

**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: 0304-412-06	USGS Quad: Fawnskin
Applicant: Don Miller 3582 Durham Circle Oceanside, CA 92056	Lat/Long: 35°15'50.92"N, -116°52'57.83"W T, R, Section: T 02N R 01E SEC 16
Project No: P201800679	Community Plan: Bear Valley Community Plan
Staff: Anthony DeLuca, Senior Planner	LUZD: BV/RS
Rep: N/A	Overlays: Biotic – Flying Squirrel, Southern Rubber Boa, Bald Eagle Airport – AR3 Liquefaction-Big Bear
Proposal: Revision to Approved Action to add thirty-two (32) 30' x 40' spaces to an existing manufactured home/RV park on 4.6- acres in the community of Big Bear City within the Bear Valley Planning Area.	

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: Anthony DeLuca, Senior Planner
Phone No: (909) 387-3067 **Fax No:** (909) 387-3223
E-mail: Anthony.DeLuca@lus.sbcounty.gov

PROJECT DESCRIPTION:

Summary

The original approval for the 21-space RV Park was approved by the San Bernardino County Planning Commission in 1971. The property is currently zoned single family residential resulting in a legal non-conforming use. The alteration or expansion of a legal non-conforming use requires a Conditional Use Permit (CUP) pursuant to Section 84.17.080 of the County Development Code. The proposal includes an additional thirty-two (32) 30' x 40' RV spaces to the existing twenty-one (21) space RV/Park on 4.6- acres in the community of Big Bear City within the Bear Valley Planning Area. The property is assigned the Assessor Parcel Number: 3066-412-06.

Surrounding Land Uses and Setting

Land uses on the project site and surrounding parcels are governed by the San Bernardino County General Plan/Development Code. The following table lists the existing land uses and zoning districts. The property is zoned Bear Valley/Single Family Residential (BV/RS). The

property to the north is National Forest zoned BV/RC (resource conservation), to the east is St. Joseph’s Catholic Church zoned BV/RS. To the south there is a parcel of vacant land and a parcel with a manufactured home on the south side of North Shore Drive. The property to the west is a San Bernardino County owned storage yard zoned BV/RS.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Manufactured Home/RV Park	Bear Valley/Single Family Residential (BV/RS)
North	(2) Single Family Residences	Bear Valley/Resource Conservation (BV/RC)
South	Single Family Residence	Bear Valley/Single Family Residential (BV/RS)
East	St Joseph’s Catholic Church	Bear Valley/Single Family Residential (BV/RS)
West	County Storage yard	Bear Valley/Single Family Residential (BV/RS)

Project Site Location, Existing Site Land Uses and Conditions

The site is located at 42144 North Shore Drive, Big Bear City, California 92314 in the Community of Big Bear City. The project is located approximately 630 feet east of Lakeview Lane along State Route 38 (North Shore Drive) in an unincorporated portion of the County of San Bernardino in the Mountain Region between the communities of Fawnskin and Big Bear City in the Bear Valley Planning Area. The site contains the existing Pine Tree RV Park on 4.6-acres consisting of 21 Mobile Home/RV spaces, and a 680 square foot laundry/restroom building in the center of the site. The property is zoned Bear Valley/Single Family Residential (BV/RS) per the County of San Bernardino Development Code. The project site slopes gently upwards from south to north on the eastern portion of the site. The steepest slopes can be found in the north western portion of the site sloping upward from east to west.

