



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: September 3, 2020

AGENDA ITEM #2

Project Description

Vicinity Map

APN:	0304-412-06
Applicant:	DON MILLER/PINE TREE RV PARK
Community/Supervisorial District:	BIG BEAR CITY 3 RD SUPERVISORIAL DISTRICT
Location:	42144 NORTH SHORE DRIVE (HWY 38) IN THE COMMUNITY OF BIG BEAR CITY
Project No:	P201800679
Staff Rep:	ANTHONY DELUCA DON MILLER
Proposal:	CONDITIONAL USE PERMIT (CUP) TO ADD THIRTY-TWO (32) 30' X 40' SPACES TO AN EXISTING RV PARK ON 4.6-ACRES IN THE COMMUNITY OF BIG BEAR CITY WITHIN THE BEAR VALLEY PLANNING AREA



6 Hearing Notices Sent On: August 23, 2020

Report Prepared By: Anthony DeLuca

SITE INFORMATION

Parcel Size: 4.6 Acres
 Terrain: Mountainous, sloping upwards from south to north
 Vegetation: Mountain vegetation and pines. Partially Developed/Disturbed.

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
Site	Mobile Home/RV Park	Bear Valley/Single Family Residential (BV/RS)
North	Vacant Land/Federal	Bear Valley/Resource Conservation (BV/RC)
South	Vacant Land/SFRs	Bear Valley/Single Family Residential (BV/RS)
East	Religious Facility	Bear Valley/Single Family Residential (BV/RS)
West	SB County Maintenance Yard	Bear Valley/Single Family Residential (BV/RS)

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	N/A	N/A
Water Service:	City of Big Bear Lake DWP	Available
Sewer Service:	County Special Districts Water and Sanitation	Available

STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the Mitigated Negative Declaration, **ADOPT** the Findings as contained in the Staff Report, **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval, and **DIRECT** staff to file a Notice of Determination¹.

¹In accordance with Section 86.08.010 of the San Bernardino County Development Code, this action may be appealed to the Board of Supervisors.

OFFICIAL LAND USE DISTRICT MAP



Figure 1 Vicinity and Land Use Designations

SITE PHOTOS



Figure 2 Main Entrance Looking North



Figure 3 Main Entrance towards West Hwy 38



Figure 4 Looking East on Hwy 38, Section for Left-turn Lane

SURROUNDING PROPERTIES



Figure 5 Property on Eastside of the Project



Figure 6 Looking South from Main Entrance across Hwy 38

PROJECT DESCRIPTION AND BACKGROUND:

The applicant is requesting approval of a Conditional Use Permit (CUP) to add thirty-two (32) 30' x 40' spaces to an existing manufactured home/RV park on 4.6-acres in the community of Big Bear City within the Bear Valley Planning Area (Project). The Project is located on the northeast corner of Highway 38 and Lake View Lane in the Community of Big Bear City. The Project was developed as an RV Park in the early 1970's and has operated as such ever since.

PROJECT ANALYSIS:

Development Code Compliance Summary: As shown in Figure 1, the Project site is located in a Single Residential (RS) Land Use Zoning District. The RS zoning does not allow the current use, however the use of the Project site as a manufactured home/RV park is allowed to continue as legal non-conforming in the RS zone in conformance with the San Bernardino County Development Code (Development Code) non-conforming use regulations. (Development Code Section 81.01.050(e).) Per Development Code Section 84.17.080 (Alteration of Non-Conforming Uses), the alteration of a legal non-conforming use is subject to a Conditional Use Permit (CUP) in compliance with Chapter 85.06 of the Development Code, including findings for alteration of a non-conforming use in Section 85.06.080. Findings of fact in support of the issuance of a CUP and alteration of the existing legal-nonconforming manufactured home/RV park is included as Exhibit A to this Staff Report.

Parking: Chapter 83.11, Section 83.11.040 requires the Project to provide two parking spaces for each RV space, with an additional one space for every 250 sq. ft. of common use buildings which will be provided as four additional spaces, including one ADA space. The Project satisfies all applicable standards of the Development Code, including Chapters 84.17 and 85.06, and summarized in Table-1 below.

Table 1 Project Code Compliance

Project Component	Development Code Standard		Project Plans
RV Park	CUP		CUP
Parking	2 spaces for each RV space, plus 1 space per 250 sq. ft. of common building area to include 1 ADA compliant space		2 per RV space, plus 10 common area spaces including 2 ADA van accessible.
Landscaping	10% minimum required		10%
Building Setbacks	Front:	15'	15'
	Side Street Side:	15'	15'
	Side Interior:	10'	10'
	Rear	10'	10'
Building Height	35' Maximum		N/A
Drive Aisles	26'		26'

Landscaping: A landscaping plan will be provided and will be required to comply with the landscaping standards provided in Development Code Section 83.10.060 and Table 83-12 (Minimum Landscaped Area). The Project will also comply with landscape efficiency pursuant to the Model Water Efficient Landscape Ordinance.

Fencing: The Project will maintain the existing 5-foot high chain link fencing surrounding the property. Walls/fences existing and proposed on all property lines are consistent and in compliance with Development Code Section 83.02.060 (Screening and Buffering).

Hours of Operation: The facility will continue to operate much like a campground, with recreational vehicles entering and exiting periodically. The RV Park will be open to visitors year round.

Water Service: Water service is currently provided by the City of Big Bear Lake DWP and can accommodate the proposed expansion.

Sewer Service: Sewer service is currently provided by the County of San Bernardino Special Districts Water and Sewer and can accommodate the proposed expansion.

Drainage: An existing drainage easement on the west side of the property will be extended into the northwest portion of the property as required by County Land Development-Drainage Division. This requirement has been satisfied through the approval of a Preliminary Drainage Report, with the final report and recordation of the additional easement to be included as a final condition of approval, and signed off by Land Development prior to grading activities. The California Department of Fish and Wildlife (CDFW) reviewed the Project and sent correspondence stating that a Lake and Streambed Alteration Notification would not be needed.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (MND)(SCH# 2020029066) has been prepared and submitted to the State Clearinghouse for distribution to selected state agencies for review (Exhibit B). The review period closed on March 19, 2020. Comments were received from CDFW and the California Native Plant Society (CNPS) challenging the analysis of potential impacts to sensitive plants and wildlife in the area. These comment letters were sent to First Carbon Solutions who conducted the biological surveys and prepared the report. Although not a required by CEQA, First Carbon has provided written responses to comments received by CDFW and CNPS. In response to comments submitted by CDFW and CNPS and out of an abundance of caution, First Carbon recommends the County address the commenters' concerns through additional conditions of approval. The comment letters and the response to the comments are attached as Exhibit D.

A letter received from the State of California Governor's Office of Planning and Research dated March 20, 2020, confirmed compliance with the State Clearinghouse review requirements for draft environmental documents pursuant to CEQA. The Project will not have a significant adverse impact on the environment with the implementation of all the required conditions of approval and mitigation measures. No comments were received from any surrounding property owners.

RECOMMENDATION: That the Planning Commission:

1. **ADOPT** the Mitigated Negative Declaration (Exhibit B);
2. **ADOPT** the Findings as contained in the staff report (Exhibit A);
3. **APPROVE** the Conditional Use Permit (CUP) to add twenty-four (24) 30' x 40' spaces to an existing manufactured home/RV park on 4.6-acres, subject to conditions of approval (Exhibit C); and
4. **DIRECT** staff to file the Notice of Determination

ATTACHMENTS:

- EXHIBIT A:** Findings
EXHIBIT B: Initial Study/MND
EXHIBIT C: Conditions of Approval
EXHIBIT D: Comments from CDFW and CNPS and First Carbon Response to Comments
EXHIBIT E: Site Plan
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EXHIBIT A

Findings

FINDINGS: Conditional Use Permit (CUP) to add thirty-two (32) 30' x 40' spaces to an existing RV Park on 4.6-acres in the community of Big Bear City within the Bear Valley Planning Area, at 42144 North Shore Drive (State Hwy 38), Big Bear City, CA., San Bernardino County (Project).

1. **The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open space, setbacks, walls and fences, yards, and other required features pertaining to the application.** The 4.6-acre site is adequate in terms of shape and size to accommodate the proposed use considering all setbacks, road dedications, and circulation. Existing walls and/or fences will continue to provide screening to adjacent properties including the residential use to the south across Highway 38, and the church facility to the east of the parcel. All setbacks meet or exceed the requirements of the San Bernardino County Development Code (Development Code) for the proposed land use and the existing zoning.
2. **The site for the proposed use has adequate access, which means that the site design and proposed conditions of approval provide for the streets surrounding the site to be improved fully to provide legal and physical access to the site, and appropriate regional circulation mitigation has been required.** The site for the proposed use has adequate access, which means that the design and proposed conditions of approval provide for the streets surrounding the site to be fully improved and to provide legal and physical access to the site. This includes road dedication as well as street improvements such as a left turn lane eastbound on Highway 38 as required by the California Department of Transportation (Caltrans). A second point of ingress/egress for emergency use only (to be gated and locked) has also been required by San Bernardino County Fire Protection District with Caltrans' approval.
3. **The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.** The proposed use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. The proposed use is required to comply with all requirements of the Development Code with respect to noise, vibration, lighting and glare. In addition, the use will not interfere with the present or future ability to use solar energy systems.
4. **The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan and any applicable Community or Specific Plan.** The Project's site plan, together with the provisions for its design and improvement, are consistent with the County General Plan as well as the Bear Valley Community Plan. The Project specifically implements the following goals and policies:

Bear Valley Community Plan Goal BV/LU 2: Enhance commercial and light industrial development within the plan area that is compatible with the forest and mountain character and meets the needs of local residents and visitors.

- Policy BV/LU 2.5: Encourage only those light industrial and commercial uses that generally meet the service, employment and support needs of local residents and tourists.
- Implementation: The Project will provide expanded opportunities for visitors to take advantage of mountain recreation and amenities without over development or removal of trees in keeping with the character of the area.

General Plan Goal LU-3: The unincorporated communities within the County will be sufficiently served by commercial land uses through a combination of commercial development within cities and unincorporated communities.

- Policy LU-3.1: Protect areas best suited for commercial uses by virtue of their location, access to major arterials, and availability of infrastructure and other utilities, from other incompatible uses.
 - Implementation: The Project is an expansion of an existing recreational vehicle park originally established in the early 1970's located along Highway 38 (Northshore Drive) on a residentially zoned parcel in the community of Big Bear City. Considering features of the site design, the arrangement of land uses within the vicinity, and data included in the supporting studies, the Project is appropriately sited and compatible with the surrounding area. The Project will provide expanded opportunities for visitors to take advantage of mountain recreation and amenities without over development or removal of trees in keeping with the character of the area.
5. **There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed project without significantly lowering service levels.** Water and sewer service will be provided by the City of Big Bear Lake DWP, and County of San Bernardino Special Districts Water and Sanitation. There are public services available to serve the site including electric, gas, telephone, and cable.
 6. **The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare.** The conditions of approval include measures that require the developer to comply with the performance measures outlined in the Development Code.
 7. **The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, through the orientation and design of the building to take advantage of passive solar heating capabilities.** The design of the proposed development does not prohibit future solar energy systems and passive or natural heating and cooling opportunities.

ENVIRONMENTAL FINDINGS

The environmental findings, in accordance with Chapter 85.03.040 of the San Bernardino County Development Code, are as follows:

Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, the above referenced Project has been determined to not have a significant adverse impact on the environment with the implementation of all the required conditions of approval and mitigation measures. An Initial Study (SCH# 2020029066) has been prepared in compliance with CEQA and submitted to the State Clearinghouse for distribution to selected state agencies for review. A Mitigated Negative Declaration (MND) will be adopted and a Notice of Determination (NOD) will be filed as part with the San Bernardino County Clerk's office. The IS/MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

ADDITIONAL REQUIRED FINDINGS FOR NONCONFORMING USE

[San Bernardino County Code § 85.06.080]

- 1. The remaining normal life of the existing nonconforming use is determined to be in compliance with provisions specified in this Development Code before consideration of the proposed alteration if located in a residential land use zoning district.**

The remaining normal life of the existing nonconforming use is in compliance with the provisions of the Development Code. The proposed structures will support the existing operations of the facility. The current zoning is a residential land use zoning designation, however the facility is compatible with surrounding uses that currently exist.

- 2. The proposed alteration shall not prolong the normal life of the existing nonconforming use.**

The proposed alteration will not prolong the normal life of the existing nonconforming use, as it will support the current operations of existing facility and uses on site.

- 3. The alteration of the existing nonconforming use shall not be detrimental to, nor prevent the attainment of, general land uses, objectives, policies, and programs specified in the General Plan or any applicable community or specific plan.**

The alteration will not be detrimental to, nor prevent the attainment of, general land uses, objectives, policies, and programs specified in the General Plan or Bear Valley Community Plan, because the Project specifically implements the following General Plan goals and related policies:

Bear Valley Community Plan Goal BV/LU 2: Enhance commercial and light industrial development within the plan area that is compatible with the forest and mountain character and meets the needs of local residents and visitors.

- Policy BV/LU 2.5: Encourage only those light industrial and commercial uses that generally meet the service, employment and support needs of local residents and tourists.
- Implementation: The Project will provide expanded opportunities for visitors to take advantage of mountain recreation and amenities without over development or removal of trees in keeping with the character of the area.

General Plan Goal LU-3: The unincorporated communities within the County will be sufficiently served by commercial land uses through a combination of commercial development within cities and unincorporated communities.

- Policy LU-3.1: Protect areas best suited for commercial uses by virtue of their location, access to major arterials, and availability of infrastructure and other utilities, from other incompatible uses.
- Implementation: The Project is an expansion of an existing recreational vehicle park originally established in the early 1970's located along Highway 38 (Northshore Drive) on a residentially zoned parcel in the community of Big Bear City. Considering features of the site design, the arrangement of land uses within the vicinity, and data included in the supporting studies, the Project is appropriately sited and compatible with the surrounding area. The Project will provide expanded opportunities for visitors to take advantage of mountain recreation and amenities without over development or removal of trees in keeping with the character of the area.

- 4. The granting of permission to alter the nonconforming use shall not be substantially detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and land use zoning district in which the use is located.**

The proposed development will be conditioned to adhere to the Development Code performance standards, including those for noise and traffic. The Project incorporates mitigation measures and conditions of approval to ensure there are no significant impacts to properties in the vicinity, as they relate to public health, safety, and general welfare, including measures required by Caltrans to ensure safe ingress and egress to the site, with an additional entrance/exit to be gated for the purposes of emergency access.

