considered low. Underlying the property are considered dense. In addition, the *Engineering Geologic Investigation* stated shallow groundwater is not expected and groundwater was not found within 10 feet of the ground surface. Based on these factors, the subsidence potential is projected to be low and can be attenuated with adherence to standards and requirements contained in the Building Code for the design of the proposed structure will ensure that any impacts are less than significant. Compliance with the Building Code is a mandatory requirement.

Liquefaction

As noted in the response to Issue VII a) iii above, shallow groundwater is not anticipated. However, the San Bernardino County Geologic Hazards Overlay Map for the area identifies the site as being within a Zone of Suspended Liquefaction Susceptibility. The soils on the site are considered dense and underlain by bedrock. The liquefaction potential can be attenuated upon adherence to appropriate design standards and requirements contained in the Building Code for the design of the proposed structure, ensuring that any impacts are less than significant. Compliance with the Building Code requirements is mandatory.

Collapse

Collapse occurs in saturated soils in which the space between individual particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. The soils lose their strength beneath buildings and other structures.

As noted in the response to Issue VII a) iii above, area groundwater is not believed to be a concern. A geotechnical study has been required by the Building and Safety Division based upon the location of the site. Based on these factors and standard requirements, the potential collapse can be attenuated upon adherence to standards and requirements contained in the Building Code and geotechnical report for the design of the proposed structure ensuring that any impacts are less than significant. Compliance with Building Code requirements is a mandatory.

- d) **Less Than Significant Impact.** According to the previously referenced *Engineering Geologic Investigation* the site consists of gravelly sand and non-expansive soil.
- e) **Less than Significant Impact.** The subject property would utilize a public sewer system. As such, there are no impacts.
- f) **No Impact.** The proposed Project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because the site and surrounding area surface is characterized as alluvial fan deposits of the Pliocene to Holocene era. Sediments from this more recent era of geologic activity do not typically contain fossil or other paleontological resources. While later aged sediments may exist beneath the surface deposits on the site, the minimal amount of grading proposed for the project is not anticipated to disturb any potential paleontological resources that may exist beneath the surface. To further reduce the potential for impacts, the project will be subject to the County's standard condition which requires the developer to contact the County Museum for determination of appropriate measures if any finds are made during project construction. This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no such resources have been identified on the site.

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>
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: Additional Project Materials prepared, including California Emissions Estimator Model (CalEEMod) analysis of the proposed project.

- a) **Less Than Significant Impact.** In December September 2011, the County of San Bernardino adopted the "*Greenhouse Gas Emissions Reduction Plan*" ("GHG Plan"). The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 consistent with State climate change goals pursuant to AB32. The GHG Plan has been designed in accordance with Section 15183.5 of the State CEQA Guidelines which provides for streamline review of climate change issues related to development projects when found consistent with an applicable greenhouse gas emissions reduction plan.

Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related greenhouse gas emissions or otherwise comply with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines. The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent (MTCO₂E) per year or more. Projects that do not exceed this threshold require no further climate change analysis but are required to implement mandatory reducing measures in the project's conditions of approval. A GHG emissions inventory was prepared utilizing the California Emissions Estimator Model (CalEEMod). The results of the emissions inventory are shown in Table 6 below.

Table 6. Project Greenhouse Gas Emissions (Metric Tons/Per Year)

Source	GHG Emissions MT/yr			
	N2O	CO2	CH4	CO2e
Mobile Sources	0.000	130.33	0.009	139.58
Area	0.000	0.0004	0.00	0.0005
Energy	0.00009	8.85	0.0003	8.89
Solid Waste	0.000	0.77	0.046	1.92

Water/Wastewater	0.0001	1.71	0.004	1.84
30-year Amortized Construction GHG				1.50
TOTAL				153.73
SCAQMD Threshold				3,000
Exceed Threshold?				NO

As shown in Table 6, the proposed Project is estimated to emit approximately 153 MTCO₂e per year, which is below the 3,000 MTCO₂E/YR screening threshold used by the County to determine if greenhouse gas emissions require further analysis. As such, impacts are projected to be less than significant and no mitigation measures are required.

However, according to the *County of San Bernardino Greenhouse Gas Emissions Plan*, although the project is below the 3,000 MTCO₂E/YR screening threshold for GHG emissions as shown in Table 6 and no further climate change analysis is necessary, the Project is required to implement mandatory reducing measures in the Project's conditions of approval as required by the *Greenhouse Gas Emissions, Development Review Processes, County of San Bernardino, California, Updated March 2015*.

b) **Less Than Significant Impact.** In September 2011, the County of San Bernardino adopted the "*Greenhouse Gas Emissions Reduction Plan*" (GHG Plan). The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 in consistency with State climate change goals pursuant to AB32. The specific objectives of the GHG Plan are as follows:

- Reduce emissions from activities over which the County has jurisdictional and operational control consistent with the target reductions of Assembly Bill (AB) 32 Scoping Plan;
- Provide estimated GHG reductions associated with the County's existing sustainability efforts and integrate the County's sustainability efforts into the discrete actions of this Plan;
- Provide a list of discrete actions that will reduce GHG emissions; and approve a GHG Plan that satisfies the requirements of Section 15183.5 of the California Environmental Quality Act (CEQA) Guidelines, so that compliance with the GHG Plan can be used in appropriate situations to determine the significance of a project's effects relating to GHG emissions, thus providing streamlined CEQA analysis of future projects that are consistent with the approved GHG Plan.