Site Photographs



Figure 1 Looking North onto Property



Figure 2 Project Vicinity Map

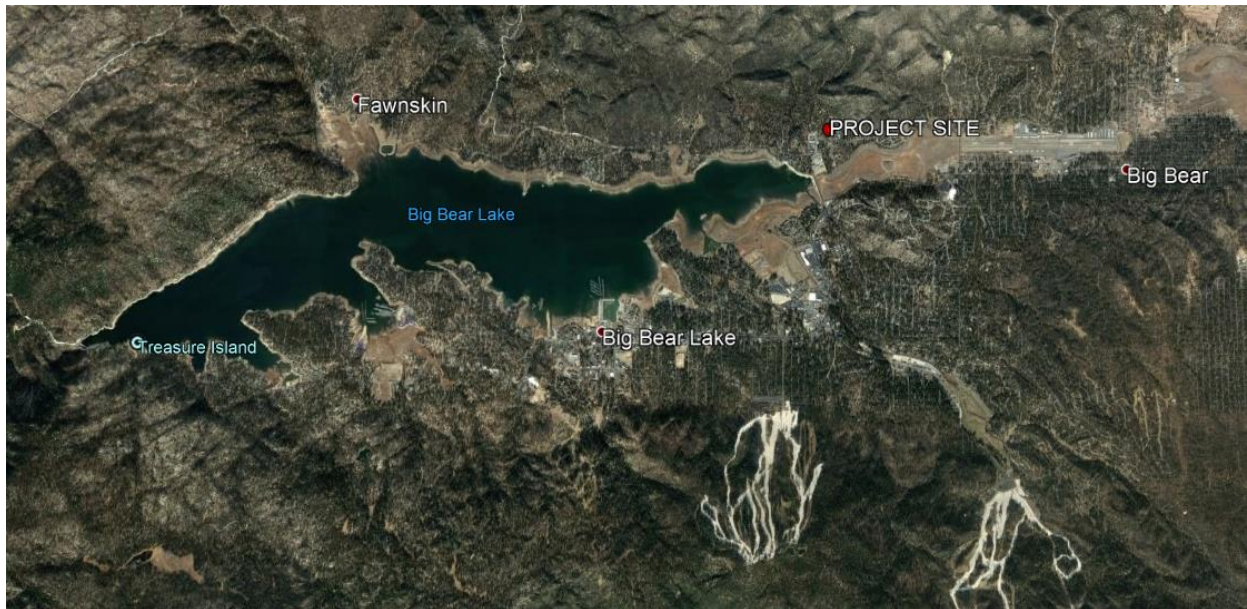


Figure 3 Regional Map of Project Site

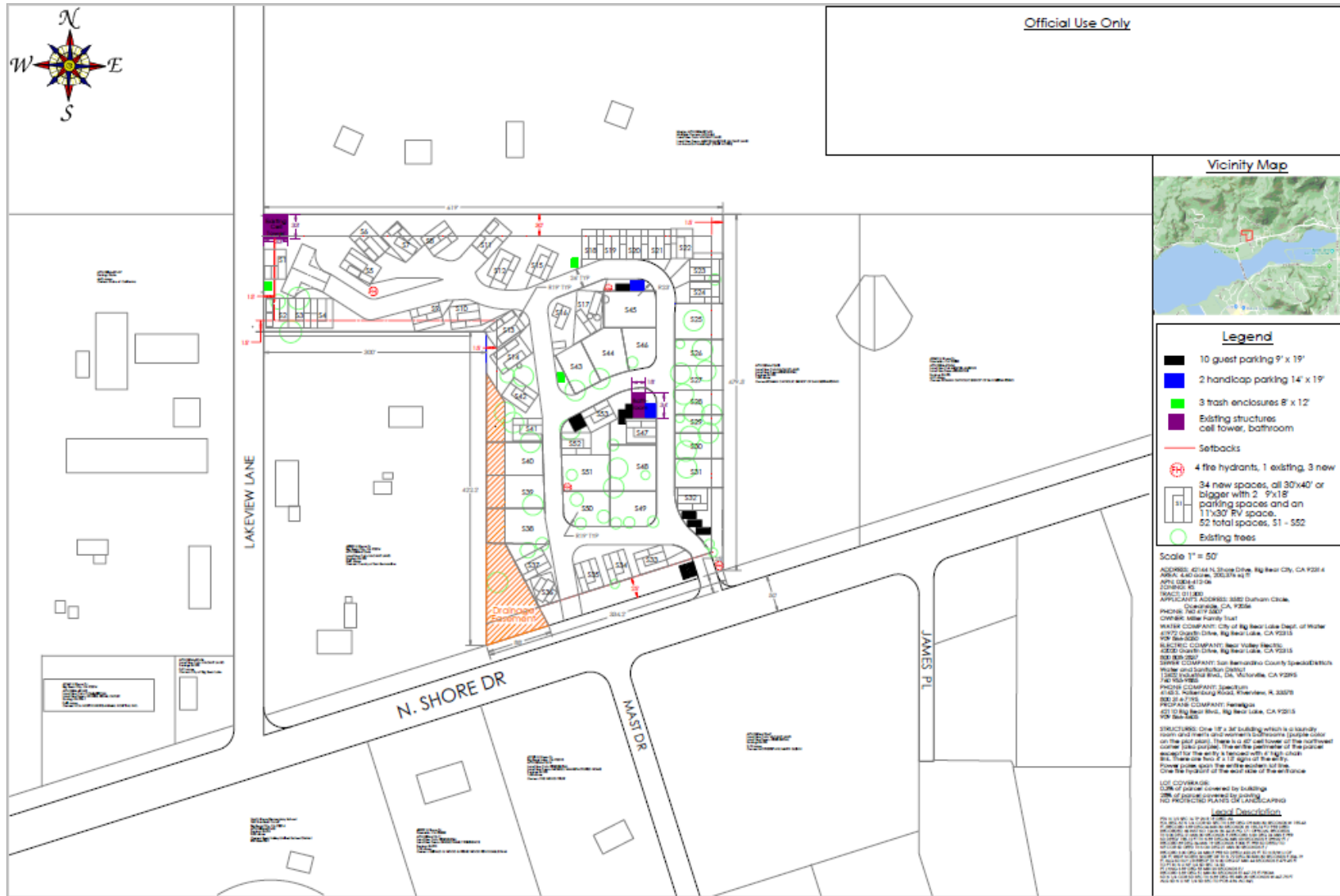


Figure 4 Proposed Site Plan

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

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

Federal: N/A

State of California: CA Fish & Wildlife, SCAQMD, Regional Water Board: Region 8, Santa Ana County of San Bernardino: Land Use Services – Building and Safety, Land Development Engineering – Roads/Drainage; Public Health – Environmental Health Services; and County Fire Local: N/A

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, has consultation begun? The required notification of affected tribes has occurred. Consultation was initially requested by the San Manuel tribe. However upon further review of the project and cultural report provided, the tribe withdrew the request and provided standard language regarding mitigation of inadvertent discovery of tribal cultural resources including human remains.

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

<input type="checkbox"/>	Aesthetics	<input checked="" type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" 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 checked="" type="checkbox"/>	Transportation	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Wildfire	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

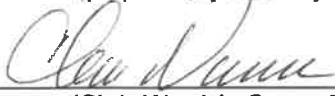
DETERMINATION: (To be completed by the Lead Agency)

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

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

2-13-2020
Date


Signature: (Chris Warrick, Supervising Planner)

2-13-2020
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if project is located within the view-shed of any Scenic Route listed in the General Plan): **San Bernardino General Plan, 2007; Policy Map: NR-3 Scenic Routes & Highways; Bear Valley Community Plan; Submitted Project Materials**

- a) **No Impact.** The proposed project is located within a mountainous forested area. The existing mobile home/RV park is integrated into the natural setting, and does not obstruct a scenic view or vista. The project expansion as proposed will adhere to the same design standards as the originally approved project, with limited tree removal, and integration into the natural setting.
- b) **Less than Significant Impact.** This segment of State Highway 38 is a designated county scenic route and eligible for state scenic highway designation. The proposed expansion will take place at the back of the property and will not alter the conditions of the existing RV Park. Also, there are no protected trees, rock outcroppings, or historic buildings on the project site; therefore, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings.
- c) **No Impact.** The proposed project would not substantially degrade the existing visual character of the site and its surroundings. The proposed project is an expansion of an existing mobile home/RV park. The use is similar in scale and character as the existing residential uses surrounding the site. The project would have no impact on the existing visual character and quality of the site and its surroundings.
- d) **Less than Significant Impact.** Any future proposed on site lighting must comply with the Glare and Outdoor Lighting requirements in the Mountain Region, which includes

shielding. The project would result in a less than significant impact relative to light and glare.