- 5. The alteration shall not change the primary use of the land nor increase the intensity of the use unless such change brings the use into greater compliance with current zoning regulations.**

The Project is an expansion of an existing non-conforming use that has been in continuous operation since the early 1970s. The alteration to the developed site will not change the primary land use, and any increase in the intensity of the use would be to support an upgrade to the site in order to meet current standards, and expectations of visitors.

- 6. The existing nonconforming use shall comply with all other existing County regulations, including those applicable to and enforced by the Director, and County Sheriff's Department.**

The existing nonconforming use will comply with all other existing County regulations because the Project will include measures that require the developer to comply with the performance measures outlined in the Development Code. The conditions of approval are intended to protect the overall health, safety and general welfare of the public.

EXHIBIT B

Initial Study/MND

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

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

PROJECT LABEL:

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

PROJECT CONTACT INFORMATION:

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

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

PROJECT DESCRIPTION:

Summary

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

Surrounding Land Uses and Setting

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

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

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

Project Site Location, Existing Site Land Uses and Conditions

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

Site Photographs

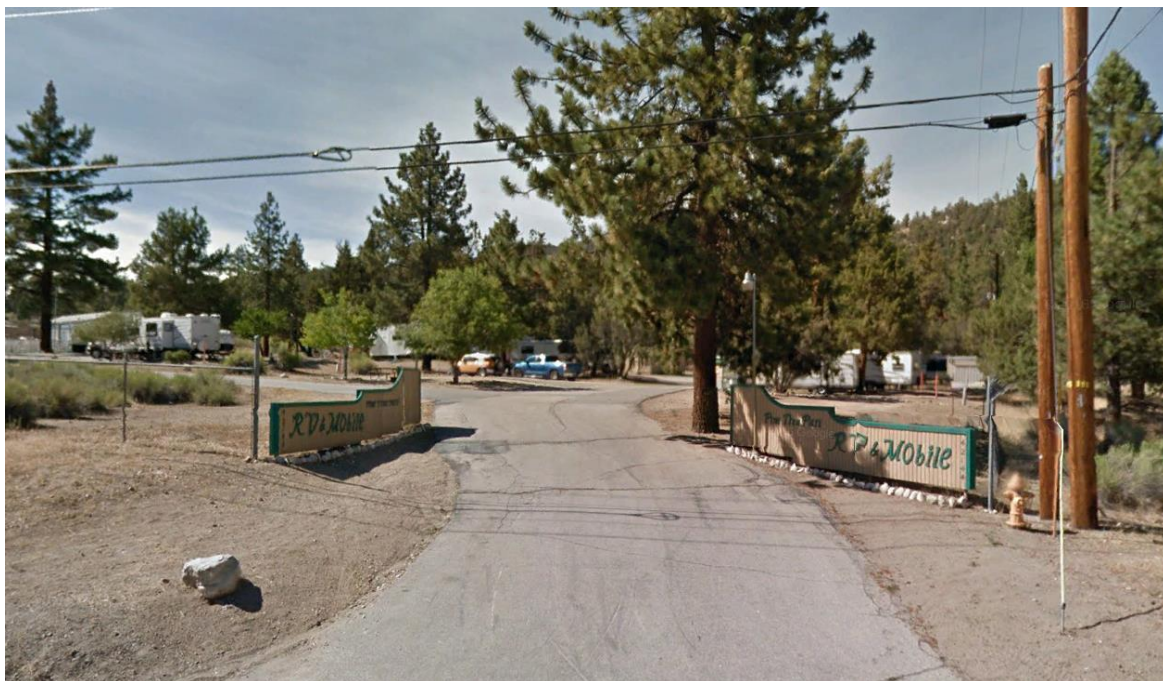


Figure 1 Looking North onto Property



Figure 2 Project Vicinity Map

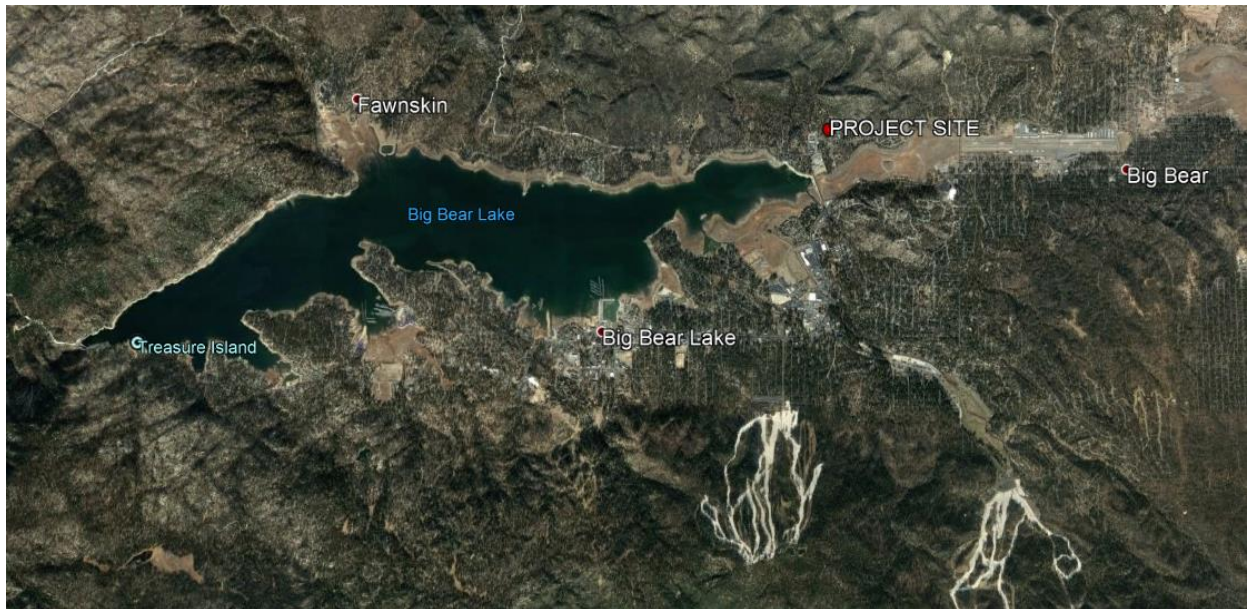


Figure 3 Regional Map of Project Site

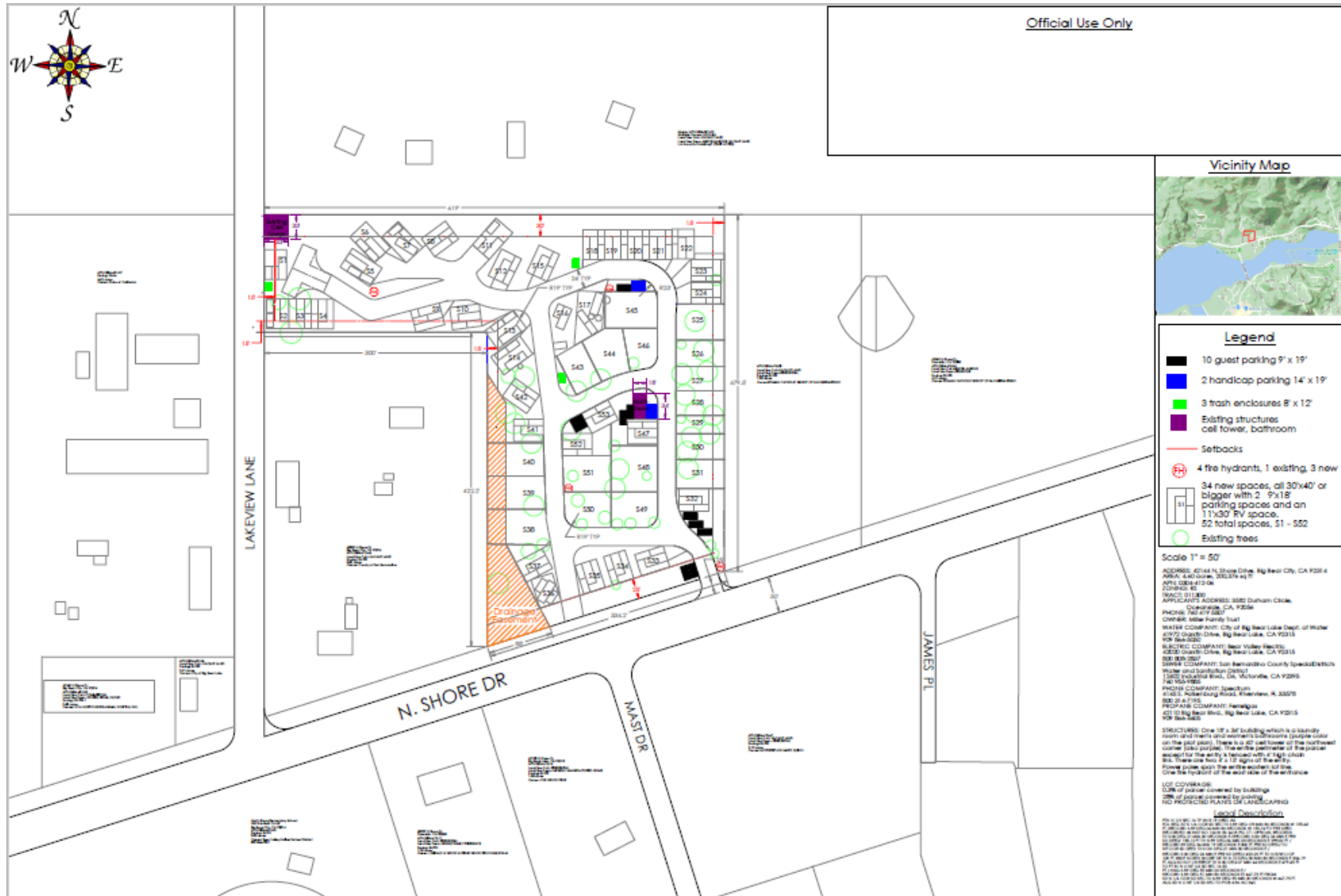


Figure 4 Proposed Site Plan

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

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

Federal: N/A

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

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? The required notification of affected tribes has occurred. Consultation was initially requested by the San Manuel tribe. However upon further review of the project and cultural report provided, the tribe withdrew the request and provided standard language regarding mitigation of inadvertent discovery of tribal cultural resources including human remains.

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

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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


 Signature: (prepared by Anthony DeLuca, Senior Planner)

2-13-2020
 Date


 Signature: (Chris Warrick, Supervising Planner)

2-13-2020
 Date

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

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

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

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

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

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

SUBSTANTIATION: (Check if project is located in the Important Farmlands Overlay): **San Bernardino County General Plan, 2007; Bear Valley Community Plan; California Department of Conservation Farmland Mapping and Monitoring Program (FMMP); Natural**

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

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

Mitigation Measures:

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

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

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Expose sensitive receptors to substantial pollutant concentrations? | <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 type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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

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

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

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

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

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

SUBSTANTIATION: (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database): **San Bernardino County General Plan, 2007; Bear Valley Community Plan; Submitted Project Materials; Biological Resources Assessment, First Carbon Solutions, March 26, 2019; California Natural Diversity Data Base (CNDDDB), 2019**

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

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

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

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

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

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

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

Mitigation Measures

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

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

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

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

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

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

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

Mitigation Measures:

CUL-1 (b): In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as

detailed within **TCR-1**, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

CUL-2 (c): If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within **TCR-1**. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

CUL-3 (c): If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

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

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

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

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII. GEOLOGY AND SOILS - Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mitigation Measures

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIII. NOISE - Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIV. POPULATION AND HOUSING - Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XV. PUBLIC SERVICES

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

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

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

- a) **Less than Significant Impact.** The proposed project will not result substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks, or other public facilities. The development as proposed should increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this project.

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

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

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

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

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

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

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

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

Mitigation Measures:

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

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

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

- a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 - ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

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

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

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

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

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

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

a) **i). No Impact.** According to the South Central Coast Information Center, California Historical Resources Information System records search, there were no listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) within the project area.

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

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

Mitigation Measures

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

TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the

applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

Monitoring Measures:

No Monitoring measures are required at this time

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MITIGATION MEASURES

Agricultural Resources (AG)

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

Biological Resources (BIO)

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

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

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

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

Cultural Resources (CUL)

CUL-1 (b): In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural

Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

CUL-2 (c): If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

CUL-3 (c): If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

Hazards and Hazardous Materials (HAZ)

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

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

Transportation (TRA)

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

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

Tribal Cultural Resources (TCR)

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

TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

GENERAL REFERENCES

Bear Valley Community Plan

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

County of San Bernardino 2007 Development Code

County of San Bernardino Geologic Hazards Overlays Map

County of San Bernardino Hazard Overlay Map

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

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

San Bernardino County General Plan, 2007.

San Bernardino County General Plan, 2007; Environmental Impact Report

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

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

County of San Bernardino Road Planning and Design Standards.

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

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

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

PROJECT-SPECIFIC REFERENCES

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

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

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

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

South Central Coast Information Center, California State University Fullerton

EXHIBIT C

Conditions of Approval

CONDITIONS OF APPROVAL

Pine Tree RV Park

GENERAL REQUIREMENTS

Conditions of Operation and Procedure

LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311

1. Project Description. A proposed Conditional Use Permit (CUP) to add thirty-two (32) 30' x 40' spaces to an existing RV park on 4.6-acres in the community of Big Bear City within the Bear Valley Planning Area in compliance with the San Bernardino County Code (SBCC) Single Residential (RS) land use designation, California Building Codes (CBC), the California Fire Code (CFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). Assessor Parcel Number: 0304-412-06; P201800679 (PROJ-2020-00120)

The developer shall provide a copy of the approved conditions and the site plan to every current and future Project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project Site.

2. Project Location. North side of State highway 38, at 42144 North Shore Drive, Big Bear City, CA San Bernardino County.
3. Revisions. Any proposed change to the approved use/activity on the site; or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to structures, building locations, elevations, signs, parking allocation, landscaping, lighting, allowable number of occupants (clients and/or employees); or a proposed change in the Conditions of Approval, including operational restrictions from those shown either on the approved site plan and/or in the Conditions of Approval shall require that an additional land use application (e.g. Revision to an Approved Action) be approved by the County. The developer shall prepare, submit with fees, and obtain approval of the application prior to implementing any such revision or modification. (SBCC 86.06.070)
4. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree to defend, indemnify and hold harmless the County or its "indemnities" (herein collectively the County's elected officials, appointed officials [including Planning Commissioners], Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action or proceeding against the County or its indemnitees to attack, set aside, void or annul an approval of the County by an indemnitee concerning the map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any Condition of Approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney's fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitee's "passive" negligence but does not apply to the indemnitee's "sole" or "active" negligence" or "willful misconduct" within the meaning of Civil Code Section 2782.