The GHG Plan identifies goals and strategies to obtain the 2020 reduction target. Reduction measures are classified into broad classes based on the source of the reduction measure. Class 1 (R1) reduction measures are those adopted at the state or regional level and require no additional action on behalf of the County other than required implementation. Class 2 (R2) reflect quantified measures that have or will be

implemented by the County as a result of the GHG Plan. Class 3 (R3) measures are qualified measures that have or will be implemented by the County as a result of the GHG Plan.

As analyzed and discussed above in Section VIIa, the proposed Project is projected not exceed the 3,000 MTC2OE/YR screening threshold identified in the GHG Plan and will implement reduction measures that are consistent with the Screening Tables shown in the GHG Plan. The applicant also completed the Screening Table for the County's Greenhouse Gas Reduction Measures for Commercial Development. Projects that achieve 100 or more points are found consistent with the County's GHG Plan. The proposed Project identified a score of 103 points and, thus, consistent with the GHG Plan. Therefore, the Project is not in conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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"/> |

SUBSTANTIATION: No Additional Relevant Project Materials were submitted by the applicant.

- a) **Less Than Significant Impact.** During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. All hazardous materials are required to be utilized and transported in accordance with their labeling pursuant to federal and state law. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up will be sufficient to reduce potential impacts to a less than significant level.

If hazardous materials are proposed on-site for operational purposes in large quantities, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, as required by Health and Safety Code Section 25507, which requires a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Health and Safety Code Section 25503.

- b) **Less Than Significant Impact.** The proposed Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any use or construction activity that might use hazardous materials will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. In addition as noted in the response to Issue VIIIa above, if hazardous materials are proposed on-site for operational purposes in large quantities, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, as required by Health and Safety Code Section 25507, which requires a business plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Health and Safety Code Section 25503.

- c) **No Impact.** The project site is not located within ¼ mile of an existing or proposed school. The nearest schools are Chautauqua High School and Bear Valley Adult School, which are located approximately 0.9 miles to the northwest of the project site.

- d) **No Impact.** The project site is not included on the list of hazardous materials sites compiled in accordance with Government Code No. 65962.5.
- e) **No Impact.** The project site is not 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. The closest airport is Big Bear Airport located approximately 2.4 miles to the northwest.
- f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. The adopted Airport Comprehensive Land Use Plan for Big Bear City Airport displays a distance of approximately 1.4 miles from the most extensive safety zone to the Project site.
- g) **Less Than Significant Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The property fronts upon State Highway 38 and is bisected by Erwin Ranch Road. State Highway 38 is a two lane paved roadway that acts as an emergency access roadway for area vehicles. Erwin Ranch Road is a partially paved roadway for local vehicular access extending beyond the subject property that provides access for area residents.

Project proposed improvements to Erwin Ranch Road will extend into State Highway 38 right of way, but only for that portion involving the unpaved width on the easterly side of the roadway. The proposed Project will not result in any substantial alteration to road design or capacity for State Highway 38 that would affect implementation of evacuation procedures nor result in any substantial increase in natural or man-made hazards that would increase the potential for evacuation. The improved roadway would benefit future users by allowing easier accessibility to the State Highway.

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
- d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

SUBSTANTIATION: Additional Project related materials have been submitted.

- a) **Less Than Significant Impact.** The proposed Project will not violate any water quality standards or waste discharge requirements, because the project's design incorporates measures to diminish impacts to water quality to an acceptable level as required by state and federal regulations. The proposed project will connect to an area-wide sanitary sewer system. Effluent collected will be processed at the Big Bear Area Regional Wastewater Facility (BBARWA). According to information contained in the *Sewer System Management Plan* published in 2013, they collect less than 900,000 gallons of effluent per day. The Agency's Web Site indicates their treatment plant has a capacity of 4.9 million gallons per day. As such, adequate treatment plant capacity exists to service this small day care facility.

The Project requires the preparation of a Water Quality Management Plan (WQMP) to determine the project's potential impacts on water quality caused by storm event runoff, since the Project is within the MS4 Permit area and development area exceeds 10,000 sq. ft. A preliminary WQMP has been reviewed by the County's Land Development Division. The Project applicant and/or its construction contractor is required to

implement the best Management Practices (BMPs) described in the WQMP. These BMPs would be used to prevent the degradation of water quality in the construction area and during operation of the Project. Included within the WQMP is an on-site retention basin located adjacent to the northeast corner of the parking area to collect stormwater flows and minimize the potential discharge of off-site pollutants.