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 checked="" type="checkbox"/>	<input 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): **San Bernardino County General Plan, 2007; Bear Valley Community Plan; California Department of Conservation Farmland Mapping and Monitoring Program (FMMP); Natural**

Resources Conservation Service (NRCS); Biological Resources Assessment, First Carbon Solutions, March 26, 2019; Submitted Project Materials

- a) **No Impact.** The California Department of Conservation, Farmland Mapping and Monitoring Program, is responsible with mapping Prime Farmland, Unique Farmland, Farmland of Statewide Importance, and Farmland of Local Importance (Farmland) across the state. As determined by the program this site falls outside the NRCS soil survey and is not mapped by the FMMP. The project would not convert Farmland to non-agricultural use. There will be no impact.
- b) **No Impact.** The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The proposed project area is not under a Williamson Act contract. There is no impact and no further analysis is warranted.
- c) **No Impact.** The proposed project does not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.
- d) **Less than Significant Impact with Mitigation.** The project site contains a large number of trees commonly found in high alpine habitats. In conversations with the landowner's representative, tree removal would be minimized during project construction. If the project requires the removal of trees, an arborist report should be prepared to fully document the extent of the trees on-site and determine the potential need for applicable permits based on local and regional regulations, including the City of Big Bear Lake Tree Ordinance (Chapter 17.10).
- e) **No Impact.** The proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.

Mitigation Measures:

AG-1(d): The City of Big Bear Lake has a Tree Ordinance in place to ensure the preservation and conservation of all trees which are a minimum of 12 inches in diameter at breast height (DBH), including both native and non-native trees. Dependent on project development, any removal of trees greater than 12 inches DBH on-site will need to abide by all regulations and ordinances set forth by the City, as mentioned in Section 2.2.8 above. If the project requires the removal of trees, then prior to the commencement of construction activities the applicant shall conduct an arborist tree survey to catalog and provide an inventory all trees scheduled for removal and apply for any necessary permits regarding tree removal. All applicable provisions of the City's Tree Ordinance (if applicable) shall be adhered to.

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

Project region is non-attainment under an applicable federal or state ambient air quality standard?

- c) Expose sensitive receptors to substantial pollutant concentrations?
- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

SUBSTANTIATION: (Discuss conformity with the South Coast Air Quality Management Plan, if applicable): **San Bernardino County General Plan, 2007; Bear Valley Community Plan; Submitted Project Materials**

- a) **Less than Significant Impact.** A project is consistent with a regional Air Quality Management Plan (AQMP) if it does not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or if the project is already included in the AQMP projection. As proposed, the project will be performing limited ground disturbing activities or construction. There will be a less than significant impact.
- b) **Less than Significant Impact.** The proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Air quality impacts include temporary construction exhaust emissions generated from diesel and gasoline-powered construction equipment, vegetation clearing, grading, fugitive dust, construction worker commuting, construction material deliveries, and operational activities upon project completion. As proposed, construction activities onsite will be temporary and limited to roads, drainage and grading of the individual pads. There will be a less than significant impact.
- c) **Less than Significant Impact.** The proposed project would not expose sensitive receptors to any pollutant concentrations. Construction proposed would be temporary thus would not result in any permanent air pollutant emissions.
- d) **No Impact.** The project does not contain land uses typically associated with emitting objectionable odors. As proposed potential odor sources associated with the project do not exist. Future development will be required to comply with all County Development Code and ordinances that aim to mitigate objectionable odors that may result from a specific land use. There will be no impact.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				

- a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California

Department of Fish and Game or U.S. Fish and Wildlife Service?

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands as (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): **San Bernardino County General Plan, 2007; Bear Valley Community Plan; Submitted Project Materials; Biological Resources Assessment, First Carbon Solutions, March 26, 2019; California Natural Diversity Data Base (CNDDDB), 2019**

- a) **Less than Significant Impact with Mitigation.** The project site is within a County biological overlay for the flying squirrel, bald eagle, and southern rubber boa. A Biological Survey was prepared by First Carbon Solutions, March 26, 2019. The report made the following conclusions:
- Vegetative Communities: A search of the USFWS Critical Habitat Portal revealed that the project does not contain identified critical habitat for any federally listed species (USFWS 2011). The project will have no impacts on any USFWS designated Critical Habitat, and there are no designated refuges within the project boundaries.
- San Bernardino Flying Squirrel: This species needs cavities in trees or snags for nesting and cover. The project site does contain marginal nesting habitat in the form of tree cavities and snags; however, the trees found within the site are too thinly dispersed, as this species prefers large stands of dense forest. Additionally, the close proximity to the current RV Park and other neighboring developments further reduce the suitability of habitat within the project boundaries. This species is unlikely to occur on the project site.

Southern Rubber Boa: This species requires moist soil for burrowing, downed logs and surface litter for cover. The northwestern area of the project site contains numerous downed logs, leaf/pine needle litter. However, the proximity to the active RV Park and neighboring developments likely preclude the presence of this species. The nearest recorded occurrence is approximately 2.5 miles from project site. This species is unlikely to occur on the project site.

Bald Eagle: The project site is within close proximity to the Big Bear Lake shoreline, which provides optimal foraging habitat. Most nests are found within 1 mile of water in large, old-growth, or dominate live trees with open branches. The northwestern area of the project site contains mature, old-growth trees suitable for perching and is located within 1 mile of Big Bear Lake. The nearest recoded occurrence is approximately 5 miles from the project site, within Grout Bay campground. Based on suitable habitat within the project site, this species has the potential, albeit low, to occur on the project site.

As mentioned, the northwestern area of the project site large mature trees, which provide suitable nesting or perching habitat for the bald eagle. The project site is also located under a mile from Big Bear Lake, which provides ideal foraging habitat for the species. Impact to this species would be considered significant under CEQA. As such, implementation of the following mitigation measure as it relates to bald eagles would reduce impacts to a “less than significant” level.

