

**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:**

<b>APNs:</b>	0335-122-10	<b>USGS Quad:</b>	Lake Arrowhead Quadrangle
<b>Applicant:</b>	Rock Ridge Resources	<b>T, R, Section:</b>	T02N,R03W, 21
<b>Location</b>	SR-173	<b>Thomas Bros</b>	
<b>Project No:</b>	PROJ201800510/PROJ202000053	<b>Community Plan:</b>	Lake Arrowhead Communities – Community Action Guide
<b>Rep</b>	Bryant Bergeson	<b>LUZD:</b>	General Commercial (CG)
<b>Proposal:</b>	Approval of a Minor Use Permit for the development a Gas Station with a Convenience Store and Car Wash on approximately 0.47 acres. Approval of a Minor Variance for landscaping and a lot coverage of 81.3%, instead of 80%.	<b>Overlays:</b>	FEMA Flood Zone D

**PROJECT CONTACT INFORMATION:**

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

**Contact person:** Steven Valdez , Planner  
**Phone No:** (909) 387-4421      **Fax No:** (909) 387-3223  
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**PROJECT DESCRIPTION:**

**Summary**

The Applicant is requesting the approval of a Minor Use Permit (MUP) for the development of a Gas Station with a Convenience Store and Car Wash on a 0.47-acre lot. Approval of the Proposed Project would include a Minor Variance for a lot coverage at 81.3% rather than 80%. The Project Site is located along State Highway 173 in the unincorporated community of Lake Arrowhead and is described as Assessor’s Parcel No. 0335-122-10 (See Figure 1 - Regional Location and Figure 2 - Project Vicinity). The proposed Development includes an 1,806 square-foot Convenience Store, a 1,296 square-foot car wash area, a 1,728 square-foot Gas Pump Canopy with three fueling islands and a total of six fuel pumping stations, and two underground storage tanks (UST). The USTs are proposed to be on the southern portion of the Project Site and have a total of 35,000 gallons of storage: one 20,000 gallon that will consist of 10,000 gallons of diesel and 10,000 gallons of premium fuel, and one (1)15,000 gallon tank that will consist of unleaded fuel (See Figure 3-Site Plan). The Proposed Project anticipates a maximum of six total employees.

The current land use zoning for the Project Site is General Commercial (CG). The Project Site is currently vacant with an existing asphalt pad from previous uses. The General Commercial land use designation provides appropriately located areas for stores, offices, service establishments, and amusements offering a wide range of commodities and services scaled to meet neighborhood and community needs. Intended uses for the General Commercial land use designation includes retail trade and personal services, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses. A MUP is required by the County Development Code to evaluate the location, design and operation for certain new or expanded land uses as specified in each Land Use District. These uses, although generally deemed to be consistent with the purpose and intent of the Land Use District, typically have characteristics which require special consideration in order to avoid conflicts with surrounding land uses.

Access to the Project Site would be via a proposed driveway on the northwest portion of the site on State Highway 173 and via an additional proposed driveway on the northern portion of the site on State Highway 173. The Project will include a total of 6 new employees; hours of operation will be 24 hours per day, 7 days per week.

### ***Surrounding Land Uses and Setting***

The Project Site is in unincorporated San Bernardino County in the community of Lake Arrowhead in the Lake Arrowhead Community Plan. The County of San Bernardino Land Use Zoning Map shows the Project Site is within the Lake Arrowhead, General Commercial (LA/CG) zone. Surrounding land uses include an office building to the west, two office buildings, a restaurant and a lodging facility across SR-173 to the north, a church to the south and San Bernardino County Fire Station 91 to the east. The following table lists the existing land uses and zoning district designations.

<b>Existing Land Use and Land Use Zoning Districts</b>		
<b>Location</b>	<b>Existing Land Use</b>	<b>Land Use Zoning District</b>
<b>Project Site</b>	Vacant	Lake Arrowhead, General Commercial (LA/CG); County of San Bernardino
North	SR-173, Office Buildings, Lodging Facility, and Restaurant	Lake Arrowhead, General Commercial (LA/CG); County of San Bernardino
South	Church	Lake Arrowhead, Multiple Residential (LA/RM)
East	Fire Station	Lake Arrowhead, Institutional (LA/IN) County of San Bernardino
West	General Office	Lake Arrowhead, General Commercial (LA/CG); County of San Bernardino

### ***Project Site Location, Existing Site Land Uses and Conditions***

The Proposed Project is within the Lake Arrowhead Community Plan Area, in unincorporated San Bernardino County. The Project Site is currently vacant but was previously occupied by a Chevron gas station. An asphalt pad from the gas station is still present on the property. The Project Site is bordered to the north by SR-173. The Project Site topography is relatively flat and occurs at approximately 5,250 feet in elevation. The Project Site occurs in the Land Use Zoning designation of General Commercial (CG). Surrounding land uses include an office building to the west, two office

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buildings, a restaurant and a lodging facility across SR-173 to the north, a church to the south and San Bernardino County Fire Station 91 to the east.

**ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES**

Federal: None.

State of California: None.

County of San Bernardino: San Bernardino County Building & Safety Division, Public Works, Land Development Division, and County of San Bernardino Fire Department

Local: None

**Site Photograph**





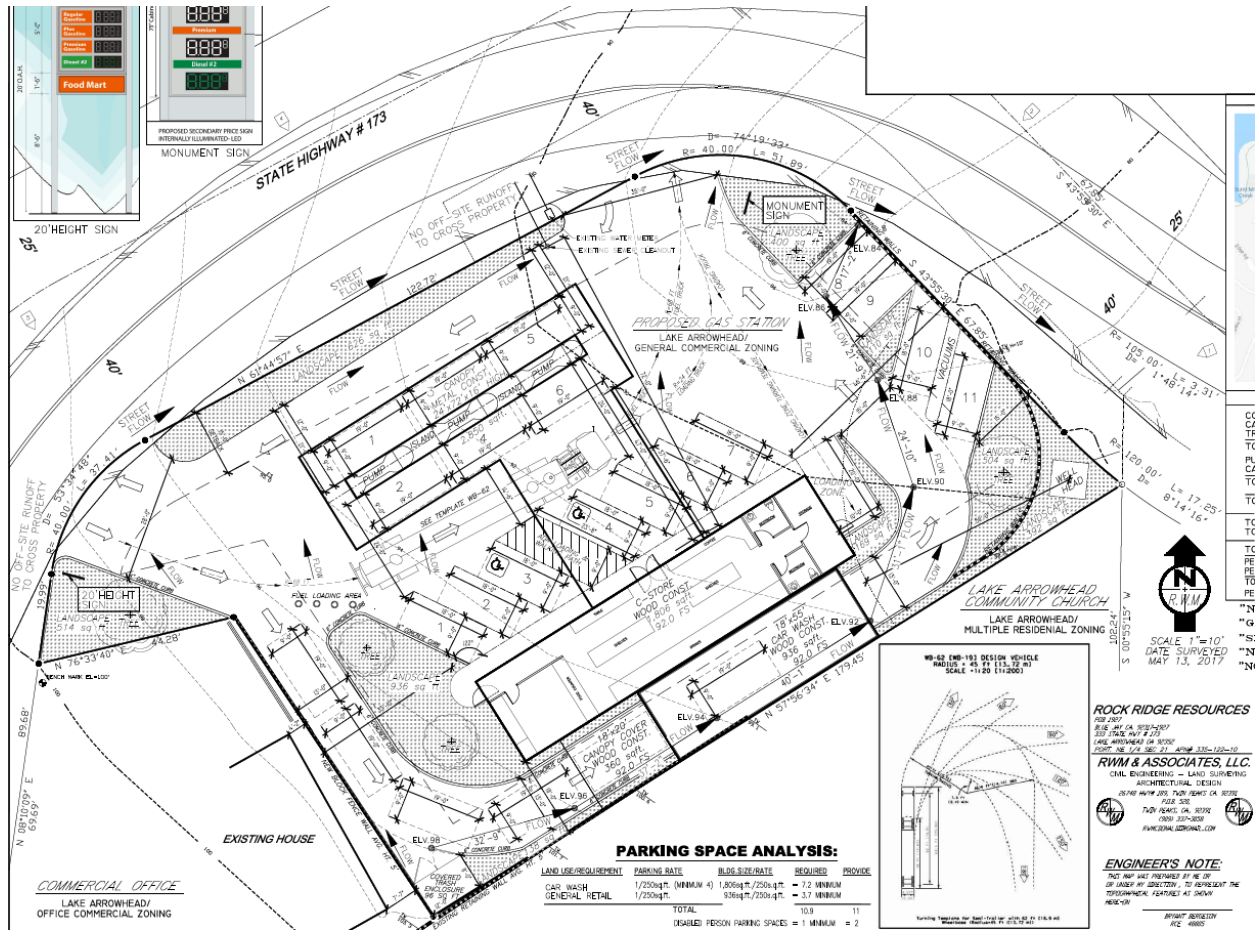


Figure 2 Project Vicinity Map





Figure 3 Site Plan



**CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES**

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

On February 19, 2020, the County of San Bernardino mailed notification pursuant to AB52 to the following tribes: Cahuilla Tribe, Serrano Tribe, Kitanemuk Tribe, Vanyume Tribe, Tataviam Tribe. Requests for consultations were due to the County by March 20, 2020. Table 2 – *AB 52 Consultation Results*, shows a summary of comments and responses.