5. Expiration. This Project permit approval shall expire and become void if it is not "exercised" within three years of the effective date of this approval, unless an extension of time is granted. The permit is deemed exercised when either.
 - the permittee has commenced actual construction or alteration under a validly issued Building Permit, or
 - the permittee has substantially commenced the approved land use or activity on the Project site, for those portions of the Project not requiring a Building Permit. [SBCC 86.06.060]

PLEASE NOTE. This will be the ONLY notice given of the expiration date. The developer is responsible for initiation of any Extension of Time application.

6. Occupancy of Approved Land Use. Occupancy of completed structures and operation of the approved exercised land use remains valid continuously for the life of the Project and the approval runs with the land, unless one of the following occurs.
 - Building and Safety does not issue construction permits for all or part of the Project or the construction permits expire before the completion of the structure and the final inspection approval.
 - The County determines the land use to be abandoned or non-conforming.
 - The County determines that the land use is not operating in compliance with these Conditions of Approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.
7. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
8. Extension of Time. County staff may grant extensions of time to the expiration date (listed above or as otherwise extended) in increments each not to exceed an additional three years beyond the current expiration date. The developer may file an application to request consideration of an extension of time with appropriate fees no less than 30 days before the expiration date. County staff may grant extensions of time based on a review of the Extension application, which must include a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised Conditions of Approval or site plan modifications. (SBCC §86.06.060)
9. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
10. Project Account. The Project account number is PROJ-2020-00120. This is an actual cost Project with a deposit account to which hourly charges are assessed. The developer shall maintain a positive account balance at all times. A minimum balance of \$1000 must be in the Project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use. There shall be sufficient funds remaining in the account to properly fund file closure and any other required post-occupancy review and inspection (e.g. landscape performance).
11. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division shall release their holds on each phase of development by providing to County Building and Safety the following.
12. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and Project site. These may include.
 - a) FEDERAL. N/A
 - b) STATE. Caltrans, CDFW
 - c) COUNTY. Land Use Services – Planning/Building and Safety/Code Enforcement/Land Development, County Fire, Environmental Health Services, and Public Works
 - d) LOCAL. N/A
13. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to.
 - Annual Maintenance and Repair. The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
 - Graffiti and Debris. The developer shall remove graffiti and debris immediately through weekly maintenance.

- Dust Control. The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
 - Erosion Control. The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - Metal Storage Containers. The developer shall NOT place metal storage containers in Fire Lanes.
 - Signage. The developer shall maintain all on-site signs, including posted area signs (e.g. “No Trespassing”) in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
 - Fire Lanes. The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including “No Parking” designations and “Fire Lane” designations.
14. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.
15. Construction Hours. Construction will be limited to the hours between 7.00 AM and 7.00 PM, Monday through Saturday in accordance with the SBCC standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
16. Signs. This conditional approval does not include signs. The developer must apply for any free-standing or attached sign, which must be permitted in accordance with SBCC Chapter 7, Sign Regulations and in compliance with the Conditions of Approval.
17. Lighting. Lighting shall comply with SBCC Chapter 83.13 Sign Regulations and SBCC§ 83.07.030 “Glare and Outdoor Lighting – Mountain Region”. All lighting shall be limited to that necessary for maintenance activities and security purposes. No light shall project onto abutting residential land uses or districts or the public right-of-way, nor project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, or by light inside the sign.
18. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030).
19. Cultural Resources. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum Director, telephone (909) 798-8601.
20. Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.

LAND USE SERVICES DEPARTMENT – Code Enforcement Division (909) 387-8311

21. Enforcement. If any County enforcement activities are required to enforce compliance with the Conditions of Approval, the County will charge the property owner for such enforcement activities pursuant to the SBCC Schedule of Fees.
22. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations [SBCC§ 23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

LAND USE SERVICES DEPARTMENT– Land Development Division – Drainage Section (909) 387-8311

23. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
24. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
25. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
26. Erosion Control Installation. Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

27. Fire Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
28. Construction Permits. Construction Permits including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred within 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.
29. Additional Requirements. In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. [F01A]
30. Fire Fee. Any required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 386-8400.

PUBLIC HEALTH - Environmental Health Services (800) 442-2283

31. Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, please call DEHS at 1-800-442-2283.
32. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. For information, please call DEHS/Wastewater Section at: 1-800-442-2283.
33. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least **1** time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least **2** times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call DEHS/LEA at: 1-800-442-2283.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

34. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.
35. Franchise Hauler Service Area. This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec).
36. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
37. Mandatory Commercial Organics Recycling. As of January 2017, the State of California through AB 1826 (Enacted October 2014), requires businesses that generate four (4) cubic yards of organics per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics though not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

**PRIOR TO THE ISSUANCE OF GRADING PERMITS
OR LAND DISTURBING ACTIVITY
The Following Shall Be Completed**

LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311

38. *In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.*
39. *If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.*
40. *If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.*
41. *The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.*
42. *Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.*
43. *The City of Big Bear Lake has a Tree Ordinance in place to ensure the preservation and conservation of all trees which are a minimum of 12 inches in diameter at breast height (DBH), including both native and non-native trees. Dependent on project development, any removal of trees greater than 12 inches DBH on-site will need to abide by all regulations and ordinances set forth by the City, as mentioned in Section 2.2.8 above. If the project requires the removal of trees, then prior to the commencement of construction activities the applicant shall conduct an arborist tree survey to catalog and provide an inventory all trees scheduled for removal and apply for any necessary permits regarding tree removal. All applicable provisions of the City's Tree Ordinance (if applicable) shall be adhered to.*
44. *If construction or tree removal is proposed during the breeding season for bald eagle (typically January 1 through August 31), an approved avian biologist shall conduct pre-construction surveys for bald eagle if work occurs during the breeding season. Nest surveys shall be conducted within a radius of 1,000 feet from the project footprint within 7 days prior to construction. If nests of bald eagles or nesting activity is detected within 1,000 feet of the site, non-disturbance measures shall be developed in cooperation with the appropriate regulatory agency, as determined by the project's biologist. Measures may consist of performing construction work outside of the nesting season or the construction of blinds to shield construction from nests.*
45. *If construction or tree removal is proposed during the breeding/nesting season for migratory birds (typically February 15 through August 31), a qualified biologist shall conduct pre-construction surveys for migratory birds within the construction area, including a 300-foot survey buffer, no more than 3 days prior to the start of ground disturbing activities in the construction area.*
46. *If an active nest is located during pre-construction surveys, USFWS and/or CDFW (as appropriate) shall be notified regarding the status of the nest. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active migratory bird nest) or alteration of the construction schedule.*

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

48. Prior to Project implementation, and during the appropriate season, the Applicant shall conduct botanical field survey following protocols set forth in the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), or similar, accepted rare-plant survey protocols. The surveys shall be conducted by a botanist(s) experienced in conducting floristic botanical field surveys, knowledgeable of plant taxonomy and plant community ecology and classification, familiar with the plants of the area, including special status and locally significant plants, and familiar with the appropriate state and federal statutes related to plants and plant collecting. The botanical field surveys should be conducted at the appropriate time of year when plants will both be evident and identifiable and, in a manner, which maximizes the likelihood of locating special status plants and sensitive natural communities that may be present. Botanical field surveys should be conducted floristic in nature, meaning that every plant taxon that occurs in the project area is identified to the taxonomic level necessary to determine rarity and listing status.

If any rare plants or sensitive vegetation communities are identified, the Applicant shall either avoid the occurrence, with an appropriate buffer, or mitigate the loss of the occurrence through the conservation of similar or higher-quality occupied habitat at a minimum 3:1 (replacement-to-impact) ratio. If the Project has the potential to impact a State-listed species, the Applicant shall apply for a California Endangered Species Act Incidental Take Permit with the California Department of Fish and Wildlife.

49. The Applicant shall designate a southern rubber boa biologist (Designated Biologist), approved by California Department of Fish and Wildlife (CDFW), that is knowledgeable about the southern rubber boa, including its natural history, habitat requirements, seasonal movements and range, to survey and monitor for southern rubber boa prior to and during Project activities. Prior to Project implementation, and at the appropriate times, the Designated Biologist shall survey for southern rubber boa, using standard, accepted protocol, within all areas proposed for disturbance, including a 100-foot buffer from the Project area. The Designated Biologist(s) shall focus on moveable surface materials such as rocks, logs, and manmade debris that may provide shelter for the southern rubber boa.

If suitable habitat for southern rubber boa is identified, the Applicant shall implement the following:

1. The Designated Biologist shall be on-site when all ground disturbing activities are conducted.
2. The Designated Biologist shall conduct preconstruction surveys ending no more than 3 days prior to the start of construction. During the survey, all moveable surface materials such as rocks, logs and manmade debris that may provide shelter for southern rubber boa shall be removed by hand.
3. If a southern rubber boa is found, all project activities shall be halted, CDFW shall be contacted, and a California Endangered Species Act Incidental Take Permit obtained from CDFW.

If southern rubber boa are found within the project site, the Applicant shall implement the following:

1. The County or Applicant shall apply for an Incidental Take Permit from CDFW for take of southern rubber boa.
2. The Project proponent shall conserve southern rubber boa habitat as mitigation for project impacts to the species at a minimum ratio of 3:1 for all permanent loss of habitat.

50. The Applicant shall designate a San Bernardino flying squirrel biologist (Designated Biologist), approved by CDFW, that is knowledgeable about the natural history, habitat requirements (including nesting habitat), and range of the species, to survey and monitor for the species, prior to and during construction. The Designated Biologist shall survey the Project site, including an appropriate buffer surrounding the site for habitat suitable to support San Bernardino flying squirrel, including dominant tree species present, canopy closure, duff layers, presence of large snags, presence of coarse woody debris (>10 cm), suitable cavity nesting sites and site proximity to annual or ephemeral water sources.

If San Bernardino flying squirrel are found on-site or suitable habitat exists for the species, the Applicant shall implement the following:

1. Minimize the removal of large coarse woody debris, which provide microhabitat for the growth of hypogeous fungi, a food source for San Bernardino Flying squirrel.
2. Limit removal of standing snags >25 cm DBH) and large trees (>25cm DBH, which provide both structural complexity and potential nesting habitat.

3. Prioritize the retention of large trees and snags with visible potential cavity nesting structures which are associated with high densities of flying squirrel.
 4. Minimize the loss of continuous canopy closure, which provides protection from predators while foraging and may play an important role in maintaining habitat connectivity.
 5. Retain a biologist on-site when all ground disturbing activities are conducted to identify and minimize potential impacts.
 6. Conduct a preconstruction survey, no more than 3 days prior to the start of construction. During the survey, the Designated Biologist shall systematically survey the proposed project site as well as 150-foot buffer, specifically searching for essential San Bernardino flying squirrel habitat features. If the species is identified, the Designated Biologist shall establish avoidance measures, in coordination with CDFW, to limit disturbance to the species during construction.
51. *The proposed emergency driveway shall align with Mast Drive on the south side of SR 38.*
52. *Install an auxiliary left-turn lane on State Route 38 along the property frontage to be completed and operational prior to the additional units being opened for occupancy.*

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311

53. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
54. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities/or concentration of runoff from the site. Proof of recordation shall be provided to the Land Development Division.
55. Onsite Drainage Easement. On-site flows shall be directed within a drainage easement.
56. FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 06071C7295H dated 8/28/2008. Flood Hazards are undetermined in this area but possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
57. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
58. Grading Plans. Grading and Erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage improvement shall be shown on the Grading plans according to the approved Drainage study. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
59. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov
60. Regional Board Permit. Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
61. Onsite Flows. On-site flows need to be directed to drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

PUBLIC HEALTH - Environmental Health Services (800) 442-2283

62. The project area has a high probability of containing vectors. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at (800) 442-2283.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

63. Fire Flow Test. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety.[F05B]
64. FS-1. The County General Plan designates this property as being within the Fire Safety Review Area 1 (one) and all future construction shall adhere to all applicable standards and requirements of the overlay district. [F04A]
-

**PRIOR TO ISSUANCE OF BUILDING PERMITS
The Following Shall Be Completed**

LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311

65. *The Project shall comply with Section 4705 of the California Building Code Wildland-Urban Interface Fire Area*
66. *The Project shall comply with Section 4708 of the California Building Code Materials and Construction Methods for Exterior Wildfire Exposure*
67. Avigation Easement: An Avigation Easement shall be granted to the appropriate airport and recorded prior to the issuance of building permits for all construction in the AR overlay areas. Plans submitted in the AR overlays shall conform to the interior noise levels as per San Bernardino County standards.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311

68. Caltrans Review. Obtain comments/permits from Caltrans for access requirements and working within their right-of-way.

PUBLIC HEALTH - Environmental Health Services (800) 442-2283

69. Water purveyor shall be City of Big Bear Lake DWP or EHS approved.
70. Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice. For information, contact the Water Section at 1-800-442-2283.
71. If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS for approval.
72. Method of sewage disposal shall be **CSA 53B**, or, if not available, EHS approved onsite wastewater treatment system (OWTS).
73. Applicant shall procure a verification letter from the sewer service provider identified. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer provider. The letter shall reference the Assessor's Parcel Number(s).

74. If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: A soil percolation report per June 2017 standards shall be submitted to DEHS for review and approval. If the percolation report cannot be approved, the project may require an alternative OWTS. For information, please contact the Wastewater Section at 1-800-442-2283.
75. Water and/or Sewer Service Provider Verification. Please provide verification that the parcel(s) associated with the project is/are within the jurisdiction of the water and/or sewer service provider. If the parcel(s) associated with the project is/are not within the boundaries of the water and/or sewer service provider, submit to DEHS verification of Local Agency Formation Commission (LAFCO) approval of either:
- Annexation of parcels into the jurisdiction of the water and/or sewer service provider; or,
 - Out-of-agency service agreement for service outside a water and/or sewer service provider's boundaries. Such agreement/contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government Code Section 56133. Submit verification of LAFCO authorization of said Out-of-Agency service agreement to DEHS.
76. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at 1-800-442-2283.
77. All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any such premises. For information, contact DEHS Vector Section at 1-800-442-2283.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465/LOCAL FIRE JURISDICTION

78. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1 IF43]
79. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall installed on the nearest street comet to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]
80. Access. The development shall have a minimum of two (2) points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1
81. Single Story Road Access Width:
All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.
- Multi-Story Road Access Width:
Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. [F41]
-

**PRIOR TO FINAL INSPECTION OR OCCUPANCY,
The Following Shall Be Completed**

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311

82. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311

83. Caltrans Approval. Obtain approval from Caltrans for access requirements and working within their right-of-way.

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

84. Fees Paid. Prior to final inspection by the Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, all fees required under actual cost job number P201800679 shall be paid in full.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

85. Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft. or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F83]
86. Combustible Protection. Prior to combustibles being placed on the project site, an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.
87. Combustible Vegetation. Combustible vegetation shall be removed as follows:
Where the average slope of the site is less than 15% - combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. County Ordinance #3586 [F52]
Where the average slope is greater than 15% - combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance #3586 [F52]
88. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]
89. Spark Arrestor. An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with the Uniform Fire Code. [F87]

END OF CONDITIONS

EXHIBIT D

Comments from CDFW and CNPS and First Carbon Response to Comments

April 17, 2020

Don Miller, Owners Representative
Pine Tree RV Park
3582 Durham Circle
Oceanside, CA 92056

Subject: Response to Agency/Organization Biological Comments on the Pine Tree RV Park Expansion Project Draft IS/MND, City of Big Bear, San Bernardino County, CA

Dear Mr. Miller:

At your request, FirstCarbon Solutions (FCS) has reviewed letters received from the California Department of Fish and Wildlife (CDFW) and the California Native Plant Society (CNPS) on the Pine Tree RV Park Expansion Project Draft Initial Study/Mitigated Negative Declaration (IS/MND). The Biological Resources section of the Draft IS/MND was based, in part, on the Biological Resources Assessment prepared by FCS in March 2019. Given our familiarity with the site and the existing conditions, FCS's Biologist has prepared this Responses to Comments memorandum that responds to CDFW and CNPS comments regarding biological resources.