- b) **Less than Significant Impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service The soil community and overall habitat within the project boundaries are not conducive to the growth rare plant species. There are no special-status plant communities within the project boundaries, and no riparian habitat has been identified or is known to exist on the project site.
- c) **No Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland. There is a defined blue line stream on the site, however there is an existing drainage easement that was created with the original approval of the RV Park. California Fish and Wildlife was contacted and reviewed the Project proposal and determined that a Lake and Streambed Alteration Agreement is not required. An assessment of potentially jurisdictional features was conducted as part of the literature review and reconnaissance-level survey for the project site. The western fringe of the project site contains the drainage feature mentioned above, which will be actively avoided through a setback. The remainder of the project site does not contain wetlands or other potential jurisdictional waters. Therefore, there would be no impacts related to jurisdictional waters and/or wetlands. Because no jurisdictional waters or wetlands would be impacted by project development, these potential impacts are not addressed in the impact analysis and recommendations section of this document. Impact will be less than significant.
- d) **Less than Significant Impact with Mitigation.** The project boundary is surrounded by fencing, neighboring developments, and North Shore Drive, which further restrict the movement of wildlife. Large areas of the site are actively used as an RV park, parking lot/storage area and as such, the structural context of the site will not significantly change from the proposed development. These barriers further impede wildlife species

movement through and within the project site. As such, the project will not interfere substantially with the movement of native resident or migratory fish or wildlife species or impede the use of wildlife nursery sites and no impacts would occur. Because of the lack of wildlife movement corridors, this potential impact is not addressed in the impact analysis and recommendations section of this document. However, the project site and its adjacent areas contain trees and vegetation that may provide potential habitat for non-special-status migratory raptors and passerine bird species protected by the Migratory Bird Treaty Act (MBTA). Impacts to these birds may be considered significant under CEQA. As such, implementation of the following mitigation measures **BIO-2(d) – 4(d)** as they relate to nesting birds would reduce impacts to a “less than significant” level. The mitigation measures are recommended to comply with the MBTA.

- e) **Less than Significant Impact.** As previously mentioned, the project site contains various species of mature and native species of trees. Several trees on-site would be protected against removal or alteration per the City’s Tree ordinance, as outlined in in Section 2.2.8.
- f) **No Impact.** The project site does not fall within the coverage area of a habitat conservation plan or natural community conservation plan. Therefore, there would be no impact related to consistency with a habitat conservation plan or natural community conservation plan. There will be no impact.

Mitigation Measures

BIO-1(a): If construction or tree removal is proposed during the breeding season for bald eagle (typically January 1 through August 31), an approved avian biologist shall conduct pre-construction surveys for bald eagle if work occurs during the breeding season. Nest surveys shall be conducted within a radius of 1,000 feet from the project footprint within 7 days prior to construction. If nests of bald eagles or nesting activity is detected within 1,000 feet of the site, non-disturbance measures shall be developed in cooperation with the appropriate regulatory agency, as determined by the project’s biologist. Measures may consist of performing construction work outside of the nesting season or the construction of blinds to shield construction from nests.

BIO-2(d): If construction or tree removal is proposed during the breeding/nesting season for migratory birds (typically February 15 through August 31), a qualified biologist shall conduct pre-construction surveys for migratory birds within the construction area, including a 300-foot survey buffer, no more than 3 days prior to the start of ground disturbing activities in the construction area.

BIO-3(d): If an active nest is located during pre-construction surveys, USFWS and/or CDFW (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.

BIO-4(d): A qualified biologist shall delineate the buffer using nest buffer signs, Environmentally Sensitive Area (ESA) fencing, pin flags, and or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently.

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

SUBSTANTIATION: (Check if the project is located in the Cultural or Paleontological Resources overlays or cite results of cultural resource review): *Phase I Cultural Resources Assessment, First Carbon Solutions, March 21, 2019; San Bernardino County General Plan, 2007; Bear Valley Community Plan; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials*

- a) **No Impact.** This project will not impact nor cause a substantial adverse change in the significance of an historical resource as defined in §15064.5. The results of the records searches and field survey were negative for cultural resources. Based on these results, the project site should be considered to have low sensitivity for cultural and paleontological resources.
- b) **Less than Significant Impact with Mitigation.** The results of the records searches and field survey were negative for cultural resources. However, in the event that archaeological resources are encountered during development of this project, work near the resource should be diverted and a qualified archaeologist should be notified. The archaeologist will assess the significance of the find and provide mitigation recommendations. Impacts would be reduced to less than significant with the implementation of mitigation measure **CUL-1(b)** outlined below.
- c) **Less than Significant Impact with Mitigation.** This project is not expected to disturb any human remains, including those interred outside of formal cemeteries because no such burial grounds are known to exist or have been identified in the project area. However, inadvertent discoveries are always possible. Any discoveries would be reduced to less than significant with the implementation of mitigation measures **CUL-2(c)**, and **CUL-3(c)** outlined below.

Mitigation Measures:

CUL-1 (b): 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.

CUL-2 (c): 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.

CUL-3 (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.

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

SUBSTANTIATION: (Check if the project is located in the Cultural or Paleontological Resources overlays or cite results of cultural resource review):
San Bernardino County General Plan, 2007; San Bernardino County General Plan Renewable Energy and Conservation Element, Aspen Environmental Group, August 2017; Bear Valley Community Plan

- a) **No Impact.** This project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. As proposed project development consists of pad grading for RV spaces, and approximately 700 feet of additional roadway within the project site for public and emergency access.
- b) **No Impact.** This project will not cause a substantial adverse conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The project will not conflict with goals and policies of the San Bernardino County Renewable Energy and Conservation Element, adopted August 8, 2017, amended February 2019.