**Table 1 - AB 52 Consultation**

<b>Tribe</b>	<b>Comment Letter Received</b>	<b>Summary of Response</b>	<b>Conclusion</b>
Cahuilla Tribe	None	None	Concluded
Serrano Tribe	None	None	Concluded
Kitanemuk Tribe	None	None	Concluded
Vanyume Tribe	None	None	Concluded
Tataviam Tribe	None	None	Concluded

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

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

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

Signature: (Steven Valdez , Planner)

*David Prusch*

Signature: (David Prusch , Supervising Planner)

Date

05/19/2022

Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>I. AESTHETICS</b> – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** (Check  if project is located within the view-shed of any Scenic Route listed in the General Plan):  
**San Bernardino General Plan, 2007; Submitted Project Materials**

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

The Project Site is vacant, and is surrounded by commercial development to the west, east, and south, and commercial development north of the adjacent SR-173. The Project Site occurs in the Lake Arrowhead Community Plan area, which is known for its abundant natural vegetation and open space. The clean air, ambient quiet, dark skies, abundant wildlife and rich natural vegetation are valued highly by residents as well as by the visitors who frequent the area. Residents are concerned about the conversion of natural open space to development and particularly to a type of development that detracts from the natural setting and the mountain character currently enjoyed by the community. San Bernardino County General Commercial development allows structures at a maximum height of 35 feet in mountain regions. The Proposed Project's site plan indicates a maximum height of 42 feet for the proposed canopy over the fueling islands on the northern side of the project. The Lake Arrowhead community wants to minimize ridgeline development that would degrade scenic quality of major ridgeline view sheds (Policy LA/CO 1.3). The Proposed Project does not conflict with ridgeline development and would not affect any scenic vistas, as the Proposed Project is not located on a major

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

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### **Less Than Significant Impact**

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

*In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The County desires to retain the scenic character of visually important roadways throughout the County, according to the San Bernardino County General Plan. A “scenic route” is a roadway that has scenic vistas and other aesthetic qualities that over time have been found to add beauty to the County. The Project Site is adjacent to SR-173, which has been designated by the County of San Bernardino in the General Plan as a scenic highway. No restrictions are placed on officially designated scenic highways in terms of improvements or further development, but all proposed projects are subject to review by Caltrans and appropriate agencies to ensure the protection of scenic corridors to the maximum extent feasible.

The Project Site is vacant, with no scenic or historic resources on-site. The Lake Arrowhead Community Plan identifies Lake Arrowhead as a valuable scenic and natural resource. The Project site is located approximately 0.24 miles south of the lake. The lake is not viewable from the site nor its surroundings. Therefore, the Proposed Project would not obstruct the view of this scenic resource.

In coordination with the Lake Arrowhead community, proposed projects shall develop site design standards for commercial development within the Lake Arrowhead Community Plan area to ensure that architectural detailing and signage are compatible with the mountain character of the community (LA/LU 1.50 and 2.2). The Proposed Project’s design would conform to the surrounding urban development and environment and would not interfere with scenic resources, rock outcroppings, or historic buildings. Moreover, the Proposed Project is an allowed use in the CG zoning district, subject to the approval of a Minor Use Permit or Conditional Use Permit; building plans were approved by the County of San Bernardino Division of Building and Safety as of April 18, 2018. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

### **Less Than Significant Impact**

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

The Proposed Project would not create a significant amount of new source of substantial light or glare. The Proposed Project involves the installation of illuminated signs in the north and west ends of the site that will display prices for fuel and the business logo. The Project Site is completely surrounded by General Commercial land uses and existing light sources. A church is located immediately south of the Project Site, which occurs approximately 20 feet higher in elevation above the Project Site and would not be impacted by the Proposed Project's added lighting due to the approximate 20 trees separating the church from the site along with the elevation change. The trees would help block the gas station's lighting from the church. The Proposed Project's lighting plan is required to be designed in accordance with the County of San Bernardino's Night Sky Protection Ordinance. Therefore, the Proposed Project would be reviewed for compliance with the Night Sky Ordinance (Chapter 83.07), prior to issuance of building permits to ensure the use of proper lighting is utilized at the Project Site. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

**Less Than Significant Impact**

**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
<b>II.</b>	<b>AGRICULTURE AND FORESTRY RESOURCES</b> - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



- |    |                                                                                                                                                                                                                                                                                         |                          |                          |                          |                                     |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Result in the loss of forest land or conversion of forest land to non-forest use?                                                                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials**

- 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?*

The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project Site as "Other Land" in the San Bernardino County Important Farmland 2016 Sheet 2 of 2 maps. Examples of this category are low density rural developments, brush, timber, wetland and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity. The Proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The Project Site is not under a Williamson Act Contract as identified in the latest map prepared by the California Department of Conservation, Division of Land Resource Protection. According to the Williamson Act Maps used by the Land Use Services Division, there are no active Williamson Act Contracts within the Lake Arrowhead region. Therefore, no impacts are identified or anticipated, and no mitigation measures are required. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- 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))?*

Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production because the Project Site is within a mildly urbanized area and the Project Site is disturbed. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

The Project Site does not support forest land. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

- e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

Implementation of the Proposed Project would not result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

**No 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>
<b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 
- |                                                                                                                   |                          |                          |                                     |                          |
|-------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Expose sensitive receptors to substantial pollutant concentrations?                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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**San Bernardino County General Plan, 2007; Submitted Project Materials**

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

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The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (AQMP 2016) was adopted by the SCAQMD on March 3, 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

The Proposed Project is located within the General Commercial (CG) land use zone of the Community of Lake Arrowhead. With approval of a Minor Use Permit, the Proposed Project is an acceptable use within the CG land use zone. Therefore, the emissions associated with the Proposed Project have already been accounted for in the AQMP and approval of the Proposed Project would not conflict with the AQMP. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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**Less Than Significant Impact**

- b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?*

The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2016.3.2 prepared by the SCAQMD (available at the County Land Use Services Department for review). CalEEMod was utilized to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include: reactive organic gases (ROG), nitrous oxides (NOx), carbon monoxide (CO), sulfur dioxide (SO2), and particulates (PM10 and PM2.5). Two of the analyzed pollutants, ROG and NOx, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site preparation, site grading (fine and mass grading), building construction, paving, and architectural coating. Construction is anticipated to begin in late 2020 and be completed in early 2021. The resulting emissions generated by construction of the Proposed Project are shown in Table 1 and Table 2, which represent summer and winter construction emissions, respectively.

**Table 1  
 Summer Construction Emissions Summary  
 (Pounds per Day)**

<b>Source/Phase</b>	<b>ROG</b>	<b>NOX</b>	<b>CO</b>	<b>SO2</b>	<b>PM10</b>	<b>PM2.5</b>
Site Preparation	0.7	7.8	4.3	0.0	0.6	0.3
Grading	0.9	7.3	8.1	0.0	1.3	0.6
Building Construction	0.8	8.0	7.3	0.0	0.4	0.4
Paving	0.8	6.8	8.1	0.0	0.6	0.4
Architectural Coating	0.2	1.5	1.8	0.0	0.1	0.1
<b>Highest Value (lbs/day)</b>	<b>0.9</b>	<b>8.0</b>	<b>8.1</b>	<b>0.0</b>	<b>1.3</b>	<b>0.6</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Summer

**Table 2  
 Winter Construction Emissions Summary  
 (Pounds per Day)**

<b>Source/Phase</b>	<b>ROG</b>	<b>NOX</b>	<b>CO</b>	<b>SO2</b>	<b>PM10</b>	<b>PM2.5</b>
Site Preparation	0.7	7.8	4.2	0.0	1.3	0.3
Grading	0.9	7.3	8.0	0.0	0.9	0.6
Building Construction	0.8	8.0	7.3	0.0	0.4	0.4
Paving	0.8	6.8	7.9	0.0	0.6	0.4
Architectural Coating	0.2	1.5	1.8	0.0	0.1	0.1
<b>Highest Value (lbs/day)</b>	<b>0.9</b>	<b>8.0</b>	<b>8.0</b>	<b>0.0</b>	<b>0.9</b>	<b>0.6</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Winter

As shown in Table 1 and Table 2, construction emissions during either summer or winter seasonal conditions would not exceed SCAQMD thresholds. Impacts would be less than significant, and no mitigation measures would be required.



Compliance with SCAQMD Rules 402 and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM10 and PM2.5).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities
  - (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
  - (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
  - (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
  - (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NOX and PM10 levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.

5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

The operational mobile source emissions were calculated using the Trip Generation Evaluation prepared by Urban Crossroads, in November 2019. The Trip Generation Evaluation determined that the Proposed Project would generate approximately 454 total daily trips. Emissions associated with the Proposed Project's estimated total daily trips were modeled and are listed in Table 3 and Table 4, which represent summer and winter operational emissions, respectively.

**Table 3  
 Summer Operational Emissions  
 (Pounds per Day)**

Source	ROG	NOX	CO	SO2	PM10	PM2.5
Area	0.0	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	0.7	4.0	3.7	0.0	0.7	0.2
<b>Total Value (lbs/day)</b>	<b>0.7</b>	<b>4.0</b>	<b>3.7</b>	<b>0.0</b>	<b>0.7</b>	<b>0.2</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Summer

**Table 4  
 Winter Operational Emissions  
 (Pounds per Day)**

Source	ROG	NOX	CO	SO2	PM10	PM2.5
Area	0.0	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	0.6	3.9	3.7	0.0	0.7	0.2
<b>Total Value (lbs/day)</b>	<b>0.6</b>	<b>3.9</b>	<b>3.7</b>	<b>0.0</b>	<b>0.7</b>	<b>0.2</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2016.3.2 Winter

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. Impacts are anticipated to be less than significant, and no mitigation measures would be required. The Proposed Project does not exceed applicable SCAQMD regional

thresholds either during construction or operational activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

The project operational-sourced emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. Additionally, project-related trips will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO “hotspots”). Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

**Less Than Significant Impact**

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

The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities; and the temporary storage of domestic solid waste (refuse) associated with the Proposed Project’s (long-term operational) uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County of San Bernardino’s solid waste regulations. The Project would be also required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>IV. BIOLOGICAL RESOURCES - Would the project:</b>				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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**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; Submitted Project Materials; Add in Studies here**

a), e-f) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?