The Responses to Comments memorandum addresses the following letters, which are included in Attachment A:

- **Letter No. 1:** Letter from the California Department of Fish and Wildlife (CDFW), dated March 18, 2020.
- **Letter No. 2:** Letter from the California Native Plant Society, dated March 19, 2020.

Although the California Environmental Quality Act (CEQA) does not require the preparation of formal written responses to comments received on proposed mitigated negative declarations (MNDs), FCS recommends out of an abundance of caution that the County of San Bernardino proactively address CDFW and CNPS concerns by adding their recommendations as conditions of approval. FCS can provide further guidance upon request.

If you have any questions, please contact me at 760.401.7690 or ktuttle@fcs-intl.com.

Sincerely,



Kerri/N. Tuttle, Senior Director, Sales/Operations and Environmental Services
FirstCarbon Solutions
650 E. Hospitality Lane, Suite 125
San Bernardino, CA 92408

Enc: Attachment A: Comment Letters
Attachment B: Resume

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Fresno, CA 93720

Inland Empire
650 E. Hospitality Lane
Suite 125
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Sacramento Valley
2204 Plaza Drive
Suite 210
Rocklin, CA 95765

Utah
2901 Bluegrass Boulevard
Suite 200-62
Lehi, UT 84043

Connecticut
2 Corporate Drive
Suite 450
Shelton, CT 06484

New York
10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

CANADA

UNITED KINGDOM

PORTUGAL

FRANCE

KENYA

AUSTRALIA

PHILIPPINES

CHINA

MALAYSIA

SINGAPORE

RESPONSE TO COMMENTS

Scanned copies of the CDFW and CNPS comment letters are included in Attachment A and the content of each letter is transcribed below. Each comment has been assigned a code. Following this list, the text of the communication is reprinted and followed by the corresponding response. Individual comments within each communication are numbered so comments can be cross-referenced with responses.

Author	Code
California Department of Fish and Wildlife.....	CDFW
California Native Plant Society	CNPS

Letter from California Department of Fish and Wildlife, dated March 18, 2020

Comment CDFW-1

Special Status Plant Species

CEQA requires public agencies in California to analyze and disclose potential environmental impacts associated with a project that the agency will carry out, fund, or approve. Any potentially significant impact must be mitigated to the extent feasible.

The MND determined, “This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. The soil community and overall habitat within the project boundaries are not conducive to the growth rare plant species” (MND, p. 13). CDFW disagrees with this assumption and is concerned the County has not conducted an appropriate analysis to support their determination. According to the California Natural Diversity Database (CNDDDB), several special-status plant are known to occur within a 1-mile radius of the Project, including but not limited to: *Astragalus lentiginosus* var. *sierrae* (Big Bear Valley milk-vetch), *Astragalus leucolobus* (Big Bear Valley woollypod), *Castilleja lasiorhyncha* (San Bernardino Mountains owl’s-clover), *Erythranthe purpurea* (little purple monkeyflower), *Perideridia parishii* ssp. *parishii* (Parish's yampah), *Lewisia brachycalyx* (short-sepaled lewisia) *Navarretia peninsularis* (Baja navarretia), *Pyrrocoma uniflora* var. *gossypina* (Bear Valley pyrrocoma), *Viola pinetorum* ssp. *grisea* (grey-leaved violet), *Packera bernardina* (San Bernardino ragwort).

Impacts to sensitive plants and vegetation communities must be analyzed during preparation of CEQA environmental documents, as they meet the definition of Rare or Endangered under CEQA Guidelines §15380. This includes plants tracked by the CNDDDB and the California Native Plant Society (CNPS) as California Rare Plant Rank (CRPR) 1 or 2, and plants that may warrant consideration on the basis of declining trends, recent taxonomic information, or other factors. The County has not provided a proper analysis or basis to support the determination that the

Project's impacts would be less than significant, therefore CDFW recommends the following mitigation measures be included in the MND prior to adoption:

BIO-5: Prior to Project implementation, and during the appropriate season, the Applicant shall conduct botanical field survey following protocols set forth in the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), or similar, accepted rare-plant survey protocols. The surveys shall be conducted by a botanist(s) experienced in conducting floristic botanical field surveys, knowledgeable of plant taxonomy and plant community ecology and classification, familiar with the plants of the area, including special status and locally significant plants, and familiar with the appropriate state and federal statutes related to plants and plant collecting. The botanical field surveys should be conducted at the appropriate time of year when plants will both be evident and identifiable and, in a manner, which maximizes the likelihood of locating special status plants and sensitive natural communities that may be present. Botanical field surveys should be conducted floristic in nature, meaning that every plant taxon that occurs in the project area is identified to the taxonomic level necessary to determine rarity and listing status.

If any rare plants or sensitive vegetation communities are identified, the Applicant shall either avoid the occurrence, with an appropriate buffer, or mitigate the loss of the occurrence through the conservation of similar or higher-quality occupied habitat at a minimum 3:1 (replacement-to-impact) ratio. If the Project has the potential to impact a State-listed species, the Applicant shall apply for a California Endangered Species Act Incidental the California Department of Fish and Wildlife.

Response to CDFW-1

The BRA (FCS 2019) concluded that the project site has low potential for special status species to occur due to the previous disturbance within the project site and a lack of recently recorded occurrences for these plant species. The project site lacks the microhabitat needed to support special-status plant species recorded by the CNDDDB in the vicinity of the project site such as pebble plains, carbonate soils, limestone slopes, meadows, or seeps.

Based on FCS's professional opinion, the observations made during the field survey, the generally disturbed nature of the site, the lack of microhabitats needed to support rare plants, as well as other readily available information, FCS believes the likelihood of the project resulting in potential impacts to sensitive plant species remains less than significant and no additional mitigation is required. However, out of an abundance of caution and to satisfy the commenter's concerns noted in CDFW-1, FCS recommends that the measures identified in CDFW-1 be included as conditions of project approval.

Comment CDFW-2

Southern Rubber Boa

The MND concluded southern rubber boa (*Charina bottae umbratica*) was unlikely to occur on the Project site and provided no mitigation measures to address the potential presence of the species. The MND states, “This species requires moist soil for burrowing, downed logs and surface litter for cover. The northwestern area of the project site contains numerous downed logs, leaf/pine needle litter. However, the proximity to the active RV Park and neighboring developments likely preclude the presence of this species. The nearest recorded occurrence is approximately 2.5 miles from project site. This species is unlikely to occur on the project site” (MND, p. 13).

CDFW disagrees that the species is unlikely to occur on the Project site and references the MND passage, “The northwestern area of the project site contains numerous downed logs, leaf/pine needle litter” as indication that suitable habitat exists onsite. Further, according to the CNDDDB, there is an occurrence of southern rubber boa, less than 2000 feet away from the Project site. Southern rubber boa can migrate annually between the ridges and canyon bottoms as they move from winter hibernacula to summer habitat. A southern rubber boa has been recorded moving up to 300 yards (274 meters) over a period of one season (Loe 1985).

The County has not provided a proper analysis or basis to support the determination that the Project’s impacts on southern rubber boa would be less than significant, therefore CDFW recommends the following mitigation measures be included in the MND prior to adoption:

BIO-6: The Applicant shall designate a southern rubber boa biologist (Designated Biologist), approved by California Department of Fish and Wildlife (CDFW), that is knowledgeable about the southern rubber boa, including its natural history, habitat requirements, seasonal movements and range, to survey and monitor for southern rubber boa prior to and during Project activities. Prior to Project implementation, and at the appropriate times, the Designated Biologist shall survey for southern rubber boa, using standard, accepted protocol, within all areas proposed for disturbance, including a 100-foot buffer from the Project area. The Designated Biologist(s) shall focus on moveable surface materials such as rocks, logs, and manmade debris that may provide shelter for the southern rubber boa.

If suitable habitat for southern rubber boa is identified, the Applicant shall implement the following:

1. The Designated Biologist shall be on-site when all ground disturbing activities are conducted.
2. The Designated Biologist shall conduct preconstruction surveys ending no more than 3 days prior to the start of construction. During the survey, all moveable surface

materials such as rocks, logs and manmade debris that may provide shelter for southern rubber boa shall be removed by hand.

3. If a southern rubber boa is found, all project activities shall be halted, CDFW shall be contacted, and a California Endangered Species Act Incidental Take Permit obtained from CDFW.

If southern rubber boa are found within the project site, the Applicant shall implement the following:

1. The County or Applicant shall apply for an Incidental Take Permit from CDFW for take of southern rubber boa.
2. The Project proponent shall conserve southern rubber boa habitat as mitigation for project impacts to the species at a minimum ratio of 3:1 for all permanent loss of habitat.

Additionally, CDFW recommends that the County or Project Applicant apply for a CESA Incidental Take Permit to reduce the potential for Project delays should a southern rubber boa be discovered onsite.

Response to CDFW-2

The project-specific BRA determined that southern rubber boa is unlikely to occur on the project site due to the lack of suitable habitat present for this species. Scientific literature suggests that southern rubber boa is associated with moist woodlands and coniferous forests, which include Jeffrey pine, yellow pine, sugar pine, white fir, and black oak. In particular, the species tends to be associated with vegetatively productive sites with deep, well-developed soils. Soil moisture may be a limiting factor for rubber boas, as they are usually found during summer months in damp draws near springs, seeps, and streams. Large downed logs and a well-developed litter/duff layer are considered important for cover and for maintaining high soil moisture. This species commonly makes use of rock outcrops as hibernacula¹.

Information on the distribution and dispersal in southern rubber boas still remains poorly understood. However, the species is believed to exhibit high site fidelity. A 5-year study by Hoyer and Stewart (2000) reported that 18 of 21 recaptures were within 26 feet (8 meters) of the original capture sites with the two exceptions found within approximately 230 feet (70 meters) from the original capture sites². A CNDDDB database search for both the Fawnskin and Big Bear City quadrangles resulted in six recorded occurrences; specifically, occurrence numbers 71, 86, 87, 88, 89, and 90. These occurrences included observations between June 1993 to June 2015. Additionally, not all occurrences are supported by exact locations, but are mapped in a general nature with large polygons without citing an observation location.

¹ Loe, Steve. 1985. Habitat management guide for southern rubber boa (*Charina bottae umbratica*) on the San Bernardino National Forest. Prepared for the U.S. Department of Agriculture San Bernardino National Forest.

² Hoyer, R.F.; Stewart, G.R. 2000. Biology of the rubber boa (*Charina bottae*), with emphasis on *C. b. umbratica*. Part I: Capture, size, sexual dimorphism, and reproduction. Part II: Diet, antagonists, and predators. *Journal of Herpetology* 34(3): 348-360.

The CNDDDB database search and associated literature cited above supports the BRA's conclusion that rubber boa has low potential to occur within the boundaries of the project site.

Based on the low potential for southern rubber boa to occur on-site, the biologist's familiarity with the site and existing conditions, a general lack of scientific data regarding the distribution and dispersal of this species in the project vicinity, the disturbed nature of the site, and other readily available information, FCS maintains that potential project impacts on this species are less than significant and no additional mitigation is required. However, out of an abundance of caution and to satisfy the commenter's concerns noted in CDFW-2, FCS recommends that the measures identified in CDFW-2 be included as conditions of project approval.

Comment CDFW-3

San Bernardino Flying Squirrel

The MND determined, "The project site does contain marginal nesting habitat in the form of tree cavities and snags; however, the trees found within the site are too thinly dispersed, as this species prefers large stands of dense forest. Additionally, the close proximity to the current RV Park and other neighboring developments further reduce the suitability of habitat within the project boundaries. This species is unlikely to occur on the project site" (MND, p. 12). Based on the limited conclusion in the MND, CDFW cannot agree that the species is unlikely to occur on the Project site and is concerned that the County has not provided a proper analysis or basis to support the determination that the Project's impacts on San Bernardino flying squirrel would be less than significant. Therefore, CDFW recommends the following mitigation measures be included in the MND prior to adoption:

BIO-7: The Applicant shall designate a San Bernardino flying squirrel biologist (Designated Biologist), approved by CDFW, that is knowledgeable about the natural history, habitat requirements (including nesting habitat), and range of the species, to survey and monitor for the species, prior to and during construction. The Designated Biologist shall survey the Project site, including an appropriate buffer surrounding the site for habitat suitable to support San Bernardino flying squirrel, including dominant tree species present, canopy closure, duff layers, presence of large snags, presence of coarse woody debris (>10 cm), suitable cavity nesting sites and site proximity to annual or ephemeral water sources.

If San Bernardino flying squirrel are found on-site or suitable habitat exists, the Applicant shall implement the following:

1. Minimize the removal of large coarse woody debris, which provide microhabitat for the growth of hypogeous fungi, a food source for San Bernardino Flying squirrel.
2. Limit removal of standing snags (>25 cm DBH) and large trees (>25cm DBH, which provide both structural complexity and potential nesting habitat.

3. Prioritize the retention of large trees and snags with visible potential cavity nesting structures which are associated with high densities of flying squirrel.
4. Minimize the loss of continuous canopy closure, which provides protection from predators while foraging and may play an important role in maintaining habitat connectivity.
5. Retain a biologist on-site when all ground disturbing activities are conducted to identify and minimize potential impacts.
6. Conduct a preconstruction survey, no more than 3 days prior to the start of construction. During the survey, the Designated Biologist shall systematically survey the proposed project site as well as 150-foot buffer, specifically searching for essential San Bernardino flying squirrel habitat features. If the species is identified, the Designated Biologist shall establish avoidance measures, in coordination with CDFW, to limit disturbance to the species during construction.