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if project is located in the Geologic Hazards Overlay District): **San Bernardino County General Plan, 2007; Policy Map HZ-1 Earthquake Fault Zones; Bear Valley Community Plan; Submitted Project Materials**

- a) i) **Less than Significant Impact.** The project site is not located within an official earthquake fault zone or within a quarter of a mile of a mapped fault according to the Countywide Plan Earthquake Fault Zones Map HZ-1 however, all of Southern California

is subject to major earthquake activity. In terms of proximity to an active fault the impact can be considered less than significant.

ii) **Less than Significant Impact.** The subject property is within an area that is subject to severe ground shaking as is most of Southern California. Adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* help to assure a less than significant impact.

iii) **Less than Significant Impact.** The project site is located in an area of high liquefaction susceptibility however, adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* would assure a less than significant impact due to liquefaction.

iv) **Less than Significant Impact.** The project site is in a mountainous area but close to the shore of Big Bear lake sloping northward. Landslide hazards are not identified to be a particular hazard to the project site or the immediate vicinity. There would be a less than significant impact.

b) **Less than Significant Impact.** The near surface sandy soils may be subject to water erosion. Positive drainage should be provided around the perimeter of all structures and all RV pads toward streets or approved drainage devices to minimize water infiltrating into the underlying natural and engineered fill soils. Erosion control plans and grading plans will be required to be submitted, approved, and implemented for the proposed development. A less than significant impact is expected.

c) **Less than Significant Impact.** The project site is located in an area of high liquefaction susceptibility however, adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* would assure a less than significant impact due to liquefaction. The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off- site landslide, lateral spreading, subsidence, or collapse. The project is not located within a Geologic Hazards Overlay District.

d) **Less than Significant Impact.** The project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils. The project is not located within a Geologic Hazards Overlay.

e) **Less than Significant Impact.** The project site is served by the San Bernardino County Department of Water and Sanitation Special Districts Department and is not subject to soils testing to support an onsite wastewater treatment system. There will be no impact.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: San Bernardino County General Plan, 2007; Bear Valley Community Plan; Submitted Project Materials

- a) **No Impact.** The County’s Greenhouse Gas Emissions Reduction Plan (GHG Plan) was adopted on December 6, 2011 and became effective on January 6, 2012. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The plan is consistent with AB 32 and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

In 2007, the California State Legislature adopted Senate Bill 97 (SB97) requiring that the CEQA Guidelines be amended to include provisions addressing the effects and mitigation of GHG emissions. New CEQA Guidelines have been adopted that require: inclusion of a GHG analyses in CEQA documents; quantification of GHG emissions; a determination of significance for GHG emissions; and, adoption of feasible mitigation to address significant impacts.

The CEQA Guidelines [Cal. Code of Regulations Section 15083.5 (b)] also provide that the environmental analysis of specific projects may be tiered from a programmatic GHG plan that substantially lessens the cumulative effect of GHG emissions. If a public agency adopts such a programmatic GHG Plan, the environmental review of subsequent projects may be streamlined. A project’s incremental contribution of GHG emissions will not be considered cumulatively significant if the project is consistent with the adopted GHG plan.

Implementation of the County’s GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new development is required to quantify the project’s GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) per year is used to identify and mitigate project emissions.

- b) **No Impact.** The proposed project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. In January of 2012, the County of San Bernardino adopted a Greenhouse Gas Emissions Reduction Plan (GHG Plan). The proposed project is

consistent with the GHG Reduction Plan as described in Section a) above. There will be no impact.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: *Figure HZ-5, Fire Hazard Severity Zone, and Figure HZ-6 Fire Responsibility Areas, San Bernardino Countywide Plan Policy Maps, 2007; Bear Valley Community Plan; Submitted Project Materials*

- a) **No Impact.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because no use approved on the site is anticipated to be involved in such activities. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review.
- b) **No Impact.** The 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 proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- c) **No Impact.** The nearest school is Northshore Elementary School approximately 500 feet southwest of the existing RV park across Northshore Drive. The project use will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances. There will be no impact.
- d) **No Impact.** The project site is not included on the San Bernardino County list of hazardous materials sites compiled pursuant to Government Code 65962.5 and therefore, will not create a significant hazard to the public or environment.
- e) **No Impact.** The project site is within the vicinity or approach/departure flight path of a public airport. The nearest public airport is Big Bear Airport which is located approximately 1.0 miles east of the project site. The proposed expansion of the land use will not result in a safety hazard or excessive noise for people residing or working in the project area
- f) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the proposed project will have adequate access from two or more directions.
- g) **Less than Significant Impact with Mitigation.** The proposed project is within a County Fire Safety Overlay (FS1), and a "Very High" Fire Hazard Severity Zone, Federal Responsibility Area (FRA). However, the wildfire threat will not be further exacerbated by the expansion of the existing use. No new buildings are being proposed with the expansion of the RV park. The resulting expansion, would however expose a negligible number of additional users of the park. Adherence to California Building Code Chapter 47 *Requirements for Wildland-Urban Interface Fire Areas*, will reduce impacts from wildfires to a less than significant level.

Mitigation Measures

HAZ-1(g). Section 4705 of the California Building Code *Wildland-Urban Interface Fire Area*

HAZ-2(g). Section 4708 of the California Building Code *Materials and Construction Methods for Exterior Wildfire Exposure*

<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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: *Preliminary Hydrology Report, Futrono Engineering, October 24, 2019; San Bernardino County General Plan, 2007; Bear Valley Community Plan; Submitted Project Materials*

a) **Less than Significant Impact.** Compliance with County development standards, requirements by the Santa Ana Region Water Quality Control Board. and recommendations as outlined in the hydrology study, the project will not violate any water quality standards or waste discharge requirements. because the on-site waste water treatment systems must be approved by the County Environmental Health Services based on