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A General Biological Assessment was completed by Natural Resources Assessment, Inc. (NRAI), in December 2019, on the Project Site and the vicinity to address possible substantial impacts to species and habitat that may occur on or near the site. Methodology included a data search to provide information on known occurrence of plant and wildlife species within the vicinity of the Project Site through biological texts on general and specific biological resources, and those resources considered to be sensitive by various wildlife agencies, local governmental agencies and interest groups. NRAI conducted a field survey on December 11, 2019, in search for sensitive biological resources and observations of potential habitat for sensitive species.

The data search identified a total of 18 species formally listed as candidate, rare threatened or endangered species found in the vicinity or have been recorded on the topographic map of the area. The United States Fish and Wildlife Service (USFWS) identified the mountain yellow-legged frog (*Rana mucosa*), California red-legged frog (*Rana draytonii*), California condor (*Gymnogyps californianus*), coastal California gnatcatcher (*Polioptila californica californica*), least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), San Bernardino Merriam's kangaroo rat (*Dipodomys merriami parvus*) and Santa Ana sucker (*Catostomus santaanae*) as listed species known or expected to occur within the general region occupied by the project. Suitable habitat for these species is not found on site. Implementation of the Proposed Project would not conflict with any local policies or ordinances protecting biological resources or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

The California Department of Fish and Wildlife (CDFW) listed the southern mountain yellow-legged frog, southern rubber boa (*Charina umbratica*), California condor, western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), least Bell's vireo, southwestern willow flycatcher, bald eagle (*Haliaeetus luecocephalus*) San Bernardino kangaroo rat, Crotch bumblebee (*Bombus crotchii*), Nevin's barberry (*Berberis nevini*) and the San Bernardino flying squirrel (*Glaucomys sabrinus californicus*) as a Species of Special Concern (SSC) for this area. There is no suitable habitat for these species on the property.

Many of the resources identified by the agencies include either species for which habitat does not exist on site (such as the Santa Ana sucker) or they are wide-ranging species such as golden eagle, that may forage or move over the site, but would not be resident.

Identified plant species include Heckard's Paintbrush, Southern Sierra Woolly Sunflower, Johnston's Bedstraw, Johnston's Monkeyflower, Chickweed Oxytheca, Laguna Mountains Jewel-Flower. None of the listed plant species were visible during the site survey. The plant communities on-site are distinctly divided between a small stand of westside ponderosa pine forest along the southern border, open herbaceous and disturbed habitat that makes up the rest of the property. Ponderosa pine (*Pinus ponderosa*) is the dominant species in the westside ponderosa pine forest stand (Holland 1986) (Photo 1). Other species found during the survey includes sugar pine (*Pinus lambertiana*), white fir (*Abies concolor*) and California laurel (*Umbellularia californica*). Non-native plant species found during the field survey were mostly grasses such as ripgut brome (*Bromus diandrus*) and cheat grass (*Bromus tectorum*). Other weedy non-natives include prickly lettuce (*Lactuca serriola*) and Russian thistle (*Salsola tragus*). The disturbed habitat is represented by a graded area that is unvegetated.

Most of the raptor species (eagles, hawks, falcons and owls) are experiencing population declines because of habitat loss. Some, such as the peregrine falcon, have also experienced population losses because of environmental toxins affecting reproductive success, animals destroyed as pests or collected for falconry, and other direct impacts to individuals. Only a few species, such as the red-tailed hawk and barn owl, have expanded their range despite or a result of human modifications to the environment. As a group, raptors are of concern to state and federal agencies. Raptors and all migratory bird species, whether listed or not, also receive protection under the Migratory Bird Treaty Act (MBTA) of 1918. The MBTA prohibits individuals to kill, take, possess or sell any migratory bird, bird parts (including nests and eggs) except per regulations prescribed by the Secretary of the Interior Department (16 U. S. Code 703). Additional protection is provided to all bald and golden eagles under the Bald and Golden Eagle Protection Act of 1940, as amended. State protection is extended to all birds of prey by the CDFW Code, Section 2503.5. No take is allowed under these provisions except through the approval of the agencies or their designated representatives. At the time of the survey, there was suitable nesting habitat adjacent to the property for nesting birds. The following measures shall be implemented to address potential impacts:

**Mitigation Measure BIO-1:** *If start of construction occurs between February 1 and August 31, then a qualified biologist shall conduct a breeding bird survey no more than three days prior to the start of construction to determine if nesting is occurring. This survey can be conducted as part of the burrowing owl surveys. If occupied nests are found, they shall not be disturbed unless the qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within a distance specified by the qualified biologist for each nest or nesting site. The qualified biologist shall determine the appropriate distance in consultation with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service.*

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**Less than Significant with Mitigation**

- b), *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?*
- c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

*Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

There is no riparian or wetland habitat present on the Project Site. The property does not support any recognizable drainages that meet the criteria for either jurisdictional water or wetlands under the Army Corps of Engineers (Corps). There are no drainages or other areas of watered habitat that would come under the jurisdiction of the Regional Water Quality Control Board (RWQCB) or provide any Beneficial Uses (BUs) that might come under the RWQCB protection. There are two small drainages in the northeastern corner of the property that have definable beds and banks. There is no riparian habitat along either drainage; however, the evidence of water flow indicates that these drainages may meet the definition of a jurisdictional CDFW stream. A possible significant impact has been identified and the following measures shall be implemented to address potential impacts:

**Mitigation Measure BIO-2:** *The Project Proponent shall consult with the CDFW to determine whether the identified drainages in the northeastern corner of the property meet the definition of State jurisdictional waters and whether a Streambed Alteration Agreement is required.*

#### **Less than Significant with Mitigation**

- 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?*

Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. In summary, habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Wildlife movement (more properly recognized as species movement) is the temporal movement of individuals (plants and animals) along diverse types of corridors. Wildlife corridors are especially important for connecting fragmented habitat areas. The property is in an area where wildlife movement is restricted by roads, houses and commercial centers. Impacts to regional wildlife movement are not expected. The site is in a developed area where habitat fragmentation has already occurred. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

#### **No Impact**

**Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures.**

<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>
<b>V. CULTURAL RESOURCES - Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

***Bernardino County General Plan, 2007; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials***

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

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

In December 2019, McKenna et al. completed a Phase I Cultural Resources Investigation for the Project Site. The purpose of the assessment was to identify and document any cultural resources that may potentially occur within the Project Site and to evaluate resources pursuant to National Historic Preservation Act (NHPA) Section 106, CEQA, and the County's General Plan. The Cultural Resources Investigation searched for historic or archaeological properties by means of a record search, field survey, and Native American consultation. Findings of the Cultural Resource Investigation are summarized herein and the report is available for review at the County of San Bernardino Land Use Services Department.

A standard archaeological records search was completed through the California State University, Fullerton, California-South Central Coastal Information Center (CSUF-SCCIC), on November 19, 2019. A review of research maps and site records confirmed the project area was not previously surveyed for cultural resources. Likewise, no resources have been reported for the project area. The nearest resource is north of Highway 173 (Saddleback Inn Arrowhead). Of the 25 resources identified within one mile of the project area, only one resource was identified as being prehistoric (Native American) – an isolated mano. The remaining resources are all post-1920 improvements described as standing structures, foundations, cisterns, tanks, and/or

wells. None of the identified resources will be impacted by the Proposed Project and no further research is necessary at this time.

McKenna et al. conducted the field survey of the Project Site on November 23, 2019. At the time of the survey, Southern California was between storms and there was a light snowfall in the Lake Arrowhead area, resulting in some snow being on site. The entire project area was accessible and subjected to an intensive survey. With no evidence of significant improvements, the property is considered clear of any historic or prehistoric resources and no such resources are expected to be present in the associated substrate.

Although no evidence of historical or cultural resources was discovered, grading and constructions activities may uncover resources. Therefore, a possible significant adverse impact has been identified or anticipated and the following mitigation measures are required as a condition of Project approval to reduce the impacts to a level below significant. The required mitigation measure is:

**Mitigation Measure CR-1:** *If cultural resources are identified during ground-disturbing activities, the Project Proponent shall initiate an archaeological monitoring program that includes the presence of a professional archaeological consultant and a Native American representative culturally associated with the area. If required, the archaeological monitoring program shall be conducted in a manner consistent with current professional policies and guidelines.*

#### **Less than Significant with Mitigation**

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

Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Field surveys conducted as part of the Cultural Resource Investigation did not encounter any evidence of human remains. The Project Site is not located on or near a known cemetery, and no human remains are anticipated to be disturbed during the construction stage. However, a possible significant adverse impact has been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce the impact to a level below significant. The required mitigation measure is:

**Mitigation Measure CR-2:** *If there is any evidence of human remains (or possible human remains), the County Coroner must be notified within 24 hours and permitted to assess the find in situ. If the remains are deemed Native American in origin, the Coroner will notify the Native American Heritage Commission, in accordance with California Public Resources Code Section § 5097.98, and the Most Likely Descendant (MLD) will be identified. Consultation between the project applicant, County, MLD, and consulting archaeologist will determine the disposition of the remains.*

*All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 &*

43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.