Pursuant to California Green Building Standards Code Section 5.106.1, newly constructed projects which disturb less than one acre of land shall prevent the pollution of stormwater runoff during the construction related activities.

In addition, the project site is proposed to be served by the Big Bear City Community Services District for potable water and is subject to compliance with County Environmental Health Department requirements that ensure compliance with both water quality and waste discharge requirements.

- b) **Less Than Significant Impact.** The proposed Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project is served by an existing water purveyor that has indicated there is currently sufficient capacity in the existing water system to serve the anticipated needs of this Project. Existing and planned water supplies are provided by springs and both vertical and horizontal wells. The Final Draft *2015 Urban Water Management Plan (UWMP)* for Big Bear City Community Services District notes the groundwater basin extends approximately 14 miles long from east to west and seven miles wide. The basin is covered by Big Bear Lake and perennial Baldwin Lake. According to the UWMP the Basin has a perennial yield of 5,000 acre-feet per year, with a storage capacity of 42,000 acre-feet. The basin is not adjudicated and, according to the Department of Water Resources, is not within an overdraft condition. The percentage of spring and slant well production has varied between year 2000 and 2015 from 13% in 2004 to 78% in 2005.

The UWMP estimates, based upon the “driest three-years historic sequence would result in 183 af [acre-feet] of total water production produced from spring and slant wells and the remaining production from vertical wells...” (p. 6-2) The CSD’s active vertical wells are capable of pumping 1,614 gpm or 2,605 acre-feet per year. The CSD estimates the highest projected water demand is 1,344 acre-feet in year 2035. “System capacities are able to meet this demand. Sufficient groundwater and system pumping capacities exist to meet future supply needs under normal, dry, and multiple-dry-year conditions.” (p. 6-2)

Development of the proposed Project would increase impervious surface coverage on the site that could reduce the amount of direct infiltration of runoff into the ground. However, the Project is required to provide storage capacity within an on-site basin to retain an amount of groundwater equal to incremental increase in water runoff caused by new development.

- c) i) **Less Than Significant Impact.** Currently the site drains to the northeast. A retention basin is proposed in the northeast portion of the development area,

adjacent to the parking area. The basin will be designed to meet San Bernardino County's Water Quality Management Plan (WQMP) requirements.

As such, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in the rates of erosion or siltation on or off site.

- ii) **Less Than Significant Impact.** Currently the site drains towards the northeast portion of the property. A minor net increase in runoff flow rates and volumes is anticipated since the amount of pavement and building area is intended to increase in the proposed condition with the addition of impervious surface areas. A retention basin will be located in the northeast portion of the development area adjacent to the proposed parking area. The proposed basin would limit the increase of outflow from the project site to the historic levels before stormwater is discharged. The County Land Development Division will review the final drainage plan prior to construction of the project. Based on the analysis above, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in flooding on or off-site and no mitigation measures are required.
- iii) **Less Than Significant Impact.** As discussed under Section Xa above, a retention basin is proposed in the northeast portion of the development area adjacent to the parking area for water quality treatment and mitigation purposes. With final development of the Project site, there would be no significant alteration of the site's existing drainage pattern and there would not be any additional sources of polluted runoff.
- iv) **No Impact.** The proposed project is not within a 100-year flood hazard area which would impede or redirect flood flows, because the site is within Zone D on FEMA FIRM Panel No. 06071C8035H, defined as "Areas in which flood hazards are undetermined, but possible." The San Bernardino County General Plan Hazard Overlays Map does not identify the area as being within a flood plain.
- d) **No Impact.** The proposed Project will not be impacted by inundation by seiche, tsunami, or mudflow, because the Project is not adjacent to any body of water that has the potential of seiche or tsunami. Based on the responses to Section VIIa and VIIc of this Initial Study Checklist, the project site is not located in an area prone to landslides, soil slips, or slumps. Therefore, the proposed project would have no impacts from these occurrences that would result in the off-site discharge of pollutants.
- e) **Less Than Significant Impact.** As noted in the response to item a) above, a Water Quality Management Plan (WQMP) was prepared for the proposed project to retain on-site stormwater flows to maintain the historic off-site discharge rate and minimize the potential off-site discharge of on-site pollutants. Through the use of the on-site basin, historic percolation rates generated by the property would be maintained.

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>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: No Additional Relevant Project Materials were submitted.

- a) **No Impact.** The proposed Project will not physically divide an established community, because the Project site is located within the RL (Rural Living) Land Use District that is planned for residential development, which includes the establishment of day care facilities, with a Minor Use or Conditional Use Permit. The subject property is located adjacent to State Highway 38 and will obtain direct access from Erwin Ranch Road. Erwin Ranch Road bisects the subject property and permits access to areas further to the east. Adjoining properties to the south and east include an existing church and a planned single family subdivision, respectively.
- b) **No Impact.** As demonstrated throughout this Initial Study Checklist, the project would otherwise not conflict with any applicable goals, objectives, and policies of the General Plan, San Bernardino County Development Code, or any plans whose purpose is to avoid or mitigate an environmental effect. In all instances where significant impacts have been identified, compliance with mandatory requirements or mitigation measures are provided to reduce each impact to less-than-significant levels.