Response to CDFW-3

San Bernardino flying squirrel (*Glaucomys sabrinus californicus*) occurs in a range of coniferous and deciduous forests, including riparian forests. The San Bernardino flying squirrel has been reported in mixed conifer forests of Jeffrey pine and white fir and black oak woodlands between 4,600 and 7,550 feet. This species is known to nest in tree cavities and stick nests with a preference for old-growth forests with large snags and closed-canopy cover³.

The project site lacks a dense old-growth forest canopy due to the previous development of the existing RV park and the surrounding developments. A CNDDDB database search for both the Fawnskin and Big Bear City quadrangles did not result in any recorded occurrences for San Bernardino flying squirrel. For these reasons, the BRA concluded that there was low potential for flying squirrels to occur within the project site. Based on the low potential for San Bernardino flying squirrel to occur on-site, the biologist's with the project site and existing conditions, the lack of any CNDDDB recorded occurrences in the project area, and other readily available information, FCS's professional opinion is that the potential project impacts on San Bernardino flying squirrel remains less than significant and no additional mitigation is required. However, out of an abundance of caution and to satisfy the commenter's concerns noted in CDFW-3, FCS recommends that the measures identified in CDFW-3 are included as conditions or project approval.

³ Brylski, P. V. 1998. San Bernardino flying squirrel, *Glaucomys sabrinus californicus*.

Comment CDFW-4

Lake and Streambed Alteration Program

In reviewing the MND, aerial photographs of the Project site, the Preliminary Hydrology Study, and Project design plans, particularly in areas identified as a gully with planned Reinforced Concrete Pipe and rock wall placement, CDFW determined the proposed Project may alter an unnamed drainage and recommends the applicant notify CDFW per Fish and Game Code section 1602. Fish and Game Code section 1602 requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following: Substantially divert or obstruct the natural flow of any river, stream or lake; Substantially change or use any material from, the bed, channel or bank of any river, stream, or lake; or deposit debris, waster other materials that could pass into any river, stream or lake. Please note that “any river, stream or lake” includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams, desert washes and water courses with a subsurface flow. It may also apply for work undertaken within the flood plain of a body of water.

Response to CDFW-4

Based on conversations with the project applicant, the CDFW sent an email to the project applicant stating that the proposed project does not require a Streambed Alteration Agreement. FCS assumes that CDFW has already signed off on the project and an easement for this drainage is already in place. The project applicant can elaborate on this response should the County require additional information.

Comment CDFW-5

Environmental Data

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/CNDDDB_FieldSurveyForm.pdf. The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp.

Response to CDFW-5

A biological survey was conducted by FCS on March 19, 2019. As stated in the project-specific BRA and MND, no special status species or natural communities were observed during this site visit. FCS biologists

determined there was low potential for special status species to occur on the project site due to the lack of suitable habitat present on the previously disturbed project site.

Comment CDFW-6

Filing Fees

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

Response to CDFW-6

Filing fees will be paid to CDFW upon the filing of the Notice of Determination by to County of San Bernardino Land Use Services Department if the final MND is adopted.

Letter from California Native Plant Society, dated March 19, 2020

Comment CNPS-1

Section IV of the Initial Study identifies several potentially significant biological impacts.

However, with the exception of the single partial sentence in Section IV(b) which states, “the soil community and overall habitat within the project boundaries are not conducive to the growth {of} rare plant species,” there is no mention of the potential impacts to sensitive (rare, threatened, and endangered) plant species. This is far from reasonable given that “rare plant species” do not uniformly grow on one particular soil type. Furthermore, soil types documented on the project site do support rare plants in other locations in the San Bernardino Mountains.

How did the County come to the conclusion that the project has no potential habitat for rare plants? Did a biologist/soil scientist excavate soil pits, evaluate soil texture and chemistry, and compare these results with soils at all known rare plant locations in the San Bernardino Mountains? As a counterpoint to the conclusions in the MND, a search of the California Natural Diversity Database (“CNDDDB”) identified several protected plant species occurring within a quarter-mile of the project site and, in a few instances, less than 1,000 feet from the project boundary. For example, the federally endangered San Bernardino Mountain bladderpod, occurs just on the east side of Saint Joseph’s Catholic Church. This rare plant population is no more than 800 feet from the project boundary and occurs in the same habitat and soil type that is present on the project site.

Response to CNPS-1

The BRA concluded that the project site has low potential for special status species to occur due to previous disturbance/development and lack of suitable habitat for these plant species. The project site lacks the microhabitat needed to support many of the special-status plant species recorded by the CNDDDB in the vicinity of the project site such as pebble plains, carbonate soils, limestone slopes, meadows, or seeps. However, marginal montane coniferous forest habitat can be found in the northwest corner of the project site.

CNPS points out in their comments that the endangered San Bernardino Mountains bladderpod (*Physaria kingii* subsp. *bernardina*) is recorded less than 1,000 feet from the project boundary by the CNDDDB. This species is typically found in pinyon and juniper woodlands, lower montane coniferous forest, and subalpine coniferous forest with dry sandy to rocky carbonate soils⁴. The 2019 BRA prepared by FCS, on which the MND was based, states that this species is unlikely to occur due to the lack of carbonate soils and previous disturbance from the existing development. FCS biologists reviewed the United States Department of Agriculture (USDA) Soil Survey of San Bernardino County, California which shows that the entire project site is composed of Morical, very deep-Hecker families complex, which is not a carbonate soil. Additionally, a CNDDDB database search for both the Fawnskin and Big Bear City quadrangles resulted in five recorded occurrences; specifically, occurrence numbers 1, 2, 3, 7, and 8. These occurrences included observations between June 1916 to June 2012. According to the CNDDDB database, the observation cited by the commenter (occurrence 1) was first seen in 1988 with an unknown number of plants seen in parts of the occurrence area in 1989, 2006, 2009, 2010, and 2012; with some plants already extirpated at the southwest and southeast limits of occurrence.

Based on the FCS biologist's professional opinion and familiarity with the site conditions, the generally disturbed nature of the site, lack of recently recorded occurrences, and other readily available information, FCS's professional opinion is that potential project impacts on sensitive plant species remain less than significant and no additional mitigation is required. However, out of an abundance of caution and to satisfy the commenter's concerns noted in CDFW-1, FCS has recommended that the measures identified in CDFW-1 be included as conditions of project approval. These measures will also satisfy the concerns noted above in CNPS-1.

Comment CNPS-2

Also, using online resources we identified similar soils that are present on the project site, e.g. Morical, Very Deep-Hecker Series, that support rare plant species in adjacent areas. CEQA requires that surveys for rare plants with reasonable likelihood to occur on a project site be conducted prior to a project's approval, with the results presented for public review and

⁴ U.S. Fish and Wildlife Service (USFWS). 2009. 5-year Review for *Physaria* (*Lesquerella*) *kingii* subsp. *Bernardina*. Carlsbad, California. August 13, 2009.

comment. The fact that protected plant species have been documented within 1,000 feet of the project area on the same soil type necessitates pre-project surveys.

At a minimum, botanical surveys must be conducted at the appropriate times of year in accordance with California Department of Fish and Wildlife (“CDFW”) protocols prior to the adoption of an MND. If protected plant species is confirmed on site proper avoidance and/or mitigation measures must be developed. In light of this information, the County should, at a minimum, prepare a revised MND that provides adequate information on the biological resources that are [sic] present on the project site.

Per CDFW protocols, comprehensive surveys that document all botanical resources, not just targeted at specific rare species are required under CEQA. The list, below, highlights globally rare species that have been documented close to the project:

Astragalus leucolobus, Big Bear Valley woolypod (CRPR 1B.2)

Physaria kingii subsp. *bernardina*, San Bernardino Mountain bladderpod (CRPR 1B.1, Federally Endangered)

Astragalus lentiginosus var. *sierra*, Big Bear Valley milk-vetch (CRPR 1B.2)

Castilleja cinerea, ash-gray paintbrush (CRPR 1B.2, Federally Threatened)

Failure to identify, avoid and/or mitigate for protected plant species could result in violations of Section 9 of the U.S. Endangered Species Act of 1973; the Native Plant Protection Act of 1977 (Fish and Game Code Chapter 10 §§1900-1913; and the California Endangered Species Act of 1984(CESA; California Code of Regulations, Title 14, Chapter 6, §§783.0-787.9; Fish and Game Code Chapter 1.5 §§2050-2115.5.

Response to CNPS-2

Please see Response to CNPS-1.

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

Condition of Approval BIO-1

Prior to Project implementation, and during the appropriate season, the Applicant shall conduct botanical field survey following protocols set forth in the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), or similar, accepted rare-plant survey protocols. The surveys shall be conducted by a botanist(s) experienced in conducting floristic botanical field surveys, knowledgeable of plant taxonomy and plant community ecology and classification, familiar with the plants of the area, including special status and locally significant plants, and familiar with the appropriate state and

federal statutes related to plants and plant collecting. The botanical field surveys should be conducted at the appropriate time of year when plants will both be evident and identifiable and, in a manner, which maximizes the likelihood of locating special status plants and sensitive natural communities that may be present. Botanical field surveys should be conducted floristic in nature, meaning that every plant taxon that occurs in the project area is identified to the taxonomic level necessary to determine rarity and listing status.

If any rare plants or sensitive vegetation communities are identified, the Applicant shall either avoid the occurrence, with an appropriate buffer, or mitigate the loss of the occurrence through the conservation of similar or higher-quality occupied habitat at a minimum 3:1 (replacement-to-impact) ratio. If the Project has the potential to impact a State-listed species, the Applicant shall apply for a California Endangered Species Act Incidental the California Department of Fish and Wildlife.

Condition of Approval BIO-2

The Applicant shall designate a southern rubber boa biologist (Designated Biologist), approved by California Department of Fish and Wildlife (CDFW), that is knowledgeable about the southern rubber boa, including its natural history, habitat requirements, seasonal movements and range, to survey and monitor for southern rubber boa prior to and during Project activities. Prior to Project implementation, and at the appropriate times, the Designated Biologist shall survey for southern rubber boa, using standard, accepted protocol, within all areas proposed for disturbance, including a 100-foot buffer from the Project area. The Designated Biologist(s) shall focus on moveable surface materials such as rocks, logs, and manmade debris that may provide shelter for the southern rubber boa.

If suitable habitat for southern rubber boa is identified, the Applicant shall implement the following:

1. The Designated Biologist shall be on-site when all ground disturbing activities are conducted.
2. The Designated Biologist shall conduct preconstruction surveys ending no more than 3 days prior to the start of construction. During the survey, all moveable surface materials such as rocks, logs and manmade debris that may provide shelter for southern rubber boa shall be removed by hand.
3. If a southern rubber boa is found, all project activities shall be halted, CDFW shall be contacted, and a California Endangered Species Act Incidental Take Permit obtained from CDFW.

If southern rubber boa are found within the project site, the Applicant shall implement the following:

1. The County or Applicant shall apply for an Incidental Take Permit from CDFW for take of southern rubber boa.
2. The Project proponent shall conserve southern rubber boa habitat as mitigation for project impacts to the species at a minimum ratio of 3:1 for all permanent loss of habitat.

Condition of Approval BIO-3

The Applicant shall designate a San Bernardino flying squirrel biologist (Designated Biologist), approved by CDFW, that is knowledgeable about the natural history, habitat requirements (including nesting habitat), and range of the species, to survey and monitor for the species, prior to and during construction. The Designated Biologist shall survey the Project site, including an appropriate buffer surrounding the site for habitat suitable to support San Bernardino flying squirrel, including dominant tree species present, canopy closure, duff layers, presence of large snags, presence of coarse woody debris (>10 cm), suitable cavity nesting sites and site proximity to annual or ephemeral water sources.

If San Bernardino flying squirrel are found on-site or suitable habitat exists, the Applicant shall implement the following:

1. Minimize the removal of large coarse woody debris, which provide microhabitat for the growth of hypogeous fungi, a food source for San Bernardino Flying squirrel.
2. Limit removal of standing snags >25 cm DBH) and large trees (>25cm DBH, which provide both structural complexity and potential nesting habitat.
3. Prioritize the retention of large trees and snags with visible potential cavity nesting structures which are associated with high densities of flying squirrel.
4. Minimize the loss of continuous canopy closure, which provides protection from predators while foraging and may play an important role in maintaining habitat connectivity.
5. Retain a biologist on-site when all ground disturbing activities are conducted to identify and minimize potential impacts.
6. Conduct a preconstruction survey, no more than 3 days prior to the start of construction. During the survey, the Designated Biologist shall systematically survey the proposed project site as well as 150-foot buffer, specifically searching for essential San Bernardino flying squirrel habitat features. If the species is identified, the Designated Biologist shall establish avoidance measures, in coordination with CDFW, to limit disturbance to the species during construction.



**Attachment A:
Comment Letters**



State of California – Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 Inland Deserts Region
 3602 Inland Empire Boulevard, Suite C-220
 Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
 CHARLTON H. BONHAM, Director



CDFW
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March 18, 2020

Anthony DeLuca
 Senior Planner
 County of San Bernardino
 Land Use Services Department
 385 N. Arrowhead Avenue, 1st Floor
 San Bernardino, CA, 92415-0182

Subject: Pine Tree RV Park Project
 Mitigated Negative Declaration
 State Clearinghouse No. 2020029066

Dear Mr. DeLuca:

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (MND) from the County of San Bernardino Land Use Services Department (County; Lead Agency) for the Pine Tree RV Park Project (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California’s **Trustee Agency** for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The “CEQA Guidelines” are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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Pine Tree RV Park Project, State Clearinghouse No. 2020029066
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CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The Project proposes to construct 32 30-foot by 40-foot recreational vehicle (RV) spaces to the existing 21-space RV Park on 4.6 acres in the community of Big Bear City. The property is bounded on the north by United States National Forest property, to the east by St. Joseph's Catholic Church, to the south by vacant land and a residential parcel, and to the west by a San Bernardino County-owned storage yard.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist County of San Bernardino in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. CDFW agrees that an MND could be appropriate for the Project with the addition and implementation of specific and enforceable avoidance and minimization measures and compensatory mitigation strategies, including those CDFW recommends within the body of this letter and in Attachment A.

Special Status Plant Species

CEQA requires public agencies in California to analyze and disclose potential environmental impacts associated with a project that the agency will carry out, fund, or approve. Any potentially significant impact must be mitigated to the extent feasible.