**Less than Significant with Mitigation**

**Therefore, no 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
<b>VI. ENERGY – Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION: San Bernardino County General Plan, 2007; Submitted Materials**

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

Electricity: Southern California Edison (SCE) provides electricity to the Proposed Project Site. The Project Site is vacant and does not currently use electricity. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 Gigawatt hours (GWh)— between the years 2015 and 2026.

According to the California Energy Commission's Energy Report Generator for the San Bernardino County Planning Area, Non-Residential Sector for the year 2018, the Non-Residential Sector was responsible for 10,189.923519 GWh of electricity consumption in San Bernardino County. The Proposed Project is estimated to consume 0.0000392793 GWh of electricity annually. The Proposed Project's estimated annual electricity consumption compared to the 2018 annual electricity consumption of the overall Non-Residential Sector in the San Bernardino Planning Area would account for approximately 0.000000039 percent of total electricity consumption. Most electrical use at the Proposed Project will be for lighting. The increase in electricity demand from the Proposed Project would therefore represent an insignificant percent of the overall demand in the San Bernardino County Planning Area. The Proposed Project's electrical demand is not expected to significantly impact SCE's level of service.

The Proposed Project has been designed to comply with the 2019 Building Energy Efficiency Standards. The County of San Bernardino would review and verify that the Proposed Project plans would comply with the most current version of the Building and Energy Efficiency Standards. The Proposed Project would also be required adhere to CALGreen, which establishes planning and design standards for sustainable developments, and energy efficiency. These sustainable features would be incorporated into the Proposed Project which may include high-energy efficiency insulation, wall assemblies and windows to maximize insulation of cool or warm temperature, cool roof concrete roof tiles; radiant barrier roof sheathing and energy efficiency heating and cooling systems. The development of the Proposed Project is not anticipated to conflict with achievement of the 60 percent Renewable Portfolio Standard established in in the current SB 100. SCE and other electricity retailer's SB 100 goals include that end-user electricity use such as residential and commercial developments use would decrease from current emission estimates. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation and no mitigation measures are recommended.

Natural Gas: The Proposed Project and surrounding area are serviced by Southern California Gas Company (SoCalGas). The Project Site is currently vacant and has no demand on natural gas. Therefore, the development of the Proposed Project will create a permanent increase demand of natural gas. However, the existing SoCalGas facilities are expected to meet the increased demand of natural gas. The commercial demand of natural gas is anticipated to decrease from approximately 81 billion cubic feet (bcf) to 65 Bcf between the years 2015 to 2035. According to the California Energy Commission's Energy Report Generator for the San Bernardino County Planning Area, Non- Residential Sector from the year 2018, the Non-Residential Sector was responsible for 268.614328 million Therms of natural gas consumption in the San Bernardino County Planning Area. The Proposed Project is estimated to annually consume 0.00000006 million Therms. The Proposed Project's estimated annual natural gas consumption compared to the 2018 annual natural gas consumption of the overall Non-Residential Sector in the San Bernardino County Planning Area would account for approximately 0.00000022 percent of total natural gas consumption. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage of the overall demand in the San Bernardino County Planning Area. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation and no mitigation measures are recommended.

### **Less Than Significant Impact**

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

Project design and operation would comply with the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards related to appliance efficiency regulations, and green building standards as shown in the response above. Project development would not cause inefficient, wasteful and unnecessary energy consumption, and no adverse impact would occur.

The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, including Title 24, AB 32, and SB 32;



therefore, the Project is consistent with AB 32, which aims to decrease emissions statewide to 1990 levels by to 2020 as discussed in Sections III and VIII of this document. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and therefore no impact would occur and no mitigation measures are recommended.

**No Impact**

**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>
<b>VII.</b>	<b>GEOLOGY AND SOILS - Would the project:</b>				

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii. Strong seismic ground shaking?

iii. Seismic-related ground failure, including liquefaction?

iv. Landslides?

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

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?

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?

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

**SUBSTANTIATION:** (Check  if project is located in the Geologic Hazards Overlay District): **San Bernardino County General Plan, 2007; Submitted Project Materials**

**San Bernardino County General Plan, 2007; Submitted Project Materials**

- a) i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42

According to the Lake Arrowhead Community Plan, there are no major earthquake faults located in the immediate area (LA1.2.3). The Project Site is not within an Alquist-Priolo Earthquake Fault Zone as shown in San Bernardino County's Land Use Plan-Geologic Hazard Overlays Map (FH23C). The Waterman Canyon Fault is located approximately 2.81 miles south of the Project Site, as shown in the California Department of Conservation's Fault Activity Map of California (2010). The Tunnel Ridge fault is located approximately 2.73 miles northwest of the Project Site. The likelihood for on-site rupture is considered low due to the absence of known faults within the vicinity. Nonetheless, the design of the Proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with the California Building Codes and Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- ii) Strong seismic ground shaking?

Ground shaking can occur on the Project site as a result of earthquakes associated with nearby and more distant faults. The San Andreas Fault is located approximately 6.36 miles south of the Project Site, while the San Jacinto Fault is at approximately 12.36 miles to the south (Fault Activity Map of California-2010). The probability of a big earthquake on the San Andreas fault is very high and the San Jacinto fault is considered to be the most active fault in California (San Bernardino County General Plan 2007). During the life of the Proposed Project, seismic activity associated with the active faults can be expected to generate moderate to strong ground shaking at the Project Site. As

is required by the Uniform Building Code, construction of the structures in the Proposed Project will comply with the California Building Code (CBC) and should ensure that potential impacts from seismic events are reduced to the extent possible. As a mandatory condition of project approval, the Proposed Project would be required to construct proposed structures in accordance with the California Building Code (CBC) which is established by the California Building Standards Code. The code is also known as Title 24, Part 2 of the California Code of Regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. With mandatory compliance with standard design and construction measures, potential impacts would be reduced to a less than significant and the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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**Less Than Significant Impact**

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*iii) Seismic-related ground failure, including liquefaction?*

Liquefaction is a process whereby strong earthquake shaking causes sediment layers that are saturated with groundwater to lose strength and behave as a fluid. Ground failure associated with liquefaction can result in severe damage to structures. As demonstrated by San Bernardino County's Geologic Hazards Overlay Map FH23 C, the Project Site is not located in an area at risk for liquefaction. Therefore, no impacts are identified or are anticipated and no mitigation measures are required.

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**No Impact**

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*iv) Landslides?*

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. As demonstrated by San Bernardino County's Geologic Hazards Overlay Map FH23C, the Project Site is located in an area at low to moderate risk for landslides. The Proposed Project would comply with the San Bernardino Development Code for development within a Geologic Hazard Overlay and would comply with the CBC as mentioned in question (ii) of this section. Therefore, no significant adverse impacts are identified or are anticipated and no mitigation measures are required.

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**Less Than Significant Impact**

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

During the development of the Project Site, which would include disturbance of 0.47 acres, project-related dust may be generated due to the operation of machinery on-site or due to high winds. Erosion of soils could occur due to a storm event. However, development of the Proposed Project would not disturb more than one acre of soil. The Proposed Project is not subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity. The Construction General Permit does not apply to construction activity that disturbs less than one acre of land surface, unless part of a larger common

plan of development or the sale of one or more acres of disturbed land surface. The Project Applicant/Contractor is required to obtain an Erosion Control Plan, which is subject to review and approval by the San Bernardino County Department of Building and Safety prior to site disturbance. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

#### **Less Than Significant Impact**

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

The Project Site is relatively flat with no prominent geologic features occurring on or within the vicinity of the Project Site. Review of the County of San Bernardino General Plan Geologic Hazard Overlay Map FH23C shows that the Project Site is located in an area with a low to moderate susceptibility to become unstable as a result of on- or off-site landslide. Development on the Project Site would not be exposed to a high risk of landslides and would comply with the San Bernardino Development Code for development within a Geologic Hazard Overlay and would comply with the CBC as mentioned in a. (ii) above. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Expansive soils, such as silts and clays, are fine-grained soils that are subject to swelling and shrinking. The degree to which a soil will shrink or swell is subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. Soils on the Project Site were determined highly disturbed by the United States Department of Agriculture (USDA), Natural Resources Conservation Service Web Soil Survey. Subsurface soils of the properties adjacent to the Project Site consist of cobbly sandy loam up to 20 inches below the surface followed by extremely cobbly sandy loam up to 24 inches and underlying bedrock. Bedrock is not expansive in nature and most likely underlies the Project Site. Therefore, the potential for expansion of soils on-site is considered to be very low. No impacts are identified or are anticipated, and no mitigation measures are required.

#### **No Impact**

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The Proposed Project would connect to the existing sewer system at the intersection of SR-173 and Loch Leven Road as described in the Conditional New Construction Re-Application for the Service Availability Letter dated December 30, 2019 from the Lake Arrowhead Community Services District (LACSD), further discussed in Section XVIX(a) of this Document. No septic tanks or alternative wastewater disposal is proposed.