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>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

SUBSTANTIATION: (Check if project is located within the Mineral Resource Zone Overlay):
No Additional Relevant Project Materials were submitted.

- a) **No Impact.** The site is vacant and consists of numerous pine trees. The property is traversed by Irwin Ranch Road, which is a partially paved roadway. The subject property is 8.95 acres in size and abuts State Highway 38 and Erwin Ranch Road. It is in close proximity to developed parcels on the south and east, which include a church and a residence that is within a proposed residential subdivision, respectively. No mines, oil or gas wells, or other resource extraction activity occurs on the property nor is known to have ever occurred on the property. The *Mineral Land Classification of a Part of Southwestern San Bernardino County: The Big Bear Lake – Lucerne Valley Area, California*, dated 1994, and prepared by the Department of Conservation, identifies the project area as MRZ-4. MRZ-4 is defined in the exhibit legend as “Areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources.” The Department of Conservation also provides an asterisk reference under their legend which states “The distinction between the MRZ-1 and MRZ-4 categories is important for land use considerations. **It must be emphasized that MRZ-4 classification does not imply that there is a little likelihood for the presence of mineral resources, but rather there is a lack of knowledge regarding mineral occurrence.** [bolded in text] Further exploration work could well result in the reclassification of land in MRZ-4 areas to MRZ-3 or MRZ-2 categories.”

The previously referenced *Engineering Geologic Investigation and Report* for the property did not identify any particular resources on the property. The total excavated depth undertaken for analytical purposes found gravelly silty sand. Due to the fact the soil is older alluvium its value as a mineral resource is minimal. Based on the above analysis and adjoining land uses, its proposed improvement would not result in the loss of known or valuable mineral resources.

- b) **Less Than Significant Impact.** The proposed Project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the Project site. As noted above, the site could contain mineral resources, but due to the existing proximity of residential uses and the size of the site, the potential opportunity to mine resources is minimal.

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>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if the project is located in the Noise Hazard Overlay District or is subject to severe noise levels according to the General Plan Noise Element): **No Additional Relevant Project Materials were submitted.**

- a) **Less Than Significant Impact With Mitigation Incorporated.** Noise generated at the project site under existing conditions is nil due to its unimproved and vacant status. As such, there are no known unusual or loud noises that occur on the property on a regular basis. Primary noise sources near the site include vehicle noise from State Highway 38 located to the west of the development area. Development of the Project site as a day care use has the potential to expose persons to or result in elevated noise levels from both near-term construction activities and under long-term operational conditions.

Construction Noise

The most significant source of short-term noise impact is related to noise generated during construction activities on the project site which would result in potential noise impacts to residences located to the east of the Project site.

Construction is performed in discrete steps, each of which has its own mix of equipment and consequently its own noise characteristics. Thus, noise levels will fluctuate depending upon the construction phase, equipment type, duration of equipment use, distance between the noise source and receptor, and the presence or absence of noise attenuation structures. As shown on Table 8 below, noise levels generated by heavy construction equipment can range from approximately 68 dBA to 99 dBA when measured at 50 feet.

Table 8. Typical Construction Equipment Noise Levels

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)
Pile Drivers	81 to 96
Rock Drills	83 to 99
Jack Hammers	75 to 85
Pneumatic Tools	78 to 88
Pumps	68 to 80
Dozers	85 to 90
Tractors	77 to 82
Front-End Loaders	86 to 90
Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87
<i>Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek & Newman, 1987, as cited in the General Plan EIR.</i>	

Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during the grading phase. A likely worst-case construction noise scenario during grading assumes the use of construction equipment operating at 50 feet from the nearest sensitive receptor, although the closest receptor is approximately 600 feet to the east and is the applicant's home. The Big Bear Christian Center is located on the adjoining property to the south, approximately 50 feet from the proposed development. According to the Christian Center's web site, the Church operates on Sundays. Construction operations are precluded on Sunday

The noise provisions contained in the County's Development Code exempt temporary construction noise undertaken between the hours of 7:00 a.m. and 7:00 p.m. However, this exemption does not apply on Sundays and national holidays. As such, if construction operations were to occur on Sundays, noise levels would be required to comply with adopted County noise levels.

Construction activities on the property, especially those involving heavy equipment, would initially create intermittent, short-term noise increases affecting sensitive receptors in the vicinity of the project site, representing a temporary effect on ambient noise levels. Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels at 50 feet have the potential to reach 90 dBA Leq and 92 dBA Lmax at the nearest sensitive receptors during grading. Noise levels for the other construction phases would be lower and range between 85 to 90 dBA.