The MND determined, "This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. The soil community and overall habitat within the project boundaries are not conducive to the growth rare plant species" (MND, p. 13). CDFW disagrees with this assumption and is concerned the County has not conducted an appropriate analysis to support their determination. According to the California Natural Diversity Database (CNDDB), several special-status plant are known to occur within a 1-mile radius of the Project, including but not limited to: *Astragalus lentiginosus* var. *sierrae* (Big Bear Valley milk-vetch), *Astragalus leucolobus* (Big Bear Valley woollypod), *Castilleja lasiorhyncha* (San Bernardino Mountains owl's-clover), *Erythranthe purpurea* (little purple monkeyflower), *Perideridia parishii* ssp. *parishii* (Parish's yampah), *Lewisia*

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brachycalyx (short-sepaled lewisia) *Navarretia peninsularis* (Baja navarretia), *Pyrrocoma uniflora* var. *gossypina* (Bear Valley pyrrocoma), *Viola pinetorum* ssp. *grisea* (grey-leaved violet), *Packera bernardina* (San Bernardino ragwort).

Impacts to sensitive plants and vegetation communities must be analyzed during preparation of CEQA environmental documents, as they meet the definition of Rare or Endangered under CEQA Guidelines §15380. This includes plants tracked by the CNDDDB and the California Native Plant Society (CNPS) as California Rare Plant Rank (CRPR) 1 or 2, and plants that may warrant consideration on the basis of declining trends, recent taxonomic information, or other factors. The County has not provided a proper analysis or basis to support the determination that the Project 's impacts would be less than significant, therefore CDFW recommends the following mitigation measures be included in the MND prior to adoption:

BIO-5: Prior to Project implementation, and during the appropriate season, the Applicant shall conduct botanical field survey following protocols set forth in the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), or similar, accepted rare-plant survey protocols. The surveys shall be conducted by a botanist(s) experienced in conducting floristic botanical field surveys, knowledgeable of plant taxonomy and plant community ecology and classification, familiar with the plants of the area, including special status and locally significant plants, and familiar with the appropriate state and federal statutes related to plants and plant collecting. The botanical field surveys should be conducted at the appropriate time of year when plants will both be evident and identifiable and, in a manner, which maximizes the likelihood of locating special status plants and sensitive natural communities that may be present. Botanical field surveys should be conducted floristic in nature, meaning that every plant taxon that occurs in the project area is identified to the taxonomic level necessary to determine rarity and listing status.

If any rare plants or sensitive vegetation communities are identified, the Applicant shall either avoid the occurrence, with an appropriate buffer, or mitigate the loss of the occurrence through the conservation of similar or higher-quality occupied habitat at a minimum 3:1 (replacement-to-impact) ratio. If the Project has the potential to impact a State-listed species, the Applicant shall apply for a California Endangered Species Act Incidental Take Permit with the California Department of Fish and Wildlife.

Southern Rubber Boa

The MND concluded southern rubber boa was unlikely to occur on the Project site and provided no mitigation measures to address the potential presence of the species. The MND states, "This species requires moist soil for burrowing, downed logs and surface litter for cover. The northwestern area of the project site contains numerous downed

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logs, leaf/pine needle litter. However, the proximity to the active RV Park and neighboring developments likely preclude the presence of this species. The nearest recorded occurrence is approximately 2.5 miles from project site. This species is unlikely to occur on the project site” (MND, p. 13).

CDFW disagrees that the species is unlikely to occur on the Project site and references the MND passage, “The northwestern area of the project site contains numerous downed logs, leaf/pine needle litter” as indication that suitable habitat exists onsite. Further, according to the CNDDDB, there is an occurrence of southern rubber boa, less than 2000 feet away from the Project site. Southern rubber boa can migrate annually between the ridges and canyon bottoms as they move from winter hibernacula to summer habitat. A southern rubber boa has been recorded moving up to 300 yards (274 meters) over a period of one season (Loe 1985).

The County has not provided a proper analysis or basis to support the determination that the Project’s impacts on southern rubber boa would be less than significant, therefore CDFW recommends the following mitigation measures be included in the MND prior to adoption:

BIO-6: The Applicant shall designate a southern rubber boa biologist (Designated Biologist), approved by California Department of Fish and Wildlife (CDFW), that is knowledgeable about the southern rubber boa, including its natural history, habitat requirements, seasonal movements and range, to survey and monitor for southern rubber boa prior to and during Project activities. Prior to Project implementation, and at the appropriate times, the Designated Biologist shall survey for southern rubber boa, using standard, accepted protocol, within all areas proposed for disturbance, including a 100-foot buffer from the Project area. The Designated Biologist(s) shall focus on moveable surface materials such as rocks, logs, and manmade debris that may provide shelter for the southern rubber boa.

If suitable habitat for southern rubber boa is identified, the Applicant shall implement the following:

1. The Designated Biologist shall be on-site when all ground disturbing activities are conducted.
2. The Designated Biologist shall conduct preconstruction surveys ending no more than 3 days prior to the start of construction. During the survey, all moveable surface materials such as rocks, logs and manmade debris that may provide shelter for southern rubber boa shall be removed by hand.

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3. If a southern rubber boa is found, all project activities shall be halted, CDFW shall be contacted, and a California Endangered Species Act Incidental Take Permit obtained from CDFW.

If southern rubber boa are found within the project site, the Applicant shall implement the following:

1. The County or Applicant shall apply for an Incidental Take Permit from CDFW for take of southern rubber boa.
2. The Project proponent shall conserve southern rubber boa habitat as mitigation for project impacts to the species at a minimum ratio of 3:1 for all permanent loss of habitat.

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CONT

Additionally, CDFW recommends that the County or Project Applicant apply for a CESA Incidental Take Permit to reduce the potential for Project delays should a southern rubber boa be discovered onsite.

San Bernardino Flying Squirrel

The MND determined, "The project site does contain marginal nesting habitat in the form of tree cavities and snags; however, the trees found within the site are too thinly dispersed, as this species prefers large stands of dense forest. Additionally, the close proximity to the current RV Park and other neighboring developments further reduce the suitability of habitat within the project boundaries. This species is unlikely to occur on the project site" (MND, p. 12). Based on the limited conclusion in the MND, CDFW cannot agree that the species is unlikely to occur on the Project site and is concerned that the County has not provided a proper analysis or basis to support the determination that the Project's impacts on San Bernardino flying squirrel would be less than significant. Therefore CDFW recommends the following mitigation measures be included in the MND prior to adoption:

- BIO-7: The Applicant shall designate a San Bernardino flying squirrel biologist (Designated Biologist), approved by CDFW, that is knowledgeable about the natural history, habitat requirements (including nesting habitat), and range of the species, to survey and monitor for the species, prior to and during construction. The Designated Biologist shall survey the Project site, including an appropriate buffer surrounding the site for habitat suitable to support San Bernardino flying squirrel, including dominant tree species present, canopy closure, duff layers, presence of large snags, presence of coarse woody debris (>10 cm), suitable cavity nesting sites and site proximity to annual or ephemeral water sources.

3

If San Bernardino flying squirrel are found on-site or suitable habitat exists for the species, the Applicant shall implement the following:

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1. Minimize the removal of large coarse woody debris, which provide microhabitat for the growth of hypogeous fungi, a food source for San Bernardino Flying squirrel.
2. Limit removal of standing snags (>25 cm DBH) and large trees (>25cm DBH, which provide both structural complexity and potential nesting habitat.
3. Prioritize the retention of large trees and snags with visible potential cavity nesting structures which are associated with high densities of flying squirrel.
4. Minimize the loss of continuous canopy closure, which provides protection from predators while foraging and may play an important role in maintaining habitat connectivity.
5. Retain a biologist on-site when all ground disturbing activities are conducted to identify and minimize potential impacts.
6. Conduct a preconstruction survey, no more than 3 days prior to the start of construction. During the survey, the Designated Biologist shall systematically survey the proposed project site as well as 150-foot buffer, specifically searching for essential San Bernardino flying squirrel habitat features. If the species is identified, the Designated Biologist shall establish avoidance measures, in coordination with CDFW, to limit disturbance to the species during construction.

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CONT

Lake and Streambed Alteration Program

In reviewing the MND, aerial photographs of the Project site, the Preliminary Hydrology Study, and Project design plans, particularly in areas identified as a gully with planned Reinforced Concrete Pipe and rock wall placement, CDFW determined the proposed Project may alter an unnamed drainage and recommends the applicant notify CDFW per Fish and Game Code section 1602. Fish and Game Code section 1602 requires and entity to notify CDFW prior to commencing any activity that may do one or more of the following: Substantially divert or obstruct the natural flow of any river, stream or lake; Substantially change or use any material from, the bed, channel or bank of any river, stream, or lake; or deposit debris, waster other materials that could pass into any river, stream or lake. Please note that “any river, stream or lake” includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams, desert washes and water courses with a subsurface flow. It may also apply for work undertaken within the flood plain of a body of water.

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ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/CNDDDB_FieldSurveyForm.pdf. The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp.

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FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

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CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist the County in identifying and mitigating Project impacts on biological resources. The MND concluded that special-status plant species, southern rubber boa, and San Bernardino flying squirrel were unlikely to occur within the Project boundaries but did not include substantial evidence to support that determination. CDFW disagrees with these assumptions and is concerned that the County's impact analysis is inadequate to support their conclusions. As such, CDFW recommends the County adopt the recommended measures provided by CDFW prior to adopting the MND.

Questions regarding this letter or further coordination should be directed to Brandy Wood, Senior Environmental Scientist at 909-483-6319 or brandy.wood@wildlife.ca.gov.

Sincerely,



Scott Wilson
Environmental Program Manager

ec: Brandy Wood, Environmental Scientist, CDFW Inland Deserts Region
Brandy.Wood@wildlife.ca.gov

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Office of Planning and Research, State Clearinghouse, Sacramento
state.clearinghouse@opr.ca.gov

HCPB CEQA Coordinator
Habitat Conservation Planning Branch

REFERENCES

California Department of Fish and Wildlife, 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities.
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>

Loe, Steve. 1985. Habitat management guide for southern rubber boa (*Charina bottae umbratica*) on the San Bernardino National Forest. Prepared for the U.S. Department of Agriculture San Bernardino National Forest.

ATTACHMENT A

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PURPOSE OF THE MMRP

The purpose of the MMRP is to ensure compliance with mitigation measures during project implementation. Mitigation measures must be implemented within the time periods indicated in the table below.

TABLE OF MITIGATION MEASURES

The following items are identified for each mitigation measure: Mitigation Measure, Implementation Schedule, and Responsible Party. The Mitigation Measure column summarizes the mitigation requirements. The Implementation Schedule column shows the date or phase when each mitigation measure will be implemented. The Responsible Party column identifies the person or agency that is primarily responsible for implementing the mitigation measure.

Mitigation Measure	Implementation Schedule	Responsible Party
<p><u>BIO-5 Special Status Plant Species.</u> Prior to Project implementation, and during the appropriate season, the Applicant shall conduct botanical field survey following protocols set forth in the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), or similar, accepted rare-plant survey protocols. The surveys shall be conducted by a botanist(s) experienced in conducting floristic botanical field surveys, knowledgeable of plant taxonomy and plant community ecology and classification, familiar with the plants of the area, including special status and locally significant plants, and familiar with the appropriate state and federal statutes related to plants and plant collecting. The botanical field surveys should be conducted at the appropriate time of year when plants will both be evident and identifiable and, in a manner, which maximizes the likelihood of locating special status plants and sensitive natural communities that may be present. Botanical field surveys should be conducted floristic in nature, meaning that every plant taxon that occurs in the project area is identified to the</p>	<p>Prior to commencing ground- or vegetation-disturbing activities</p>	<p>Project Proponent</p>

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<p>taxonomic level necessary to determine rarity and listing status.</p> <p>If any rare plants or sensitive vegetation communities are identified, the Applicant shall either avoid the occurrence, with an appropriate buffer, or mitigate the loss of the occurrence through the conservation of similar or higher-quality occupied habitat at a minimum 3:1 (replacement-to-impact) ratio. If the Project has the potential to impact a State-listed species, the Applicant shall apply for a California Endangered Species Act Incidental Take Permit with the California Department of Fish and Wildlife.</p>		
<p><u>BIO-6 Southern Rubber Boa.</u> The Applicant shall designate a southern rubber boa biologist (Designated Biologist), approved by California Department of Fish and Wildlife (CDFW), that is knowledgeable about the southern rubber boa, including its natural history, habitat requirements, seasonal movements and range, to survey and monitor for southern rubber boa prior to and during Project activities.</p> <p>Prior to Project implementation, and at the appropriate times, the Designated Biologist shall survey for southern rubber boa, using standard, accepted protocol, within all areas proposed for disturbance, including a 100-foot buffer from the Project area. The Designated Biologist(s) shall focus on moveable surface materials such as rocks, logs, and manmade debris that may provide shelter for the southern rubber boa.</p> <p>If suitable habitat for southern rubber boa is identified, the Applicant shall implement the following:</p> <ol style="list-style-type: none"> 1. The Designated Biologist shall be on-site when all ground disturbing activities are conducted. 2. The Designated Biologist shall conduct preconstruction surveys ending no more than 3 days prior to the start of construction. During the survey, all moveable surface materials 	<p>Prior to commencing ground- or vegetation-disturbing activities /</p> <p>Throughout project duration</p>	<p>Project Proponent</p>

<p>such as rocks, logs and manmade debris that may provide shelter for southern rubber boa shall be removed by hand.</p> <p>3. If a southern rubber boa is found, all project activities shall be halted, CDFW shall be contacted, and a California Endangered Species Act Incidental Take Permit obtained from CDFW.</p> <p>If southern rubber boa are found within the project site, the Applicant shall implement the following:</p> <ol style="list-style-type: none"> 1. The County or Applicant shall apply for an Incidental Take Permit from CDFW for take of southern rubber boa. 2. The Project proponent shall conserve southern rubber boa habitat as mitigation for project impacts to the species at a minimum ratio of 3:1 for all permanent loss of habitat. 		
<p><u>BIO-7 San Bernardino flying squirrel.</u> The Applicant shall designate a San Bernardino flying squirrel biologist (Designated Biologist), approved by CDFW, that is knowledgeable about the natural history, habitat requirements (including nesting habitat), and range of the species, to survey and monitor for the species, prior to and during construction.</p> <p>The Designated Biologist shall survey the Project site, including an appropriate buffer surrounding the site for habitat suitable to support San Bernardino flying squirrel, including dominant tree species present, canopy closure, duff layers, presence of large snags, presence of coarse woody debris (>10 cm), suitable cavity nesting sites and site proximity to annual or ephemeral water sources.</p> <p>If San Bernardino flying squirrel are found on-site or suitable habitat exists for the species, the Applicant shall implement the following:</p> <ol style="list-style-type: none"> 1. Minimize the removal of large coarse woody debris, which provide microhabitat for the 	<p>Prior to commencing ground- or vegetation-disturbing activities</p> <p>Throughout project duration</p>	<p>Project Proponent</p>

<p>growth of hypogeous fungi, a food source for San Bernardino Flying squirrel.</p> <ol style="list-style-type: none">2. Limit removal of standing snags >25 cm DBH) and large trees (>25cm DBH, which provide both structural complexity and potential nesting habitat.3. Prioritize the retention of large trees and snags with visible potential cavity nesting structures which are associated with high densities of flying squirrel.4. Minimize the loss of continuous canopy closure, which provides protection from predators while foraging and may play an important role in maintaining habitat connectivity.5. Retain a biologist on-site when all ground disturbing activities are conducted to identify and minimize potential impacts.6. Conduct a preconstruction survey, no more than 3 days prior to the start of construction. During the survey, the Designated Biologist shall systematically survey the proposed project site as well as 150-foot buffer, specifically searching for essential San Bernardino flying squirrel habitat features. If the species is identified, the Designated Biologist shall establish avoidance measures, in coordination with CDFW, to limit disturbance to the species during construction.		
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March 19, 2020

Anthony DeLuca, Senior Planner
County of San Bernardino
Land Use Services Department
Submitted electronically to: Anthony.DeLuca@lus.sbcounty.gov

Re: Initial Study/Mitigated Negative Declaration for the Pine Tree RV Park Expansion

Dear Mr. DeLuca,

Thank you for the opportunity to provide comments on this proposed project in accordance with the California Environmental Quality Act ("CEQA"). The following comments are submitted on behalf of the California Native Plant Society ("CNPS").