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

**No Impact**

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

As part of a Phase I Cultural Resources Investigation as discussed in Section V of this document, a paleontological overview was completed through the Natural History Museum of Los Angeles County by Samuel McLeod on November 25, 2019. The report concluded that the area consists of igneous rocks that are not known to yield fossil specimens. Soils tend to be shallow, capping the igneous deposits. McLeod concluded the project area is not sensitive for paleontological resources and no further studies or paleontological monitoring is needed for the Proposed Project. Although the Project Site does not visibly contain a unique paleontological resource or site or unique geologic feature, grading could expose resources that may exist below the surface. The following mitigation measure is recommended to ensure adequate and compliant management of any resources that may be identified within the project area during project development:

**Mitigation Measure GEO-1:** *If encountered, all identified and/or recovered paleontological/fossil specimens must be professionally researched, analyzed, reported, and curated in accordance with the San Bernardino County Museum policies and guidelines.*

**Less than Significant with Mitigation**

**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>
<b>VIII. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

**San Bernardino County General Plan, 2007; Submitted Project Materials**

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

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

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According to CEQA Guidelines section 15064.4, when making a determination of the significance of greenhouse gas emissions, the “lead agency shall have discretion to determine, in the context of a particular project, whether to (1) quantify greenhouse gas emissions resulting from a project and/or (2) rely on a qualitative analysis or performance based standards. Moreover, CEQA Guidelines section 15064.7(c) provides that “a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts” on the condition that “the decision of the lead agency to adopt such thresholds is supported by substantial evidence.”

San Bernardino County GHG Reduction Plan

In September 2011, the County adopted a Greenhouse Gas Emissions (GHG) Reduction Plan (September 2011) (GHG Plan). The GHG Plan presents a comprehensive set of actions to reduce the County’s internal and external GHG emissions to 15% below current levels (2007 levels) by 2020, consistent with the AB 32 Scoping Plan. GHG emissions impacts are assessed through the GHG Development Review Process (DRP) by applying appropriate reduction requirements as part of the discretionary approval of new development projects. Through its development review process, the County will implement CEQA requiring new development projects to quantify project GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of CO<sub>2</sub> equivalent (MTCO<sub>2e</sub>) per year is used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. Note that the MDAQMD has an annual threshold of 100,000 tons of CO<sub>2e</sub> per year.

Many gases make up the group of pollutants that contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of greenhouse gases (GHGs): Carbon dioxide (CO<sub>2</sub>), Methane (CH<sub>4</sub>), and Nitrous oxide (N<sub>2</sub>O). A threshold of 3,000 MTCO<sub>2e</sub> per year has been adopted by the County of San Bernardino Greenhouse Gas Emissions Reduction Plan (Emissions Reduction Plan). GHG emissions were estimated using the CalEEMod version 2016.3.2. Construction is anticipated to begin in mid-2020 and be completed in mid-2021. Other parameters which are used to estimate construction emissions such as those associated with worker and vendor trips, and trip lengths were based on the CalEEMod defaults. The operational mobile source emissions were calculated using the Trip Generation Evaluation prepared by Urban Crossroads, which determined that the Proposed Project would generate 454 total daily trips.

As previously stated, the Proposed Project is a request for approval of a Minor Use Permit (MUP) to allow for the development of the Proposed Gas Station with a convenience store and car wash. The Project Site is in the land use zoning designated for General Commercial (CG). Therefore, analysis of the Proposed Project's construction GHG emissions and operational GHG emissions was conducted for the Proposed Project as well as the operational GHG emissions associated with buildout under the existing General Plan zoning designation to provide a long-term emissions comparison. GHG emissions associated with the Proposed Project's construction activities are listed in Table 5. Additionally, GHG emissions associated with the Proposed Project's operational activities in comparison to buildout of the Project Site under the existing General Plan zoning designation is listed in Table 6.

**Table 5**  
**Construction GHG Emissions Summary**  
**(MT per Year)**

Source/Phase	CO2	CH4	N2O
Site Preparation	0.0	0.0	0.0
Grading	0.0	0.0	0.0
Building Construction	0.4	0.0	0.0
Paving	0.0	0.0	0.0
Architectural Coating	0.0	0.0	0.0
<b>Total MTCO2e</b>	<b>0.4</b>		
County Threshold	3,000		
<b>Significant</b>	<b>No</b>		

Source: CalEEMod.2016.3.2 Annual

**Table 6**  
**Operational GHG Emissions Summary**  
**(MT per Year)**

Source/Phase	CO2	CH4	N2O
Site Preparation	0.0	0.0	0.0
Grading	0.0	0.0	0.0
Building Construction	0.7	0.0	0.0
Paving	0.0	0.0	0.0
Architectural Coating	0.0	0.0	0.0
<b>Total MTCO2e</b>	<b>0.7</b>		
County Threshold	3,000		
<b>Significant</b>	<b>No</b>		

Source: CalEEMod.2016.3.2 Annual

As shown in Table 5 and Table 6, construction and operational GHG emissions produced from the Proposed Project, as well as buildout under the existing General Plan zoning designation, would not exceed the County's established GHG thresholds of significance. Therefore, the Proposed Project would not generate GHG emissions,



either directly or indirectly, that may have a significant impact on the environment. Furthermore, with implementation of the Conditions of Approval, listed below, the Proposed Project would not conflict with any applicable plan, policy, or regulation of an agency for the purpose of reducing the emissions of greenhouse gases. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

#### Conditions of Approval

The project emissions are less than significant; however, the applicant will be required to implement GHG reduction performance standards. The GHG reducing performance standards were developed by the County to improve the energy efficiency, water conservation, vehicle trip reduction potential, and other GHG reducing impacts from all new development approved within the unincorporated portions of San Bernardino County. As such, the following Performance Standards establish the minimum level of compliance that development must meet to assist in meeting the 2020 GHG reduction target identified in the in the County GHG Emissions Reduction Plan. These Performance Standards apply to all Projects, including those that emit less than 3,000 MTCO<sub>2</sub>e per year, and will be included as Conditions of Approval for development projects.

The following are the Performance Standards (Conditions of Approval) that are applicable to the Project:

1. *The “developer” shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:*
  - a) *Select construction equipment based on low GHG emissions factors and high-energy efficiency.*
  - b) *All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.*
  - c) *All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.*

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#### **Less Than Significant Impact**

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

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

***SUBSTANTIATION:***

***San Bernardino County General Plan, 2007; Submitted Project Materials***

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

Any business that handles a hazardous material in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any

amount of hazardous waste must obtain hazardous material and/or hazardous waste permits. The Project Proponent shall submit a hazardous materials business plan using the California Environmental Reporting System (CERS) to the San Bernardino County Fire Protection District for review to determine the applicable permits required for the Proposed Project. Underground storage tank (UST) systems storing hazardous substances in the County of San Bernardino shall conform to standards issued by the San Bernardino County Fire Protection District. Written approval shall be obtained from this Department prior to the installation of any new UST system(s) and/or modifications to existing UST systems. Prior to installation, plans for underground storage tank systems shall be reviewed and approved by Office of the Fire Marshal, Hazardous Materials Division (also refer to b) below). Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

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

Safety procedures associated with such hazards shall be clearly posted and personnel shall be properly trained in these procedures. Adequate fire alarms, firefighting and fire suppression equipment and devices must be provided on-site in accordance with the requirements of the California Building Code and the Uniform Fire Code requirements, and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with regulations and standard protocols during the storage, transportation, and usage of any hazardous materials would ensure no substantial impacts would occur. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The nearest school to the Project Site is the Lake Arrowhead Co-Op Nursery at 351 SR-173, approximately 0.03 miles south. The Proposed Project includes a six-pump fueling station with a total of 35,000-gallons of fuel storage in USTs. All operations of the

fuel island and storage tanks would be required to comply with all federal, state and local laws regulating the management and use of hazardous materials. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

**Less Than Significant Impact**

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The Project Site is not located on a site included on the list of hazardous material sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system (accessed November 18, 2019). Therefore, no significant impacts are identified or anticipated and no mitigation measures are required.

**No Impact**

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

The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport is San Bernardino International Airport approximately 10 miles south of the Project Site. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

**No Impact**

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

The Project Site does not contain any emergency facilities. It is adjacent to SR-173, which according to the Lake Arrowhead Community Plan, is a designated evacuation route during an emergency. During construction and operation, the contractor would be required to maintain adequate access for emergency vehicles as required by the County. The implementation of the Proposed Project would not conflict with the County Emergency Management Plan because vehicles would continue to use SR-173 in the manner originally intended. Access provided via SR-173 would be maintained for ingress/egress at all times for emergency vehicles. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

**Less Than Significant Impact**

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

As identified by San Bernardino County's General Plan – Hazard Overlay Map FH23 B (Lake Arrowhead), the Project Site is located within a Fire Safety Area (FS). The FS

includes areas within the mountains and valley foothills. It includes all the land generally within the San Bernardino National Forest boundary and is characterized by areas with moderate and steep terrain and moderate to heavy fuel loading contributing to high fire hazard conditions. The Project Site is currently vacant and highly disturbed from previous development. The Proposed Project's site plan is subject to review and approval of a Fuel Modification Plan from the County of San Bernardino's Building and Safety and the local Fire Authority. A Fuel Modification Plan was prepared by Richard Pope and Associates in February 2019, that addresses the standards set by Section 82.13.050(1) of the San Bernardino County Development Code for fuel modification areas that are adjacent or exposed to hazardous fire areas. The Project Site consists of approximately 20 trees, which have the potential to threaten structures during wildfires and are therefore, as shown in the Fuel Modification Plan, subject to trimming and thinning by removal of branches to reduce potential threat. The Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands upon approval and implementation of the Fuel Modification Plan. No significant adverse impacts are identified or are anticipated and no mitigation measures are required.