Although short-term project construction activities on the project site would be consistent with the San Bernardino County noise regulations and impacts would be less than significant, implementation of Mitigation Measure NOI-1 below ensures that additional noise attenuation measures are incorporated into the project's construction plans to

minimize the noise exposure to nearby sensitive receptors to the maximum extent feasible consistent with CEQA practice.

Mitigation Measure NOI-1. Construction Noise. *Prior to grading permit issuance, the County shall verify that the following mitigation measures are included on the Grading and Building plans:*

“Note 1: Construction Equipment Controls. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.”

“Note-2: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt from the County of San Bernardino noise standards: Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 7:00 a.m. and 7:00 p.m. However, this exemption does not apply on Sundays and national holidays.

“Note-3: Equipment Staging. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.”

Operational Noise

Operational noise will result from vehicle traffic generated by the project as well as on-site operational noise from loading and unloading activities, landscape maintenance, and human activity. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible. Therefore, an increase of more than 5 dBA is considered significant.

The provisions in Section 83.01.080 of the County of San Bernardino County Development Code establish standards concerning acceptable noise levels for both noise-sensitive land uses and for noise-generating land uses. Adherence to these mandatory standards will ensure that the proposed Project will not create a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the project. As such, impacts are considered less than significant.

- b) **Less Than Significant Impact.** Construction equipment may result in vibration levels at nearby sensitive receptors that is considered annoying when the most vibration causing equipment is within 100 feet. As a standard condition of approval, the Project will be conditioned to comply with the vibration standards of the County Development Code.
- c) **No Impact.** The project site is not 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.

The project site is not within the vicinity or approach/departure flight path of a private airstrip. The adopted Airport Comprehensive Land Use Plan for Big Bear City Airport displays a distance of approximately 1.4 miles from the most extensive safety zone to the Project site. As such, the project would not expose people residing or working in the project area to excessive noise levels.

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>
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: No Additional Relevant Project Materials were submitted.

- a) **Less than Significant Impact.** The proposed Project would not directly result in population growth because it does not propose any residential dwelling units. The proposed Project is for a 2,930 square foot day care center for children up to 14 years of age. A facility of this size or type of operation would be responsive to residential develop, not induce such development.

Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities. The proposed Project will not require the extension of any new roads. Water and sewer lines will be extended to serve the Project, but such services currently exist in the area.

- b) **No Impact.** The proposed use will not displace substantial numbers of existing housing units nor people, necessitating the construction of replacement housing, because the site is currently vacant and does not contain housing units.

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

SUBSTANTIATION: No Additional Relevant Project Materials were submitted.

a) **Less Than Significant Impact.**

Fire Protection: The recently established Big Bear Fire Authority provides fire protection for the project. The Authority is a consolidation of the area’s Fire Department services, in which funding is provided by property taxes and distributed through the Big Bear City Community Services District on the east side of the Lake and the Big Bear Lake Fire Protection District on the west. The nearest fire station is County Fire Station # 283 located approximately 0.9 miles to the northwest. To offset the increased demand for fire protection services, the proposed Project would be conditioned to provide a minimum of fire safety and support fire suppression activities, including compliance with applicable State and local fire codes, fire sprinklers, a fire hydrant system, and paved access.

Police Protection: The San Bernardino County Sheriff Department provides the police protection for unincorporated areas of San Bernardino County. The appropriate station for dispatch of personnel is the Big Bear Patrol Station on Summit Boulevard, Big Bear Lake. The proposed Project’s demand on police protection services would not be significant on a direct basis as the proposed Project site is a proposed child care center, close to Highway 38 and would not create the need to construct a new police station or physically alter an existing station.

Schools: The project is located in the Bear Valley Unified School District. The project proposes a day care center approximately 2,930 square feet in size. A building of this size and use would not create an additional need for housing, thus directly increasing the overall population of the District’s attendance area and generating additional students to be served by the Bear Valley Unified School District. However, the project would be required to contribute fees to the San Bernardino City Unified School District in accordance with the Leroy

F. Greene School Facilities Act of 1998 (Senate Bill 50). According to the District their current development impact fee for retail and service uses is \$0.363 per square foot. Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for project related impacts to school services.

Parks: The proposed Project will not create a demand for additional park service in that the project is a day care center and no housing is proposed. The Big Bear Valley Recreation and Park District would provide recreational services within the Project area.

Other Public Facilities: As noted above under Issue XII above, *Population and Housing*, development of the Project would not result in a direct increase in the population of the project area. As such, the Project would not increase the demand for public services, including public health services and library services, which would require the construction of new or expanded public facilities.

Based on the above analysis, the proposed project will not result in substantial adverse physical impacts associated with the provision of 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, including fire and police protection, schools, parks or other public facilities. Construction of the project will increase property tax revenues to provide a source of funding that is sufficient to offset increases in the anticipated demands for public services generated by this project.

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>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: No Additional Relevant Project Materials were submitted.