CNPS is a non-profit environmental organization with 10,000 members in 35 Chapters across California and Baja California, Mexico. Our mission is to protect California's native plant heritage and preserve it for future generations through the application of science, research, education, and conservation. CNPS works closely with decision-makers, scientists, and local planners to advocate for well-informed policies, regulations, and land management practices.

We offer the following comments and recommendations on the Mitigated Negative Declaration ("MND") for the Pine Tree RV Park Expansion ("project"), focusing on the lack of botanical surveys and the absence of an analysis of the potential impacts to rare plants.

Section IV of the Initial Study identifies several potentially significant biological impacts. However, with the exception of the single partial sentence in Section IV(b) which states, "the soil community and overall habitat within the project boundaries are not conducive to the growth {of} rare plant species," there is no mention of the potential impacts to sensitive (rare, threatened, and endangered) plant species. This is far from reasonable given that "rare plant species" do not uniformly grow on one particular soil type. Furthermore, soil types documented on the project site do support rare plants in other locations in the San Bernardino Mountains. How did the County come to the conclusion that the project has no potential habitat for rare plants? Did a biologist/soil scientist excavate soil pits, evaluate soil texture and chemistry, and compare these results with soils at all known rare plant locations in the San Bernardino Mountains? As a counterpoint to the conclusions in the MND, a search of the California Natural Diversity Database ("CNDDDB") identified several protected plant species occurring within a quarter-mile of the project site and, in a few instances, less than 1,000 feet from the project boundary. For example, the federally endangered San Bernardino Mountain bladderpod, occurs just on the east side of Saint Joseph's Catholic Church. This rare plant population is no more

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than 800 feet from the project boundary and occurs in the same habitat and soil type that is present on the project site.

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CONT

Also, using online resources we identified similar soils that are present on the project site, e.g. Morical, Very Deep-Hecker Series, that support rare plant species in adjacent areas. CEQA requires that surveys for rare plants with reasonable likelihood to occur on a project site be conducted prior to a project's approval, with the results presented for public review and comment. The fact that protected plant species have been documented within 1,000 feet of the project area on the same soil type necessitates pre-project surveys.

At a minimum, botanical surveys must be conducted at the appropriate times of year in accordance with California Department of Fish and Wildlife ("CDFW") protocols¹ prior to the adoption of a MND. If protected plant species is confirmed on site proper avoidance and/or mitigation measures must be developed. In light of this information, the County should, at a minimum, prepare a revised MND that provides adequate information on the biological resources that are present on the project site.

Per CDFW protocols, comprehensive surveys that document all botanical resources, not just targeted at specific rare species are required under CEQA. The list, below, highlights globally rare species that have been documented close to the project:

Astragalus leucolobus, Big Bear Valley woolypod (CRPR 1B.2)

Physaria kingii subsp. *bernardina*, San Bernardino Mountain bladderpod (CRPR 1B.1, Federally Endangered)

Astragalus lentiginosus var. *sierra*, Big Bear Valley milk-vetch (CRPR 1B.2)

Castilleja cinerea, ash-gray painbrush (CRPR 1B.2, Federally Threatened)

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Failure to identify, avoid and/or mitigate for protected plant species could result in violations of Section 9 of the U.S. Endangered Species Act of 1973; the Native Plant Protection Act of 1977 (Fish and Game Code Chapter 10 §§1900-1913; and the California Endangered Species Act of 1984(CESA; California Code of Regulations, Title 14, Chapter 6, §§783.0-787.9; Fish and Game Code Chapter 1.5 §§2050-2115.5.

¹ [Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities](#)

CNPS is grateful for the opportunity to provide comments on this project and is always available to assist private individuals, local governments, public agencies and others in ecologically responsible planning and designing truly effective mitigation measures.

Please keep us updated on the status of this project by sending us notices of filings, approvals, denials, and/or amendments to project plans.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Jensen', with a long horizontal flourish extending to the right.

Nick Jensen, PhD
Lead Conservation Scientist
California Native Plant Society
2707 K Street, Suite 1
Sacramento, CA 95816
njensen@cnps.org



**Attachment B:
Resume**

ROBERT CARROLL—BIOLOGIST II

OVERVIEW

- More than 10 years of experience

Education

- Bachelor of Science, Fisheries Science, Concentration in Water Resources, Cum Laude, Oregon State University, Corvallis, OR, 2016
- Bachelor of Arts, Marketing, College of Business Administration, Marquette University, Milwaukee, WI, 2007

Licenses and Certifications

- Fairy Shrimp Identification Certification, 2017
- Wetland Delineation Certification, 2018

Awards

- Milt Guymon Endowment Scholar, 2015
- Gerald L. Fisher Aquaculture and Hatchery Management Scholarship, 2015

Robert Carroll has 10 years of experience in environmental analysis, biological resources, and regulatory permitting. For more than 2 years, Mr. Carroll was a volunteer with the US Peace Corps in the Philippines, where he created a marine sanctuary, facilitated environmental education activities, and helped implement public awareness strategies for marine ecosystem management. As a Peace Corps volunteer, Mr. Carroll also researched, wrote, and facilitated coastal resource management planning and assessment workshops in rural fishing communities, conducted biophysical assessments and socioeconomic surveys in surrounding ecosystems and communities, and wrote and managed grants. Mr. Carroll also has experience in native oyster species restoration, water quality monitoring, adult salmonid ground surveys, fish capture, and assisting in fish spawning techniques. Mr. Carroll has also conducted research on the effects of ocean acidification on the phenotypic response and growth and development of the Pacific oyster (*Crassostrea gigas*). As a biologist and regulatory specialist, Mr. Carroll's expertise includes multi-agency regulatory permitting and compliance (NEPA, CEQA, and California and federal ESAs), natural resource assessments, special-status flora and fauna species surveys, construction compliance monitoring, and wildlife habitat assessments. Mr. Carroll has extensive experience managing wetland delineation projects and performing regulatory permitting pursuant to the jurisdiction of CDFW, the RWQCB, the USACE, and other local and regional agencies and organizations. He is well versed in the CWA Sections 404 and 401 permitting, the CDFW Code 1603 permitting.

RELATED EXPERIENCE AND CLIENT SUMMARY

*Dogtown Road Bridges Replacement Projects (San Domingo Creek, French Gulch, and Indian Creek)
Caltrans NEPA/CEQA Documentation and Permitting, Calaveras County, CA*

FCS assisted Calaveras County with Caltrans NEPA/CEQA documentation and the completion of regulatory permit applications for the replacement of three structurally deficient bridges and associated improvements to Dogtown Road. FCS coordinated the required air, noise, hazardous materials,

ROBERT CARROLL—BIOLOGIST II

biological, cultural, water quality, floodplain, land use, and traffic studies for local agency compliance with FHWA funding administered through Caltrans District 10. FCS also prepared an IS/MND pursuant to CEQA and a NEPA Categorical Exclusion, as well as coordinated the permitting through the US Army Corps of Engineers (USACE), Central Valley RWQCB, and CDFW. As a Staff Biologist for the project, Mr. Carroll assisted in preparing the required regulatory permits for the three bridge replacements.

Faith Home Road and Keyes Road Signalization Project, Stanislaus County, CA

Funded in part by the CMAQ, this signalization project improved the existing intersection from stop-controlled with an overhead flashing beacon to a fully signalized intersection. The intersection is heavily travelled, with more than 5,000 trips in the peak hour and a high percentage of them (26 percent) being large tractor-trailers. The project added left turn lanes in both directions along Faith Home Road, which, together with the signalization, improves circulation and safety, promotes non-motorized modes of transportation on County roads, and reduces air quality emissions related to idling. FCS provided environmental documentation, project management, public outreach, geotechnical, and right-of-way/utility coordination services to support this County project. Our team also coordinated closely with the County's engineering staff to ensure proper interface with the project design. Mr. Carroll was a Staff Biologist for the project.

Fairmont Terrace Park Master Plan IS/MND, City of Hayward, CA

According to the Master Plan, the HARD planned to both revitalize and expand the existing Fairmont Terrace Neighborhood Park. Based on the approved Master Plan, the new park was expanded to approximately 4.95 acres, which allowed the HARD to offer a broader range of both passive and active recreational amenities, improve pedestrian circulation, offer higher-quality family gathering areas, and generally transform the park into a more welcoming and pleasing setting for all age groups. Mr. Carroll was a Staff Biologist for the project.

Spotorno Residential Subdivision Project EIR, City of Pleasanton, CA

FCS is currently preparing an EIR, technical studies/analyses, and related documents for a 39-lot residential subdivision in the Happy Valley area of Pleasanton. The applicant (Tim Lewis Communities) is proposing to rezone and subdivide the project site to support 39 single-family residential lots and roadways on the 31-acre Spotorno Flat portion of the site and permanently preserve acreage as open space. A public trail would be constructed along the Westbridge Lane frontage and the proposed site plan includes preservation of an existing wetland area in the western portion of the site and the construction of an adjacent bioretention area for on-site stormwater management. The proposed project will require the following discretionary approvals: GPA, SPA, Planned Unit Development rezoning and Development Plan, Growth Management Allocation, and EIR certification. The applicant proposes to remove the proposed "Bypass Road" contemplated by the Happy Valley Specific Plan. As the Staff Biologist, Mr. Carroll prepared the Biological Impact Analysis for the EIR, with appropriate levels of analysis for project-level components.

CenterPoint Properties Logistics Warehouse Project EIR, Contra Costa County, CA

FCS is preparing an EIR for the CenterPoint Properties Project located at 560 Brookside Drive in unincorporated Contra Costa County near the Richmond City limits. The applicant (CenterPoint) is proposing to develop three warehouse buildings totaling 555,000 square feet on the 31.48-acre project site. Historically, the site was used as cut flower nurseries and farmland to grow row crops since the late 1920s. The Contra Costa County General Plan designates the site as Light Industry (LI) and Heavy

ROBERT CARROLL—BIOLOGIST II

Industry (HI) and the site is located within the Planned Unit District (P-1) Zoning District. Areas of concern include air quality and GHG emissions, biological resources, cultural resources, noise, and traffic.

Scannell Properties Logistics Warehouse Project EIR, Contra Costa County, CA

FCS is preparing the EIR for the Scannell Properties Project located at 81, 155, and 177 Parr Boulevard in unincorporated Contra Costa County near the Richmond City limits. The applicant (Scannell Properties) is proposing to develop two warehouse fulfillment buildings totaling approximately 327,000 square feet on the 29.4-acre site. Soil and groundwater testing occurred on this property between 1995 and 2002, and the San Francisco Bay Regional Water Quality Control Board (RWQCB) issued a 'No Further Action' letter for this property in 2003. The Contra Costa County General Plan designates the site as Heavy Industry (H-I) and the site is located within the Planned Unit District (P-1) Zoning District. Areas of concern include air quality and GHG emissions, biological resources, cultural resources, noise, and traffic.

John Muir Parkway Extension Caltrans NEPA Documentation, City of Brentwood, CA

FCS prepared an IS/MND in 2007 to clear the relocation of Concord Avenue as John Muir Parkway extension. In 2010, FCS assisted the City of Brentwood by facilitating Contra Costa Transportation Authority's recognition of federal funding that was earmarked in the 2007 Omnibus Transportation Act for the relocation. Once funding was programmed in the regional Transportation Improvement Program, FCS prepared a Preliminary Environmental Study (PES) package through the Caltrans office of local assistance to access the federal funding for the project. A second PES package was prepared and submitted in 2014, including a Natural Environment Study, Wetland Delineation, Cultural Resources Area of Potential Effect (APE) Map, Historical Property Survey Report (HPSR), Archaeological Survey Report (ASR), Hazardous Materials Memorandum, and Categorical Exclusion Checklist and Form. FCS also assisted the City in obtaining necessary updates to biological permits, including CWA Sections 404 and 401 permits and a SAA. Mr. Carroll provided construction monitoring including a Workers Environmental Awareness Training and helped obtain all necessary biological permits.

Terraces of Lafayette EIR Addendum, City of Lafayette, CA

FCS prepared a comprehensive addendum to the Terraces of Lafayette EIR to update the air quality, biological resources, noise, and transportation sections of the initial EIR from 2013. The Terraces of Lafayette Project consists of 315 apartments allocated among 14 buildings, along with a club house, leasing office, and parking. The Addendum concluded that no new environmental impacts not previously considered in the 2013 FEIR would occur. Mr. Carroll prepared the Biological Resources Assessment.

Oak Park/Monticello Mixed-use Project EIR, City of Pleasant Hill, CA

FCS prepared the EIR for a 15-acre Program Area for a new public library, housing, and athletic fields. The Program Area is located entirely within the City of Pleasant Hill on land owned by Contra Costa County and the Mount Diablo Unified School District. The project would include necessary infrastructure improvements, such as roadway widening, lane configuration improvements, and signal upgrades; new curb and gutter, sidewalks, and ADA facilities; and drainage, utilities (including a possible sewer line removal), lighting, and landscape improvements throughout the Program Area. FCS worked with the property owners and stakeholders to clearly define the project. FCS also identified existing conditions and likely mitigation and regulatory permitting requirements to streamline the environmental compliance process. Mr. Carroll prepared the Biological Impact Analysis for the EIR, jurisdictional

ROBERT CARROLL—BIOLOGIST II

delineation, CRLF habitat assessment, with appropriate levels of analysis for the both programmatic- and project-level components. Additionally, Mr. Carroll prepared the required regulatory permits from USACE, RWQCB, and CDFW.