**Less Than Significant Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>X. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	which would result in flooding on or offsite;				
iii.	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv.	impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

***San Bernardino County General Plan, 2007; Submitted Project Materials***

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

The State of California is authorized to administer various aspects of the National Pollutant Discharge Elimination System (NPDES). Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. Since the Proposed Project would disturb approximately 0.47 acres, it is not subject to the NPDES permit requirements. A less than significant impact is anticipated.

**Less Than Significant Impact**

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

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

A Preliminary Water Quality Management Plan (PWQMP), dated March 12, 2020, was completed by W&W Land Design Consultants. According to the PWQMP, the Proposed Project anticipates to preserve existing drainage patterns. The Project Site does not experience erosion due to the site consisting of existing disturbed asphalt. Implementation of the Proposed Project would not significantly change existing conditions of the site.

The Project Site is currently vacant and no groundwater recharge facilities or wells occur on-site. The Project Site exists within the Lake Arrowhead Community Services District (LACSD). The District has five wells in the Grass Valley Basin that provide approximately 150 to 200 acre-feet of groundwater per year. The Lake Arrowhead area is comprised of approximately 4,900 acres of mountainous terrain where about

40 percent of the land has slopes of more than 30 percent grade. The ground underneath the surface is mostly dense, fractured and jointed granite. This terrain makes the development of groundwater wells difficult. Therefore, water is also imported, when necessary, through the Crestline-Lake Arrowhead Water Agency (CLAWA).

In 2005, CLAWA entered an agreement with the LACSD and San Bernardino Valley Municipal Water District (SBVMWD) to deliver water purchased from SBVMWD to the Lake Arrowhead Woods area. This agreement provides that CLAWA will treat and deliver 7,600 acre-feet of water to LACSD over a period of 10 to 15 or more years. The agreement also gives CLAWA the right to utilize a portion of the water to satisfy demands within the Agency's service area during years of low State Water Project (SWP) allocation. The agreement does however limit the deliveries of water to LACSD and/or CLAWA to 15 percent of SBVMWD's approved SWP allocations for that year. This agreement provides CLAWA with the ability to supplement its source of supply while seeking additional long-term storage arrangements. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

#### **Less Than Significant Impact**

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

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

As discussed in Section IV of this document, the Project Site does not support any recognizable drainages that meet the criteria for either jurisdictional water or wetlands under the Corps or RWCB. However, there were two observed small drainages in the northeastern corner of the property that have definable beds and banks. The evidence of water flow indicates that these drainages may meet the definition of a jurisdictional California Department of Fish and Wildlife (CDFW) stream and is therefore subject to implement of Mitigation Measure BIO-2 to ensure that impacts to the alteration of drainages on-site are reduced to a less than significant level. Furthermore, the Proposed Project is subject to approval of a Water Quality Management Plan (WQMP) by the County of San Bernardino to manage any on- or off-site erosion. No significant adverse impacts are identified and no additional mitigation measures are required.

#### **Less Than Significant Impact**

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

As identified on the San Bernardino County FEMA Flood Hazard Areas, the Project Site is located in an area identified as Zone D, which are areas in which flood hazards are undetermined but possible. Although the Project Site is approximately 0.24 miles south of Lake Arrowhead, which is a large body of water, the elevation of the lake occurs at approximately 5,100 feet above mean sea level (msl) while the Project Site occurs at an elevation of approximately 5,250 feet above msl. Therefore, flooding from the lake is highly unlikely. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.



**Less Than Significant Impact**

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

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

***SUBSTANTIATION:***  
***San Bernardino County General Plan, 2007; Submitted Project Materials***

a) *Physically divide an established community?*

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The Project Site is currently vacant and is surrounded by office buildings to the north, east and west, and a church to the south. There are no residential units on or near the Project Site that would be impacted by the implementation of the Proposed Project. Additionally, the Proposed Project would provide commercial services to local residents and businesses. The Proposed Project anticipates a maximum of six employees, which are anticipated to come from the local area. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

**No Impact**

b) *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

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The Proposed Project is an application for a Minor Use Permit (MUP) to allow for the development of a Gas Station, Convenience Store, and Car Wash. The Project Site has a current land use zoning of General Commercial. The Proposed Project includes a 7 percent reduction in landscaping over current Development Code requirements. The Development Code allows up to a 30 percent reduction in area requirements as part of a Minor Variance. The MUP and Minor Variance would allow for the operation of the Proposed Project and comply with the Development Code and General Plan allowable land uses. Therefore, the Proposed Project would not conflict with any land use plan, policy or regulation. No significant impacts are identified or anticipated and no mitigation measures are required.

**No Impact**

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

<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>
<b>XII. MINERAL RESOURCES - Would the project:</b>				
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; Submitted Project Materials**

- 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?*

The Project Site occurs in the southwestern region of San Bernardino County, specifically in Open File Report (OFR) 94-07. As shown on the OFR 94-07 Mineral Land Classification Plate 1 (a part of the eastern San Gabriel Mountains and the western San Bernardino mountains), the Project Site and its immediate vicinity occur in Mineral Resource Zone 4 (MRZ-4). This zone is an area of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. MRZ-4 does not imply that there is little likelihood for the presence of mineral resources; there is a lack of knowledge regarding mineral occurrence. Further exploration of these sites can result in a reclassification of MRZ to an area underlain by mineral deposits (MRZ-2) or containing known or inferred mineral occurrences of undetermined mineral resource (MRZ-3). Until this reclassification can be confirmed, the Project Site would not be valuable to the region or residents of the state. Therefore, no significant impacts are anticipated and no mitigation measures are required.

**No Impact**

- 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?*

The Proposed Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other

land use plan. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

**No Impact**

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

<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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<b>XIII. NOISE - Would the project result in:</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**San Bernardino County General Plan, 2007; Submitted Project Materials**

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

Noise can be measured in the form of a decibel (dB), a unit for describing the amplitude of sound. The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (Leq), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). Leq is defined as the total sound energy of time-varying noise over a sample period. The CNEL is defined as time-varying noise over a 24-hour period with a weighted factor of 5 dBA applied to the hourly Leq for noise occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between (10:00 p.m. and 7:00 a.m. defined as sleeping hours).

The State of California's Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and Ldn rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise. Residential development, schools, churches, hospitals, and libraries have a normally acceptable community noise exposure range of 60 dBA CNEL to 70-25 dBA CNEL. 65 dBA Ldn or less is an acceptable zone where all projects could be approved. Exceeding 65 dBA Ldn is a normally unacceptable zone where mitigation measures would be required and evaluation for approval or denial of the project. The Project Site is adjacent to a State highway within a commercial area and therefore the primary source of exterior noise comes mainly from the highway and parking lots. However, due to the low traffic volume/speeds, traffic noise does not significantly contribute to the noise environment beyond the right-of-way of the roadway. The site is not located adjacent to any sensitive receptors (e.g. residential, hospital, schools). The Proposed Project is anticipated to generate a net total of 24 AM peak hour trips and 36 PM peak hour trips.

For interior noise level standards, the County of San Bernardino allows 50 DBA CNEL for commercial land use. Based on analyses of similar uses along highways, the unmitigated noise levels at the building façade are expected to approach 64.1 dBA CNEL. With recommended interior noise abatement measures, the construction and operational uses of the Proposed Project would provide a noise reduction of 25 dBA CNEL and the interior noise levels would approach 39.1 dBA CNEL, satisfying the 50 dBA CNEL interior noise level criteria identified in Chapter 83.01.080 in the *County of San Bernardino's 2007 Development Code*. Therefore, a possible significant adverse impact has been identified or anticipated and the following mitigation measure is required as a condition of Project approval to reduce the impacts to a level below significant. The required mitigation measure is:

**Mitigation Measure N-1:**

- *All exterior doors shall be well weather-stripped and have minimum STC ratings of 25. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating.*
- *All windows shall be well fitted, well weather-stripped assemblies and shall have a minimum, standard sound transmission class (STC) ratings of 27 for the Project building.*
- *At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.*

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**Less than Significant with Mitigation**

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

Groundborne vibration and groundborne noise could originate from earth movement during the construction phase of the Proposed Project. Groundborne vibration levels resulting from construction activities occurring within the Project Site would be temporary and construction activities would generate low levels of ground-borne vibration within the

Project Site include grading. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?*

The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport is San Bernardino International Airport approximately 10 miles south of the Project Site. Therefore, no impacts are anticipated and no mitigation measures are required.