- a) **No Impact.** The proposed Project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur, primarily because the project will not generate new residential units and the impacts generated by the employees of this Project will be minimal.
- b) **No Impact.** The proposed Project is a day care center and does not include recreational facilities open to the public or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: No Additional Relevant Project Materials were submitted.

- a) **Less Than Significant Impact.** The proposed Project is located adjacent to Irwin Ranch Road, which is a partially paved roadway that is required to be improved by the project. Therefore, improvements required for this roadway, including its potential use for public transit, bicycle, and pedestrians are included within the design specifications of the County Standards. The proposed Project will not decrease the performance of existing transportation facilities or be in conflict with the policies, plans, or programs supporting various types of transportation methods.

- b) **No Impact.** The County of San Bernardino has not yet adopted a Vehicle Miles Traveled methodology, which is not required until July 1, 2020. In the event such criteria is not available, a qualitative analysis is permitted. Such a qualitative analysis would identify the type of use, which is supportive of residential uses and the fact it is located in close proximity to residential use. In addition, the project site is easily accessible from State Highway 38 and Irwin Ranch Road for those individuals commuting in the area, thereby reducing the number of vehicle miles traveled due to its ease of accessibility. In addition, due to the small size of the proposed project, Caltrans specifically did not require a traffic analysis to evaluate potential impacts upon their transportation system. As such, the proposed project would not conflict with or be inconsistent with the goal of reducing vehicle miles traveled.
- c) **No Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to Irwin Ranch Road and only roadway improvements consistent with County Standards are proposed for Irwin Ranch Road. In addition, the project is a commercial related use typically associated with the support needs of residential uses, the design of which would not create a design hazard or establish an incompatible use (e.g., farm equipment).
- d) **Less Than Significant Impact.** The proposed Project will be accessible via Irwin Ranch Road, just off State Highway 38. The proposed site plan provides adequate fire department and related emergency access and turning radii both entering the site and within the site. Therefore, the project would adequately provide for emergency access, thereby resulting in a less than significant impact related to emergency access.

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>
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
 - 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?

SUBSTANTIATION: Additional Project related materials have been submitted, including Cultural Historical Resources Information System (CHRIS), through the South Central Coast Information Center, California State University, Fullerton.

- a) **No Impact.** The Proposed project site is currently unimproved and vacant. A *Historical/Archaeological Resources Survey Report* was prepared in April 2019, by CRM TECH. The Report did not identify any historical resources and found the “area is low in sensitivity for cultural resources from the historic period...” (p. i) Subsequent archaeological testing of the site also did not find any resources. No important events or uses are known to have occurred on the property. As such, the Project site is not currently on nor eligible to be included on the California Register of Historic Places.
- b) **No Impact.** Consistent with the requirements of AB 52, Staff distributed letters to area Tribes requesting comment on the proposed Project. As noted previously in Section V, Cultural Resources, Responses were received from the San Manuel Band of Mission Indians and the Colorado River Indian Tribes. On March 6, 2019, The Colorado River Indian Tribes sent a letter to the County expressing concern about the potential removal of artifacts and requested to be notified if any remains were identified as part of ground disturbance. The San Manuel Tribe requested the completion of an on-site resource assessment and, based upon that assessment, on-site testing, as referenced above. Both of those activities occurred and no resources were identified. The San Manuel Tribe indicated they were satisfied with both studies and identified various mitigation measures for inclusion in the conditions of approval in the event discoveries are made during grading activities. Based upon this analysis no resources were identified as significant to California Native American tribe.

No significant adverse impacts are identified or anticipated and no mitigation measures are required at this time.

<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>
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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

construction or relocation of which could cause significant environmental effects?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION: No Additional Relevant Project Materials were submitted.

- a) **Less Than Significant Impact.** The proposed Project would construct a water pipeline to connect with an existing pipeline in Irwin Ranch Road. Sewage disposal would occur through a connection to the Community Services District facilities as discussed previously. The proposed Project would not affect existing wastewater treatment facilities or the District's ability to serve its customers. The installation of water line(s) as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the project's construction phase and are evaluated throughout this Initial Study Checklist. In instances where significant impacts have been identified for the project's construction phase, mitigation measures are recommended in each applicable subsection of this Initial Study Checklist to reduce impacts to less-than-significant levels.

The proposed Project would construct a water quality retention basin at the northeast corner of the proposed improvement area. As previously noted in the response to Issue IX e) under the Hydrology and Water Quality section of this Initial Study Checklist, implementation of the Project would not increase peak runoff flows on the property above existing levels. Therefore, the proposed project would not require the expansion of any offsite existing storm water drainage facilities.

The construction of on-site improvements proposed by the Project, such as water and sewer lines and on-site retention, would result in physical impacts to the surface and

subsurface of the project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study Checklist. In instances where significant impacts may have been identified for the project's construction phase, mitigation measures are recommended in each applicable subsection of this Initial Study Checklist to reduce impacts to less-than-significant levels. In this particular instance no additional mitigation measures are required.