- b) **No Impact.** The project will 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 Bear Valley Water District, which has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of this project.
- c) **Less than Significant Impact.** The existing drainage flows into a dedicated drainage easement on the western boundary of the property.
 - i. Based on the Hydrology Report both prepared by Futrono Engineering, implementation of the proposed drainage improvements for the site would not result in substantial erosion or siltation on- or off-site.
 - ii. Although impervious surfaces will be added to the site, implementation of the proposed drainage improvements as outlined in Hydrology Report would reduce impacts due to increased surface runoff and would not result in flooding on or offsite
 - iii. The proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; based on the findings of the Hydrology Report prepared by Futrono Engineering.
 - iv. The proposed design would redirect flows allowing drainage to flow away from the neighboring lots and filtration through an existing easement on the west side of the parcel. Proposed alterations to the existing drainage pattern of the site will benefit current and future developments in the area. No streams or rivers have been identified onsite. LID/BMPs will provide direction of surface runoff in a manner which would prevent flooding on or off-site.
- d) **No Impact.** The project will not substantially alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site because the project does not propose any alteration to a drainage pattern, stream or river.
- e) **Less than Significant Impact.** The addition of 32 RV spaces will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems because the drainage of the proposed concrete pads will be handled by the existing drainage courses on the property. County Public Works has reviewed the proposed project drainage and has determined that the existing systems are adequate to handle anticipated flows. There will be adequate capacity in the local and regional drainage systems, so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of storm water flows originating from or altered by the 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>
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 applicable 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: San Bernardino County General Plan, 2007; Bear Valley Community Plan; Submitted Project Materials

- a) **No Impact.** The proposed project is an expansion of an existing previously approved RV park on the same parcel. Surrounding parcels are developed with a Church to the east, a County storage yard to the west, Highway 38 to the south and an area of resource conservation with a few single family residences to the north. The project will not physically divide an established community, because the project is a logical and orderly extension of the existing land use and compatible with developments that are established within the surrounding area.
- b) **No Impact.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect because the project is consistent with all applicable land use policies and regulations of the County Development Code, and General Plan.

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

SUBSTANTIATION: (Check if project is located within the Mineral Resource Zone Overlay): San Bernardino County General Plan, 2007; Bear Valley Community Plan; Submitted Project Materials

- a) **Less than Significant Impact.** The project site lies within the Mineral Resources Zone (MRZ-4) Overlay which indicates “*areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources*”. It is important to emphasize that MRZ-4 classification does not imply that there is little likelihood for the presence of mineral resources, but rather there is lack of knowledge regarding mineral occurrences.
- b) **Less than Significant Impact.** Based on available information it is difficult to determine whether or not the project will result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The project site lies within the Mineral Resources Zone (MRZ-4) Overlay which indicates areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if the project is located in the Noise Hazard Overlay District or is subject to severe noise levels according to the General Plan Noise Element): **San Bernardino County General Plan, 2007; Bear Valley Community Plan; Airport Comprehensive Land Use Plan, Big Bear City Airport, February 1992; Submitted Project Materials**

- a) **No Impact.** The project as proposed will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The project is not within a County designated Noise Hazard Overlay however, will be required to comply with the noise standards of the County Development Code section 83.01.080 *Noise*, and no noise exceeding these

standards is anticipated to be generated by the proposed uses. An acoustical review sheet demonstrating that the County’s exterior and interior residential noise standards will not be exceeded and if exceeded, the manner in which those levels will be mitigated to an acceptable level shall be submitted to County Environmental Health Services prior to issuance of occupancy permits

- b) **No Impact.** The project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. The project is required to comply with the vibration standards of the County Development Code. No vibration exceeding these standards is anticipated to be generated by the proposed uses.
- c) **Less than Significant Impact.** Due to its proximity (within 1 mile) of the Big Bear Airport The project site is partially within an AR3 Airport Safety Review overlay (east side), and within the Airport Comprehensive Land Use Plan (ACLUP) for Big Bear City Airport. According to the ACLUP Safety Review Area 3 reflects reduced exposure to aircraft operations and avigation hazards. All land use districts within AR3 areas except those beneath the outer segment of the approach surface and those beneath transitional surfaces are compatible with the airport’s activities. The east side of the parcel that is within the AR3 zone and under the outer segments of the approach area, and thus incompatible with the ACLUP is not part of the expansion of the project. Further, as stated in the ACLUP, existing, non-residential incompatible buildings and structures may be continued and maintained, provided there are no structural alterations except as provided for in the ACLUP. Also, existing non-residential incompatible uses may be continued, provided that the use not be increased, enlarged, extended or altered except as provided for in the ACLUP. No structures are proposed to be built or expanded within the AR3 on this parcel. The expansion proposed consists of the addition of concrete pads for the parking of recreational vehicles on a temporary basis. The project is not within the vicinity of a private airstrip. Impacts are expected to be less than significant.

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: San Bernardino County General Plan, 2007; Bear Valley Community Plan; Submitted Project Materials.

- a) **Less than Significant Impact.** The project will not induce substantial population growth in an area either directly or indirectly. The proposed expansion of RV spaces will not add permanent residents to the area.
- b) **No Impact.** The proposed use will not displace any housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished as a result of this proposal.

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>
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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: San Bernardino County General Plan, 2007; Bear Valley Community Plan; Submitted Project Materials

- a) **Less than Significant Impact.** The proposed project will not result 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, including fire and police protection, schools, parks, or other public facilities. The development as proposed should increase property tax revenues to provide a source of funding that is sufficient to offset any 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: San Bernardino County General Plan, 2007; Bear Valley Community Plan; Submitted Project Materials

- a) **Less than Significant Impact.** This 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 or be accelerated. The Project as proposed includes additional RV spaces that will involve a temporary negligible increase of the local population. Any future impacts from the expansion will be minimal.
- b) **Less than Significant Impact.** This Project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. Impacts from the proposed Project will be less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: San Bernardino County General Plan, 2007; Bear Valley Community Plan; Submitted Project Materials, Left-turn Deceleration Lane Warrants Study, Expert Engineering Sciences, Inc. October 10, 2019