**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>
<b>XIV. POPULATION AND HOUSING - Would the project:</b>				
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; Submitted Project Materials.***

- 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)?*

According to the Lake Arrowhead Community Plan, population is expected to increase from 12,673 to 23,509 between 2000 and 2030. Construction activities on-site would be short-term and would not attract new employees to the area. The Proposed Project

includes the operation of a Gas Station, Convenience Store, and car wash. The employment generated from the Proposed Project would be filled from the local area and would not result in population growth that is not already anticipated by Lake Arrowhead Community Plan. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

**Less Than Significant Impact**

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

The Project Site is currently vacant and does not contain any residential housing. Implementation of the Proposed Project would not require construction or replacement housing elsewhere. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

**No Impact**

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

<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>
<b>XV. PUBLIC SERVICES</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

**San Bernardino County General Plan, 2007; Submitted Project Materials**

- 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:*

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*Fire Protection?*

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The Lake Arrowhead Fire Protection District and Crest Forest Fire Protection District provide fire protection services. The San Bernardino County Fire Department (SBFCD) also provide services through the Mountain Division of their department. The San Bernardino County Fire Station 91, located on 310 SR-173, is approximately 40 feet east of Project Site. According to CAL FIRE, the Project Site is in a Very High Fire Hazard Severity Zone. As stated in the Community Plan, in order to provide adequate fire safety measures, all new development will be compliance with applicable provisions of the Fire Safety Overlay (LA/S1.1). The Proposed Project would be required to comply with County fire suppression standards and adequate fire access and pay required development fees. The Proposed Project is also required to provide a Fuel Modification Plan to reduce the potential for wildland fires affecting the on-site structures which is subject to review by the County of San Bernardino Fire Department. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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**Less Than Significant Impact**

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*Police Protection?*

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The Lake Arrowhead Community is served by the San Bernardino County Sheriff's Department (SBCSD) to provide police protection. The Twin Peaks Sheriff's Station located at 26010 CA-189 is located approximately 2.65 miles southwest of the Project Site. The Proposed Project would require an estimated six employees. The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Furthermore, service levels for the project area are currently appropriate and development of the Proposed Project would not require additional services. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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**Less Than Significant Impact**

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*Schools?*

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Rim of the World Unified School District serves the Project Site. The nearest school to the Project Site occurs south of the site at Lake Arrowhead Co-Op Nursery at 351 SR-173, approximately 0.03 miles south. School impact fees are assessed based on new developments within the school district, which fund construction and operation of new school facilities. The Project Proponent would be required to pay school fees to reduce impacts to school facilities. The Proposed Project would require an estimated six employees which would not result in a significant increase in population growth or generation of new students within the area as the new employees would likely come from within the local area. Therefore, no significant impacts are anticipated, and no mitigation measures are required.

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**Less Than Significant Impact**

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*Parks?*

Open space preservation and the management of recreation areas requires the coordination and cooperation between the County of San Bernardino, the U.S. Forest Service, and the Rim of the World Recreation and Park District (ROWRPD). The nearest park is the Grass Valley Park, approximately 2 miles northwest of the Project Site. The Proposed Project is not anticipated to induce population growth that would result in the need for additional parks. The Proposed Project would not induce residential development nor result in a significantly increased use of parks and other recreational facilities. The Project Proponent is required to pay impact fees to parks to reduce impacts. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*Other Public Facilities?*

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

**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>
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**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; Submitted Project Materials**

a), b) *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?*

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

The Proposed Project would not increase the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. The nearest recreational facility is Lake Arrowhead, approximately 0.25 miles north of the Project Site. No new recreational facilities would be constructed as part of the Proposed Project and no population growth is anticipated. The Project Proponent would be required to pay local impact fees to offset impacts. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

**Less Than Significant Impact**

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

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

<b>SUBSTANTIATION:</b>	
<b>San Bernardino County General Plan, 2007; Submitted Project Materials</b>	
a), b)	<p><i>Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?</i></p> <p><i>Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?</i></p>
	<p>A Traffic Scoping Agreement (Available for review at County Offices) was completed for the Proposed Project by Urban Crossroads (dated February 12, 2020). The traffic impact study area was designed in conformance with the requirements of the County of San Bernardino's Traffic Impact Analysis (TIA) guidelines, which state that the requirement to prepare a (TIS) will be based upon, but not limited to, one or more of the following criteria:</p> <ul style="list-style-type: none"> <li>• If a project generates 100 or more trips without consideration of pass-by trips during any peak hour.</li> <li>• If a project is located within 300 feet of the intersection of two streets designated as Collector or higher in the County's General Plan or the Department's Master Plan or impacted intersection as determined by the Traffic Division.</li> <li>• If this project creates safety or operational concerns.</li> </ul> <p>In order to develop the traffic characteristics of the Proposed Project, trip-generation statistics published in the Institute of Transportation Engineers (ITE) <u>Trip Generation Manual</u> (10<sup>th</sup> Edition, 2017) for gasoline/service station (ITE Land Use Code 944) was used. Pass-by trips are defined as intermediate stops on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from traffic passing the site on an adjacent street or roadway that offers direct access to the generator. These types of trips are many times associated with retail uses. As the Proposed Project is proposed to include a gas station use, pass-by reduction percentages have been obtained and applied from the ITE <u>Trip Generation Handbook</u>, 3<sup>rd</sup> Edition (2017). The Proposed Project is anticipated to generate a net total of 454 trip-ends per day with 24 AM peak hour trips and 36 PM peak hour trips.</p> <p>Based on the Proposed Project's estimated trip generation and trip distribution patterns, it is anticipated the Proposed Project would contribute less than 50 peak hour trips to off-site intersections. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.</p>
	<b>Less Than Significant Impact</b>
c), d)	<p><i>Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</i></p> <p><i>Result in inadequate emergency access?</i></p>
	<p>The Proposed Project is along Highway 173 which is a curved road that wraps around most of the site. There are two driveways, one at the northwest edge and one at the</p>

	<p>north border, that provide access to the site, as well as adequate emergency access. The Traffic Scoping Agreement was reviewed by Caltrans and comments were made regarding the Proposed Project's design. With incorporation of the following design measures as recommended by Caltrans, prior to project approval less than significant impacts would occur.</p> <p><b>Mitigation Measure TRAN-1:</b> <i>Driveway #2 shall be restricted to right-in-right-out access only with the appropriate signs and markings and Driveway #1 shall be allowed full access. The proposed driveways shall intersect the highway at right angles (90 degrees) to optimize corner sight distance and the ability of motorists to judge the relative positions and speed of approaching traffic.</i></p> <p><b>Mitigation Measure TRAN-2:</b> <i>Avoid undesirable Geometric Features including inadequate approach site distance, inadequate corner sight distance, steep grades, offset intersections, presence of curves within intersections (unless at roundabouts).</i></p>
	<b>Less than Significant with Mitigation</b>

**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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**XVIII. TRIBAL CULTURAL RESOURCES**

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

**SUBSTANTIATION:**

***San Bernardino County General Plan, 2007; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials***

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- a) *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;*

California Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a proposed project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

Senate Bill 18 (SB 18) was approved by Governor Schwarzenegger on September 29, 2004. SB 18 changed the California Government Code and requires local government agencies to contact and consult with California Native American Tribes prior to amendment or, or adoption of General Plans, Specific Plans, or designation of Open Space.

As mentioned in Section V of this document, McKenna et al. reviewed the National Register of Historic Places listings and the California Historical Landmarks. No additional properties in the Lake Arrowhead area were noted. Historic maps and aerial photographs illustrated the development of the Church complex to the south and west of the project area, but no significant improvements within the project area. The Project Site appears to have been used for parking only.

Mckenna et al. also initiated Native American consultation through the Native American Heritage Commission (NAHC) to inquire into any recorded sacred or religious sites in the area and to obtain a listing for local Native American representatives wishing to be notified of projects in the area. McKenna et al. sent letters and the records search data to the named tribal representatives.

According to CEQA Guidelines, the identification of potential “tribal cultural resources” is beyond the scope of the study prepared by McKenna et al. and needs to be addressed through government- to-government consultations between the County of San Bernardino and the pertinent Native American groups pursuant to AB52. As such, tribes’ requests for additional project information, coordination, or consultation with the Lead Agency, and/or Native American monitoring, shall be acknowledged through implementation of appropriate Conditions of Approval, at the County of San

Bernardino's discretion. Given that the possibility of discovering a significant unanticipated tribal cultural resource remains, mitigation measures CR-1 and CR-2 listed in Section V of this document, shall be implemented to ensure that less than significant impacts occur. No additional mitigation measures are required.

### **Less Than Significant Impact**

*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?*

As mentioned above, in response to McKenna et al.'s inquiry, the NAHC reported in a letter dated November 14, 2019, that the Sacred Lands File (SLF) has no recorded tribal cultural resources occurring in the project area. Although no sensitive resources were discovered, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. The NAHC provided a list of Native American tribes and representatives who may have knowledge of cultural resources in the project area.

Upon receiving the NAHC's reply, McKenna et al. sent written requests for comments to tribal organizations on the referral list wishing to be informed of projects within their ancestral territory and general area of concern. For some of the tribes, the designated spokespersons on cultural resources issues were contacted in lieu of the tribal political leaders on the referral list, as recommended in the past by the pertinent tribal government staff. In all, six representatives of the following five tribes were contacted:

- Cahuilla Tribe
- Serrano Tribe
- Kitanemuk Tribe
- Vanyume Tribe
- Tataviam Tribe

Tribes' requests for additional project information, coordination, or consultation with the Lead Agency, and/or Native American monitoring, have been acknowledged at the conclusion of the AB52 consultation with the County. The review period has ended and no consultation was requested. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

### **Less Than Significant Impact**

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

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

**SUBSTANTIATION:**

**County of San Bernardino General Plan 2007; Submitted Project Materials**

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

The Proposed Project would not require or result in the construction of new water or wastewater treatment facilities or expansions of existing facilities. The Proposed Project has received a Conditional New Construction Re-Application for the Service Availability Letter (12/30/2019) for domestic water and wastewater services from the Lake Arrowhead Community Services District (LACSD). The letter serves to confirm that water and wastewater services are available for the Proposed Project upon satisfaction

of the conditions as described in the letter and pursuant to the LACSD Rules and Regulations for Water and Wastewater Service. The letter describes a 10-inch water main, which lies on Loch Leven Road on the northern side of SR-173 which would essentially service the Proposed Project. The meter size will be determined based on demand. At the time of the letter, it is unknown the size and the location of the meter to be installed. The property owner is responsible for the operation, repair and maintenance of the District-installed customer shut-off valve. Furthermore, there is an existing sewer cleanout, which ties into a 6-inch main sewer line located on Loch Leven Road. The approximate location of the connection is at the intersection of SR-173 and Loch Leven Road. A Water Service application is required along with applicable fees to the County of San Bernardino District Engineering Department. County approved building plans shall determine the size of the meter.