- b) **Less Than Significant Impact.** As noted in Section IX of this document, "System capacities are able to meet this demand. Sufficient groundwater and system pumping capacities exist to meet future supply needs under normal, dry, and multiple-dry-year conditions." (p. 6-2) The District's *Urban Water Management Plan* also notes that "With the projected Basin water demand that is below the lower limit of the most conservative perennial yield estimate of 4,800 to 5,625 afy [acre-feet/year], and with continued proper groundwater management, the Basin will provide adequate supply during normal, dry, and multiple dry year conditions." (p. 5-4) As such, sufficient water supplies are available from current water resources and entitlements to serve the proposed Project.
- c) **Less Than Significant Impact.** As noted in the response to Section a) above, the District's existing treatment plant has adequate capacity to meet the projected needs of the proposed use. As such, the proposal will not affect existing sewer line(s) or exceed treatment plant design capacity.
- d) **Less Than Significant Impact.** The California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the Act established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the San Bernardino County Board of Supervisors adopted the *County of San Bernardino Countywide Integrated Waste Management Plan* which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

The Project operator(s) will be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the commercial facility include paper products, glass, aluminum, and plastic.

Additionally, the Project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the facility are reduced in accordance with existing regulations.

Construction Waste

County of San Bernardino, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects required to submit a Construction and Demolition Solid Waste Management Plan (waste management plan).

Effective January 1, 2011, the California Green Building Standards Code (CALGreen), and subsequent amendments, require all newly constructed buildings including low-rise residential and most non-residential commercial projects to develop a waste management plan and divert a minimum of 65% of the construction waste. The Big Bear City Community Services District provides trash collection services.

The waste management plan consists of two parts which are incorporated into the Conditions of Approval (COA's) for County Planning and Building & Safety. Part I requires projects to estimate the amount of tonnage to be disposed and diverted during construction. Part II requires projects to show what tonnage was actually diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary.

The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan will ensure that impacts related to construction waste will be less than significant.

Operational Waste

Based on a waste generation factor of 0.45 tons per year per employee would equate to approximately for industrial use obtained from the State of California CalRecycle Website, the project would generate approximately 3.6 tons of waste per year, utilizing an employee count of eight individuals.

Waste is likely to be transported to the Big Bear Transfer Station. The Station is permitted to receive 400 tons per day. The waste would be transferred to one of two potential landfills to be utilized by the proposed Project, either the Barstow Landfill or the San Timoteo Landfill (Redlands). According to the CalRecycle website accessed on July 19, 2018, the Barstow Landfill has a remaining capacity of 71,481,660 cubic yards and is not planned to close until 2071. San Timoteo Landfill has a remaining capacity of 11,402,000 cubic yards and is not planned to close until 2043. Therefore, sufficient permitted capacity exists to accommodate the project's solid waste disposal needs for the foreseeable future.

- e) **No Impact.** As noted previously, the California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. The Project operator(s) will be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the commercial facility include paper products, glass, aluminum, and plastic.

Additionally, the Project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the facility are reduced in accordance with existing regulations.

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 type="checkbox"/>	<input checked="" 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: No Additional Relevant Project Materials were submitted by the applicant.

- a) **Less Than Significant Impact.** The Project site is in close proximity to State Highway 38, which is an existing paved two-lane roadway and a County General Plan designated evacuation route. Direct access to Highway 38 would occur through the improvement of Irwin Ranch Road, which is an existing partially paved roadway extending between the State Highway and a portion of the Sugarloaf area to the east. Due to the location and nature of Irwin Ranch Road it is not a heavy traveled roadway and additional paved roadways are available for residents to access lands to the east and south of the subject property.
- b) **Less Than Significant Impact.** The State Responsibility Areas (SRA) dataset on the Cal Fire website identifies areas of legal responsibility for fire protection, including State Responsibility Areas (SRA), Federal Responsibility Areas (FRA), and Local Responsibility Areas (LRA). CAL FIRE has a legal responsibility to provide fire

protection on all State Responsibility Area (SRA) lands, which are defined based on land ownership, population density and land use.

The County has mapped areas that are susceptible to wild land fires within the Fire Hazard Overlay. The Fire Hazard Overlay is derived from areas designated in high fire hazard areas in the General Plan and locations derived from the California Department of Forestry, U.S. Forest Service, and the County Fire Department. The Project site is located within an area classified as very high fire hazard severity zone, as displayed on CAL FIRE *Fire Hazard Severity Zones Maps*, although the County's Hazard Map F118B does not identify the area as such.

The placement of the proposed Day Care within this area could potentially expose occupants to the uncontrolled spread of wildfires. However, the entire residential area around the Project site is within the same very high fire hazard area due to its common location with an existing forest. Since the proposed use supports nearby residential uses and is in very close proximity to a State Highway, which is suitable for and designated as an emergency access, the proposed use and its location would not increase the potential hazards for its occupants.