- a) **Less than Significant Impact with Mitigation.** According to the Left-turn Deceleration Study prepared by Expert Engineering Sciences, Inc. dated October 10, 2019, the existing peak-hour traffic volumes combined with the trip generation volumes for the proposed expansion project indicate that when the Project is completed and opened for business, the warrants for the installation of a left-turn deceleration lane will be met. The feasibility of the installation of a left-turn deceleration lane for the eastbound approach to the subject driveway is complicated by the existence of the intersection with Mast Drive within 150 feet of the subject driveway and the eventual emergency entrance/exit for Pine Tree Park, which will create a north leg to that intersection. Sufficient sight distance is available in both directions (assuming that the foliage within the Caltrans right-of-way is properly maintained. There will be no conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Impacts will be less than significant. Mitigation Measure **TRA-1** to move the proposed emergency driveway to align with Mast Drive on the south side of SR-38.
- b) **Less than Significant Impact.** The Project will not exceed, either individually or cumulatively, a level of service [LOS] standard established by the county congestion management agency for designated roads or highways. Caltrans and County Public Works – Traffic Division has reviewed the traffic generation of the proposed project and anticipates that traffic service will remain at an LOS of “C” or better, as required by the County General Plan.
- c) **Less than Significant Impact with Mitigation.** According to the Left-turn Deceleration Study prepared by Expert Engineering Sciences, Inc. dated October 10, 2019, The Project will result in an increase of RV traffic to and from the site located on SR-38 on the North Shore of Big Bear Lake. The project will result in an average total of 13 eastbound left turns during the p.m. peak-hour and 4 eastbound left turns during the a.m. peak-hour. The Project was reviewed by Caltrans resulting in a requirement for the preparation of a left-turn warrant analysis. The warrants for left turns were provided by Caltrans District 8, and have been used to determine that the site will warrant an auxiliary left-turn lane at the time that the additional occupiable units are opened for occupancy. The existing peak-hour traffic volumes combined with the trip generation volumes for the proposed expansion project indicate that when the project is completed and opened for business, the warrants for the installation of a left-turn deceleration lane will be met. Implementation of Mitigation Measure **TRA-2** below will reduce the resulting impacts to a less than significant level.
- d) **Less than Significant Impact.** The proposed Project will provide two points of access to the site. One existing full access driveway on State Route 38, and one proposed emergency access only driveway on State Route 38 to the west of the existing driveway across from Mast Drive on the south side of the highway. These dual access ingress and egress points will provide adequate access for emergency purposes.

Mitigation Measures:

TRA-1 (a): The proposed emergency driveway shall align with Mast Drive on the south side of SR 38.

TRA-2 (c): Install an auxiliary left-turn lane on State Route 38 along the property frontage to be completed and operational prior to the additional units being opened for occupancy.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XVIII. TRIBAL CULTURAL RESOURCES

- a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: *San Bernardino County General Plan, 2007; Bear Valley Community Plan; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Phase I Cultural Resources Assessment, First Carbon Solutions, March 21, 2019; Submitted Project Materials*

Assembly Bill (AB) 52 took effect on July 1, 2015. AB 52 requires a lead agency to make best efforts to avoid, preserve, and protect tribal cultural resources.

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

Prior to the release of the CEQA document for a project, AB 52 requires the lead agency to initiate consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if: (1) the California Native American

tribe requested the lead agency, in writing, to be informed by the lead agency through formal notification of proposed project in the geographic area that is traditionally and through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.

Tribal consultation request letters were sent to the San Manuel Band of Mission Indians, Morongo Band of Mission Indians, Colorado River Indian Tribes, and Twenty-Nine Palms Band of Mission Indians, Gabrieleno Band of Mission Indians, and the Soboba Band of Luiseno Indians. The San Manuel tribe indicated that this project is within their ancestral tribal land and requested consultation. Morongo tribe deferred to the San Manuel. A letter was received from the Twenty-nine Palms tribe declining consultation, and no comments were received from the Gabrieleno, Soboba, or Colorado Indian tribes. Upon further review, the San Manuel withdrew their request for consultation and provided standard mitigation that would address their concerns for the inadvertent discovery of human remains and other archaeological/cultural resources on-site. This language will be included in the final conditions of approval for the project.

a) **i). No Impact.** According to the South Central Coast Information Center, California Historical Resources Information System records search, there were no 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) within the project area.

ii). Less than Significant Impact with Mitigation. The project proponent shall consider the significance of any possible resource to a California Native American tribe. With required mitigation and monitoring requested by tribes with ancestral interest in the project area, the impact will be reduced to a less than significant level.

Tribal comments received include protocol, and procedures in the event human remains or other cultural resources are discovered once the properties are sold and subsequently developed. These comments are incorporated into the projects final conditions of approval.

Mitigation Measures

TCR-1: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in **CUL-1 (b)**, of any pre-contact/contact-era/historic 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.

TCR-2: 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.

Monitoring Measures:

No Monitoring 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 construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: County of San Bernardino General Plan 2007; Bear Valley Community Plan; Submitted Project Materials

- a) **No Impact.** The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Regional Board 8: Santa Ana, as determined by County Public Health – Environmental Health Services.
- b) **No Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, as Big Bear Municipal Water District has given assurance that it has adequate water service capacity to serve the projected demand for the project, in addition to the provider's existing commitments.

- c) **No Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects, as County Public Works has determined that there is sufficient capacity in the existing storm water system to absorb any additional storm water drainage caused by the project.
- d) **No Impact.** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, as Big Bear Municipal Water District has given assurance that it has adequate water service capacity to serve the projected demand for the project, in addition to the provider's existing commitments.
- e) **Less than Significant Impact.** The Project is currently served by County of San Bernardino Special Districts for sewer service, there will be a less than significant impact to the system with the Project expansion.

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

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

SUBSTANTIATION: County of San Bernardino General Plan 2007; Bear Valley Community Plan; Submitted Project Materials

- a) **Less than Significant Impact.** With the required second point of access to be used during emergencies, the proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan, there will be no impact.
- b) **Less than Significant Impact.** Implementation of the proposed Project will cause a significant impact due to slope, prevailing winds, and other factors, exacerbate wildfire

risks, thereby exposing project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire.