The Project Site is serviced by Southern California Edison (SCE), which provides the electrical service to the project area. The Proposed Project will receive electrical power by connecting to SCE's existing power lines along Highway 18, south of the Project Site. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 Gigawatt hours between the years 2015 and 2026. The increase in electricity demand from the project would represent an insignificant percent of the overall demand in SCE's service area.

SoCalGas provides natural gas service to the vicinity and the Project Site. Therefore, the Proposed Project will receive natural gas from the Southern California Gas Company by connecting to the existing line along Highway 18, south of the Project Site. The existing SoCalGas facilities are expected to sufficiently serve the increased demand of natural gas. The commercial demand of natural gas is anticipated to decrease from approximately 81 billion cubic feet (bcf) to 65 bcf between the years 2015 to 2035. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage to the overall demand in SoCalGas' service area. The Proposed Project would not require the expansion or construction of new natural gas facilities.

The Proposed Project does not require the construction of new electric power, natural gas or telecommunications facilities. The Project Site shall be serviced through existing Southern California Edison and SoCal Gas facilities, which are expected to meet the needs of the Proposed Project. Therefore, no significant adverse impacts to water or wastewater facilities are identified or anticipated, and no mitigation measures are required.

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### **Less Than Significant Impact**

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

As mentioned in Section IX (b) of this document, The LACSD has five wells in the Grass Valley Basin that provide approximately 150 to 200 acre-feet of groundwater per year. The Lake Arrowhead area is comprised of approximately 4,900 acres of mountainous



terrain where about 40 percent of the land has slopes of more than 30 percent grade. The ground underneath the surface is mostly dense, fractured and jointed granite. This terrain is very difficult to develop groundwater wells. Therefore, water is also imported, when necessary, through the Crestline-Lake Arrowhead Woods Water Agency (CLAWA).

In 2005, CLAWA entered an agreement with the LACSD and San Bernardino Valley Municipal Water District (SBVMWD) to deliver water purchased from SBVMWD to the Lake Arrowhead Woods area. This agreement provides that CLAWA will treat and deliver 7,600 acre-feet of water to LACSD over a period of 10 to 15 or more years. The agreement also gives CLAWA the right to utilize a portion of the water to satisfy demands within the Agency's service area during years of low State Water Project (SWP) allocation. The agreement does however limit the deliveries of water to LACSD and/or CLAWA to 15 percent of SBVMWD's approved SWP allocations for that year. This agreement will provide CLAWA with the ability to supplement its source of supply while seeking additional long-term storage arrangements. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

#### **Less Than Significant Impact**

- d) *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

The Project Site is located approximately 2.5 miles northwest of the Heaps Peak Transfer Station. The Heaps Peak Transfer Station has a permitted maximum of 600 tons/day. According to CalRecycle's estimated solid waste generation rates for commercial development, the Proposed Project would generate approximately 10.53 pounds of solid waste per employee per day, or approximately 0.03159 tons per day, which would account for 0.005265 percent of the permitted tons of Heaps Peak Transfer Station. Waste generated from the Proposed Project is not expected to significantly impact solid waste collection systems. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

#### **Less Than Significant Impact**

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

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

Effective January 1, 2011, the California Green Building Standards Code (CALGreen) requires all newly constructed buildings, including low-rise residential and most nonresidential commercial projects, to develop a waste management plan and divert a minimum of 50 percent of construction waste. This factor has been recently increased to 65 percent.

A project's waste management plan is to consist of two parts which are incorporated into the Conditions of Approval (COA's) by the County of San Bernardino Planning and Building & Safety divisions. As part of the plan, projects are required to estimate the amount of tonnage to be disposed and diverted during construction. Additionally, projects must provide the amount of waste that will be diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary. Burrtec is the franchise waste hauler for the area.

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

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

**Less Than Significant Impact**

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

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

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

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**SUBSTANTIATION:**

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**County of San Bernardino General Plan 2007; Submitted Project Materials**

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

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The Project Site does not contain any emergency facilities; however, the Project Site occurs adjacent to the SR-173, which serves as an official emergency route. The Office of Emergency Services (OES), County Fire Department shall be responsible for the continued update of emergency evacuation plans for wildland fire incidents as an extension of the agency's responsibility for Hazard Mitigation Planning in San Bernardino County. OES shall update evacuation procedures in coordination with Mountain Area Safety Taskforce (MAST) and provide specific evacuation plans for the Mountain Region where route planning, early warning and agency coordination is most critical in ensuring proper execution of successful evacuations. OES will monitor population growth and evaluate road capacities and hazard conditions along evacuation corridors to prepare contingency plans to correspond to the location, direction and rate of spread of wildland fires. The Proposed Project would comply with the policies within Goal S9 of the County of San Bernardino's General Plan to ensure impacts to the County's emergency evacuation plan are reduced to a less than significant level. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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**Less Than Significant Impact**

- b), d) *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?*

*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?*

With no major slopes, elevation on-site is approximately 5,250 feet above mean sea level (msl). The Project Site is located in an area identified by the San Bernardino County's Hazard Overlay Map FH23 B (Lake Arrowhead), as a Fire Safety Area (FS). The FS includes areas within the mountains, valley foothills and desert region. It includes all the land generally within the San Bernardino National Forest boundary and is characterized by areas with moderate to heavy fuel loading contributing to high fire hazard conditions.

The County of San Bernardino Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was FEMA approved on July 13, 2017. The MJHMP helps to define hazard mitigation measures in San Bernardino County, which intends to reduce or eliminate loss of life and/or property for unincorporated communities in San Bernardino County and within areas overseen or managed by the Flood Control District, Fire District and Special Districts Department. The MJHMP process encourages communities within the

unincorporated County to develop goals and projects that will reduce risk and build a more disaster resilient community by analyzing potential hazards. By cooperatively and jointly together as a Multi-Jurisdictional Planning team, the partners were able to develop common goals and objectives for mitigation efforts. The individual stakeholders can then take the goals and objectives back to their individual Special Districts for discussion, ranking and project development, and then bring the resulting projects back to the Multi-Jurisdictional Planning Team. The Multi-Jurisdictional Planning Team can then integrate all projects into the appropriate project listing to be acted upon by the most appropriate managing department or district for the listed projects.

The current conditions of the Project Site are disturbed vacant land, with existing commercial uses and a church surrounding the site. The Project Site's region is described as a heavily wooded mountainous terrain environment that is prone to wildfires. Conditions of approval for the Proposed Project include a Fuel Modification Plan, which demonstrates a plan for wildfire prevention and containment. A Fuel Modification Plan was prepared by Richard Pope and Associates (dated January 8, 2020) (Available at City offices for review), which lists "Undesirable Plant Species" that shall not be planted in any of the Fuel Modification Zones and referred to as "target species" since their complete removal is a critical part of hazard reduction for the Project Site. The Fuel Modification "Zone A" is a setback zone with a minimum width of 20 feet, that shall provide a defensible space for fire suppression forces and to protect structures from radiant and convective heat. "Zone B" consists of irrigated landscaping that has a minimum width of 50 feet and demonstrates the portion of the fuel modification area that will be permanently and regularly irrigated. The Project Site consists of approximately 20 trees which shall be trimmed to reduce threat of wildfire spread to proposed and existing structures on the Project Site and the vicinity. Final plans shall be reviewed and approved by the responsible Fire Authority and Department of Building and Safety to ensure a less than significant impact.

The Project Site occurs in an area identified as Zone D as shown in the FEMA Flood Insurance Rate Map and is approximately 0.24 miles south of Lake Arrowhead. Zone D is defined as areas of undetermined flood hazard. Although the Project Site occurs near a large body of water, no significant risk to flooding as a result of runoff or post-fire slope instability is expected. Lake Arrowhead sits at approximately 5,100 feet above msl and the Project Site occurs at a 150-foot higher elevation. The Proposed Project is not anticipated to exacerbate wildfire risks, thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire nor 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. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may*

*exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The Proposed Project is currently completely surrounded by development and is currently serviced by existing infrastructure including roadways (i.e. SR-173, power lines, natural gas lines, water, sewer and telephone). The Proposed Project does not include the installation or maintenance of infrastructure and therefore the risk of fire from these activities is not anticipated. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

**No Impact**

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

<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>
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE:</b>				

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                          |                          |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?                                                                                                                                       | <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"/> |

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- 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?*

The General Biological Assessment 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 and BIO-2. 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 Phase I Cultural Resources Investigation 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 CR-1 through CR-2 and GEO-1. 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. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact**

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

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

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

Impacts associated with the Proposed Project would not be considered individually or cumulatively adverse or considerable. Impacts identified in this Initial Study can be

reduced to a less than significant impact. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

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

**Less Than Significant Impact**

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

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- California Energy Commission Efficiency Division. *Title 24: 2019 Building Energy Efficiency Standards*. Accessed on October 2, 2019 from <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency>
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Richard Pope and Associates. Fuel Modification Plan. February 2019.

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