- c) **No Impact.** The proposed Project would improve an existing roadway used by area residents. Overhead power lines are not required to service the use.
- d) **Less Than Significant Impact.** The Project site is on relatively flat land and, therefore not susceptible to landslides. The property is not a mapped flood plain, based upon existing County flood hazard mapping and its designation as FEMA Flood Zone D, which is defined as "Area of undetermined but possible flood hazard."

<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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?

-
- a) **Less Than Significant Impact.** In instances where significant impacts have been identified, Mitigation Measures BIO-1, BIO-2, CUL-1, and CUL-2 are required to reduce impacts to less than significant levels. Therefore, Project does not have impacts which would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) **Less Than Significant Impact.** In instances where impacts have been identified, Mitigation Measures BIO-1, BIO-2, CUL-1, CUL-2, NOI-1 are required to reduce impacts to less than significant levels. Therefore, the Project does not have impacts that are cumulatively considerable.
- c) **Less Than Significant Impact.** 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 project will be required to meet the conditions of approval for the 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 or future land uses authorized by the project approval.

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

XVIII. MITIGATION MEASURES

(Any mitigation measures, which are not 'self-monitoring', shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval. Condition compliance will be verified by existing procedure. (CCRF).

Section IV Biological Resource Mitigation Measures:

BIO-1. Preconstruction Surveys: Nesting bird surveys approximately three to five days prior to construction shall be conducted. Depending on the species, buffer zones of 100 to 500 feet must be established around nesting birds until nesting is confirmed to have failed or fledglings are deemed sufficiently development in independent. In general these buffer zones and protection for nesting birds under the MBTA remain in place between February 15 and August 15.

BIO-2. Buffer Zones: If buffer zones are created around nest sites, monitors should at minimum check nesting status on a weekly basis. Buffers can be removed and work can resume in the area once nests are determined to have failed or fledglings are sufficiently developed.

Section V Cultural Resource Mitigation Measures:

CUL-1

- A. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.*
- B. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.*
- C. If human remains or funerary objects 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.*

CUL-2

- A. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide*

Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

- B. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.*

Section XIII Noise Mitigation Measures:

Mitigation Measure NOI-1. Construction Noise. *Prior to grading permit issuance, the County shall verify that the following mitigation measures are included on the Grading and Building plans:*

“Note 1: Construction Equipment Controls. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.”

“Note-2: Noise Ordinance. To minimize potential impacts to adjacent sensitive receptors, project construction shall only be performed during the hours construction activities are exempt from the County of San Bernardino noise standards: Temporary construction, maintenance or demolition activities shall only be conducted between the hours of 7:00 a.m. and 7:00 p.m. However, this exemption does not apply on Sundays and national holidays.

“Note-3: Equipment Staging. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.”

Initial Study P201800235
Lisa Burtner
APN: 0315-421-02
June 2019

GENERAL REFERENCES

Alquist-Priolo Special Studies Zone Act Map Series

California Department of Water Resources

CEQA Guidelines, Appendix G

County of San Bernardino Development Code, 2007

County of San Bernardino General Plan, 2007

County of San Bernardino Greenhouse Gas Emissions, Updated March 2015

County of San Bernardino Hazard Overlay Map

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

Environmental Impact Report, San Bernardino County General Plan, 2007

Farmland Mapping and Monitoring Program, California Resources Agency.

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map

Guidelines for Classification and Designation of Mineral Lands, as prepared by the California State Mining and Geology Board

Mineral Land Classification of a Part of Southwestern San Bernardino County: The Big Bear Lake – Lucerne Valley Area, California, dated 1994 and prepared by the Department of Conservation

NETROnline Website

State of California CalRecycle Website

Soil Survey, San Bernardino National Forest Area, California, prepared by the U.S. Department of Agriculture, 1981.

South Coast Air Quality Management District, CEQA Air Quality Handbook, September 1992

PROJECT-SPECIFIC REFERENCES

Burtner Parcel Division Project: Southern Rubber Boa Habitat Assessment and Rare Plant Survey, Tanner Environmental Services, December 9, 2011.

CalEEMod Air Quality and GHG Modeling, KPC EHS Consultants, November 2017

Engineering Geologic Investigation and Report, RGS Engineering Geology, September 2, 2018.

*Initial Study P201800235
Lisa Burtner
APN: 0315-421-02
July 2019*

Extended Phase I Archaeological Testing Program, CRM TECH, May 6, 2019,

GHG Screening Tables, applicant provided.

Historical/Archaeological Resources Survey Report, CRM TECH, April 23, 2019.

Preliminary Drainage Study, Transtech, March 5, 2019

Preliminary Water Quality Management Plan, Transtech Engineers, Inc., February 5, 2019.

Supplemental Site Visit and Habitat Assessment for Burtner Parcel Subdivision and McDonald Learning, Tanner Environmental Services, August 21, 2018.