- c) **Less than Significant Impact.** The proposed Project will require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) but is not expected to exacerbate fire risk that may result in temporary or ongoing impacts to the environment.
- d) **Less than Significant Impact.** The proposed Project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes

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

- a) **Less than Significant Impact with Mitigation.** The Biological Report prepared for the Project Site concluded that all direct, indirect, and cumulative impacts would be reduced to a less than significant impact with implementation of Mitigation Measures BIO-1 through BIO-4. Therefore, the Proposed Project is not anticipated to have the potential to significantly degrade the overall quality of the region’s environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. Potential impacts to cultural resources were identified in the Cultural Resources Assessment

prepared for the Proposed Project. As discussed in this Initial Study, all direct, indirect, and cumulative can be reduced to a less than significant level with implementation of Mitigation Measures CUL-1 through CUL-3. Adherence to mitigation measures as presented in this Initial Study would ensure that important examples of the major periods of California history or prehistory are not eliminated as a result of the Proposed Project. As discussed in section XVII Transportation no new roads are proposed and no significant increase in traffic is projected during project construction or operations. However, possible significant adverse impacts have been identified and a Left Turn Warrant Analysis prepared as required by Caltrans. Mitigation measures TRA-1, and TRA-2 are required as a condition of project approval to reduce these impacts to a level below significant. Pursuant to Assembly Bill 52 (AB 52) Tribal communities were notified and given the opportunity to comment on the project. As a result mitigation and monitoring measures TCR-1 and TCR-2 are described in section XVIII Tribal Cultural Resources. Adherence to these mitigation measures and the use of a tribal and/or archaeological monitor will reduce impacts to a less than significant level.

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

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

The Proposed Project would not have impacts that are considered individually limited, but cumulatively considerable. The location of planned and/or foreseeable future projects in the area to which this Proposed Project could add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses without generating any cumulatively significant impacts. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) **Less than Significant Impact.** The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study. In instances where impacts have been identified, the Mitigation Measure listed is required to reduce impacts to less than significant levels. The incorporation of design measures, development requirements, standards, policies, and guidelines included in the County of San Bernardino General Plan and Development Code, would ensure that the Proposed Project would not have substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. Therefore, no significant adverse impact is identified or anticipated.

MITIGATION MEASURES

Agricultural Resources (AG)

AG-1(d): The City of Big Bear Lake has a Tree Ordinance in place to ensure the preservation and conservation of all trees which are a minimum of 12 inches in diameter at breast height (DBH), including both native and non-native trees. Dependent on project development, any removal of trees greater than 12 inches DBH on-site will need to abide by all regulations and ordinances set forth by the City, as mentioned in Section 2.2.8 above. If the project requires the removal of trees, then prior to the commencement of construction activities the applicant shall conduct an arborist tree survey to catalog and provide an inventory all trees scheduled for removal and apply for any necessary permits regarding tree removal. All applicable provisions of the City's Tree Ordinance (if applicable) shall be adhered to.

Biological Resources (BIO)

BIO-1(a): If construction or tree removal is proposed during the breeding season for bald eagle (typically January 1 through August 31), an approved avian biologist shall conduct pre-construction surveys for bald eagle if work occurs during the breeding season. Nest surveys shall be conducted within a radius of 1,000 feet from the project footprint within 7 days prior to construction. If nests of bald eagles or nesting activity is detected within 1,000 feet of the site, non-disturbance measures shall be developed in cooperation with the appropriate regulatory agency, as determined by the project's biologist. Measures may consist of performing construction work outside of the nesting season or the construction of blinds to shield construction from nests.

BIO-2(d): If construction or tree removal is proposed during the breeding/nesting season for migratory birds (typically February 15 through August 31), a qualified biologist shall conduct pre-construction surveys for migratory birds within the construction area, including a 300-foot survey buffer, no more than 3 days prior to the start of ground disturbing activities in the construction area.

BIO-3(d): If an active nest is located during pre-construction surveys, USFWS and/or CDFW (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.

BIO-4(d): A qualified biologist shall delineate the buffer using nest buffer signs, Environmentally Sensitive Area (ESA) fencing, pin flags, and or flagging tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently.

Cultural Resources (CUL)

CUL-1 (b): 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.

CUL-2 (c): 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.

CUL-3 (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.

Hazards and Hazardous Materials (HAZ)

HAZ-1(g): Section 4705 of the California Building Code *Wildland-Urban Interface Fire Area*

HAZ-2(g): Section 4708 of the California Building Code *Materials and Construction Methods for Exterior Wildfire Exposure*

Transportation (TRA)

TRA-1 (a): The proposed emergency driveway shall align with Mast Drive on the south side of SR 38.

TRA-2 (c): Install an auxiliary left-turn lane on State Route 38 along the property frontage to be completed and operational prior to the additional units being opened for occupancy.

Tribal Cultural Resources (TCR)

TCR-1: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CUL-1 (b), of any pre-contact/contact-era/historic 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.

TCR-2: 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.

GENERAL REFERENCES

Bear Valley Community Plan

California Department of Conservation, California Geological Survey, Mineral Resources and Mineral Hazards

County of San Bernardino 2007 Development Code

County of San Bernardino Geologic Hazards Overlays Map

County of San Bernardino Hazard Overlay Map

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

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

San Bernardino County General Plan, 2007.

San Bernardino County General Plan, 2007; Environmental Impact Report

County of San Bernardino, Greenhouse Gas Emissions Reduction Plan, January 6, 2012.

County of San Bernardino, *San Bernardino County Storm Water Program, Model Water Quality Management Plan Guidance*.

County of San Bernardino Road Planning and Design Standards.

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

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993.

U.S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. Available at <http://websoilsurvey.nrcs.usda.gov/>

PROJECT-SPECIFIC REFERENCES

Biological Resources Assessment, First Carbon Solutions, March 26, 2019

Left-Turn Deceleration Lane Warrants Study, Expert Engineering Sciences, Inc. October 10, 2019

Phase I Cultural Resources Assessment, First Carbon Solutions, March 21, 2019

Preliminary Hydrology Report Big Bear RV Park, Futrono Engineering, October 24, 2019

South Central Coast Information Center, California State University Fullerton