Powerplant Agricultural Development Project Focused EIR and MND, City of Richmond, CA

FCS is preparing an IS/MND for the 11-acre project in the City of Richmond. The applicant is proposing to develop 180,900 square feet of agricultural development in several phases for the purposes of marijuana cultivation. The project would include 40 greenhouses and common buildings that would stand up to 35 feet above finished grade. Vehicular access would be taken from driveways on Freethy Boulevard and a guard house would be located at the driveway on the north side of Freethy Boulevard. FCS is preparing an Air Quality/GHG Emissions Analysis and Noise Impact Analysis for inclusion in the IS/MND. In addition, there will also be a Traffic Impact Study and peer review of applicant-provided technical studies. As the Staff Biologist, Mr. Carroll prepared the Biological Impact Analysis for the IS/MND, with appropriate levels of analysis for project-level components.

Marina Way Residential Project Wetland Delineation, City of Richmond, CA

FCS prepared a Wetland Delineation for the Marina Way Residential project. The property is located south of the intersection of Marina Way South and Hall Avenue, near the southern terminus of Marina Way in the City of Richmond. FCS delineated potential jurisdictional wetlands on the project site in accordance with methodologies within the USACE Wetland Delineation Manual and Arid West Regional Supplement. Mr. Carroll prepared the Wetland Delineation.

Chang Property Subdivision IS/MND, Technical Studies, Planning and LAFCO Application Services, City of San Ramon, CA

FCS prepared an IS/MND and associated technical studies (Air Quality and Greenhouse Gas Emissions Analysis, Biological Resources Assessment, Cultural Resources Assessment, Noise Analysis, and Transportation Analysis) for a proposed 43-lot subdivision in the City of San Ramon. The 195-acre project site is located at the northwest quadrant of the intersection of Bollinger Canyon Road/Crow Canyon Road in unincorporated Contra Costa County, adjacent to the San Ramon City limits. The project applicant is proposing to develop 43 single-family detached, large lot residences on approximately 16 acres that lie within the City's Urban Growth Boundary. The remaining 157 acres would be permanently preserved as open space. As part of our contract, FCS is also providing planning services to support the City's processing of the development application, including facilitation of meetings with the Local Agency Formation Commission (LAFCo), the public, as well as a myriad of committees that must consider the application package. Mr. Carroll prepared the Biological Resources Assessment.

CityWalk Mixed-use Master Plan EIR, City of San Ramon, CA

FCS is preparing an EIR and a fiscal impact analysis, and preparing to provide planning services for the CityWalk Mixed-use Master Plan. The 134.98-acre planning area is located in the Bishop Ranch Business Park and encompasses the Bishop Ranch 1A, Bishop Ranch 3A, and Bishop Ranch 2600 complexes. The 2007 City Center Subsequent EIR encompassed the Bishop Ranch 1A and Bishop Ranch 3A sites. The applicant (Sunset Development) is proposing a Master Plan to guide the development of residential and commercial uses within the planning area, including up to 4,500 dwelling units, a 169-key hotel, 170,000 square feet of commercial, and several new parking structures. The hotel and commercial uses were previously evaluated in the 2007 City Center Subsequent EIR and are being carried forward into the Master Plan. The preparation of the Master Plan EIR is underway.

ROBERT CARROLL—BIOLOGIST II

San Marin Project Regulatory Permitting Services, City of Novato, CA

FCS is providing peer review services for the jurisdictional delineation report on the 44.5-acre property in Novato, California. In addition, FCS is preparing applications for a CWA 404 permit and a CWA Section 401 Water Quality Certification. Mr. Carroll is preparing the jurisdictional delineation and working with the USACE and Regional Water Quality Control Board (RWQCB) to obtain regulatory permits for the project.

Big Ranch Road Widening IS/MND, City of Napa, CA

FCS prepared an IS/MND for the City of Napa Public Works Department's Big Ranch Road Project. The project consisted of widening a 1,220-foot-long segment of Big Ranch Road between Trancas Street and the bridge over Salvador Creek to carry three lanes of vehicular traffic and a turning lane. The City of Napa's General Plan classifies the segment as a minor arterial roadway, and widening was planned for in the 1986 Big Ranch Specific Plan and EIR. The project's impacts on four adjacent residential parcels were determined. Significant support was provided regarding the noise and traffic analyses, which were the issues raised by the public regarding the project. As the Staff Biologist, Mr. Carroll prepared the Biological Impact Analysis for the IS/MND, with appropriate levels of analysis for project-level components.

McKinstry Wine Train Hotel IS/Addendum to the Downtown Napa Specific Plan Final Program EIR, City of Napa, CA

FCS is preparing an IS/Addendum for the McKinstry Wine Train Hotel. The Wine Train provides access to the Napa Valley wine country from its station on McKinstry Street, at the eastern edge of the downtown Napa, along the Napa River and adjacent to the Oxbow bypass. Napa Valley Wine Train LLC is proposing to redevelop the existing Wine Train station and associated surface parking lot with a 5-story, 148-room hotel and enclosed parking structure at 1275 McKinstry Street. The proposed hotel would incorporate the station use and provide additional new retail, wine bar and restaurant uses within the station area of the hotel. The existing Wine Train station and parking would be razed with construction of the proposed project. FCS is preparing an environmental checklist that references the previous analysis and mitigation measures to evaluate the environmental impacts that could result from the proposed project in comparison to what was analyzed in the DNSP EIR.

Fay Major Subdivision Project on Southside Road CEQA Services, San Benito County, CA

FCS performed CEQA analysis services to the San Benito County Planning Department for the proposed Fay Major Subdivision Project on Southside Road. As part of the preliminary analysis, FCS considered the extent of analysis that occurred in the General Plan EIR and determined whether there were site-specific or project-specific issues that required additional analysis to ensure full disclosure and mitigation of impacts. FCS documented these conclusions and described how any significant project impacts would be adequately mitigated based on the applicable mitigation measures set forth in the General Plan EIR (supplemented to the extent necessary with additional detail to ensure mitigation measures were implemented as envisioned in the General Plan EIR), as well as the application of other uniformly applied development policies and standards. Mr. Carroll was a Staff Biologist for the project.

Tracy Village Development Project EIR, City of Tracy, CA

FCS prepared the Tracy Village Development Project EIR, which analyzed the effects of a proposed 600-unit single-family subdivision on 134 acres in the City of Tracy's sphere of influence. The project required a concurrent annexation by the City of surrounding properties, as well as the approval of a GPA,

ROBERT CARROLL—BIOLOGIST II

annexation and pre-zoning, modification to the City's Measure A allocation limits, and a tentative subdivision map. Key issues are water use, traffic circulation, and annexation requirements. The City Council certified the Final EIR and approved the project on May 15, 2018. As environmental analyst, Mr. Carroll assisted in the preparation of the Biological Resources Assessment, authored the public service letters and the Geology, Hydrology, and Population and Housing sections, and supported the project coordination and response to comments efforts.

619–625 California Drive IS/MND Project, City of Burlingame, CA

FCS prepared an IS/MND for a new four-story, 26-unit live/work development with at-grade parking at 619–625 California Drive in Burlingame, California, and is located in the C-2, North California Drive Commercial District and within the Downtown Specific Plan. This infill project implements the Downtown Specific Plan by building new housing within walking distance of the Caltrain Station. The new commercial building requires an environmental review because it exceeds the 10,000-square-foot floor area and does not qualify for an exemption from CEQA. Members of the community have expressed concerns pertaining to the impact of the development to aesthetics and landscaping, effects on existing businesses, and parking and traffic, as well as the attractiveness of the main commercial area on the ground floor. In response to the community's concerns, FCS prepared street-level visual simulations of the project from two vantage points to support the analysis of potential visual impacts. The visual simulations are based on the most current design proposal from the project applicant and will depict the project's finished materials, building form, height and scale, and proposed landscaping. In addition to the visual simulations analysis, FCS provided Noise Analysis, Air Quality/GHG Analysis, HRA, and a Reconnaissance-Level Assessment of Biological and Cultural Resources. Mr. Carroll performed the Reconnaissance-Level Biological Assessment and is preparing the Biological Impact Analysis for the IS/MND.

Highway 1/North Main Street—Spindrift Way IS/MND and Technical Studies, City of Half Moon Bay, CA

The segment of Highway 1 between North Main Street and Spindrift Way carries approximately 30,000 vehicles per day (based on Caltrans 2015 traffic counts) and is the most traveled portion of the Cabrillo Highway between Pacifica and Santa Cruz. Between North Main Street and Grand Boulevard, the roadway is a four-lane divided highway. Between Grand Boulevard and Spindrift Way, Highway 1 consists of a two-lane undivided roadway. A Class I bicycle/pedestrian trail exists along the west shoulder. In 2009, the City of Half Moon Bay adopted the Highway 1 Traffic Safety and Congestion Mitigation Plan to improve roadway and intersection operations along the Highway 1 corridor within Half Moon Bay. The improvements contemplated by the plan would be funded by the County's Measure A program. FCS prepared an IS/MND to evaluate the proposed safety improvements and visual enhancements along the Highway 1 corridor between North Main Street and Spindrift Way. FCS also prepared an Air Quality and GHG Emissions Analysis, Biological Resources Assessment, Phase I Cultural Resources Assessment (CRA), and Noise Impact Assessment to support the IS/MND. Mr. Carroll prepared the Biological Resources Assessment and Jurisdictional Delineation for the project.

Fire Station 77 Replacement IS/MND, Menlo Park Fire Protection District, City of Menlo Park, CA

FCS prepared an IS/MND for a project that proposed to replace Fire Station 77 in the City of Menlo Park with a new 14,000-square-foot, two-story fire station. To provide maximum planning flexibility to the Menlo Park Fire Protection District, the IS/MND evaluated three parking lot options along Terminal Avenue and an array of residential property acquisition options. FCS also prepared the Hazardous Material section, including recommendations for mitigation for the project. Preparation of this section

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of the IS/MND involved the review of various environmental databases for any current and/or historic records of releases to the environment. As the project biologist, Mr. Carroll conducted field work and assisted in a bat habitat assessment which outlined methodology, findings, and necessary measures to avoid or otherwise minimize impacts to sensitive bat species.

Library/Learning Resource Center Building Replacement Project IS/MND for the Solano Community College District, Fairfield, CA

FCS prepared an IS/MND for the construction of a new Library/Learning Resource Center to replace the existing library at the Solano Community College Campus in Fairfield. The proposed project would construct a new 59,252-gross-square-foot, two-story building to replace the existing B100 Library Building, demolish five old portable buildings totaling 8,643 gross square feet and complete site restoration, demolish the old 49,600-square-foot B100 Library building and construct new site improvements and landscaping in that area, and provide construction staging on the project site and/or on a designated portion on the Campus parking lot. Programs and functions from the B100 Library would be relocated into the new facility. The new building would contain traditional library print resources, computer commons and digital resources, study rooms, tutoring center, Data Center for the institution, audio visual arts television studio, related staff offices and service areas, faculty/staff training center, some faculty offices, and support spaces. The proposed new building would be located in the center of the Fairfield Campus. In order to accommodate construction at the new location, some existing trees would need to be removed and some existing utilities would be relocated. The exact location of the new Library building has not been determined, but the general area is identified as the center of campus, between the new Science Building, the existing Library site, and the performing arts area, as shown in the Fairfield Campus Facilities Master Plan. Construction is anticipated to begin in the fall of 2019 and be completed in the fall of 2021. Mr. Carroll supported the Biological Impact Analysis.

Library/Learning Resource Center Building Project Biological and Cultural Construction Monitoring Services for the Solano Community College District, Fairfield, CA

FCS prepared the IS/MND and provided the subsequent biological and cultural construction monitoring services for the construction of a new 59,252-gross-square-foot, 2-story Library/Learning Resources Center building on the Fairfield Campus of the Solano Community College Campus. The building would be constructed on an open quad in the center of campus, replacing an open lawn. FCS conducted AB 52 consultation in coordination with the District and tribal representatives from the Yocha Dehe Wintun Nation to address concerns about tribal cultural resources in the immediate vicinity of the site. In addition to preparing a full PI-CRA, FCS drafted mitigation measures in coordination with the Tribe and District to effectively allow the project to proceed while protecting the Tribal Cultural resources in question. The District approved the project in May 2016, with the approval of the tribe and all parties involved. FCS will provide coordination with Tribal representatives from the Yocha Dehe Wintun Nation, as well as a “tailgate” sensitivity training session for construction personnel. Mr. Carroll conducted multiple pre-construction surveys and wrote a subsequent memorandum for roosting bats for environmental compliance under CEQA.

Solano 360 Project Professional Services to Support the Development of a Preferred Development Plan and Associated Regulatory Strategies, Solano County, CA

FCS is currently assisting the applicant team and Solano County in the development of a Preferred Development Plan for the Solano 360 Project in Solano County, California, as project plans are being revised and refined to reflect a development scheme that is economically viable and that meets the

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County's objectives for reuse of the project site. FCS is reviewing project plans and reports prepared by the applicant team, providing the necessary input in defining the preferred development plan, and assisting the project team in identifying and devising the most effective strategy regulatory permitting and CEQA review and clearance strategy that will facilitate the environmental clearance and implementation of the preferred project. Once a preferred plan is finalized, FCS will prepare a new scope of work outlining the additional tasks required to support CEQA review and clearance and regulatory permitting, as necessary. As a Staff Biologist, Mr. Carroll supported the regulatory compliance work including clearance surveys for roosting bats.

Mount Madonna County Park Master Plan Environmental Constraints Analysis and IS/MND, Santa Clara County, CA

FCS completed field surveys and prepared a biological and cultural resources constraints analysis to inform the location and design of master plan improvements to Mount Madonna County Park. Given the location of the park within a designated Habitat Plan Permit Area of the Santa Clara Valley Habitat Plan, careful consideration of impacts to protected species was required. Additionally, with recorded archaeological and historic resources in and adjacent to the park, cultural resources were a key issue. Following completion of the Draft Master Plan, FCS undertook a programmatic review of the potential environmental impacts of implementing the Master Plan, pursuant to the California Environmental Quality Act (CEQA). As the Staff Biologist, Mr. Carroll prepared the biological constraints analysis for master plan improvements.

693 Arastradero Palo Alto School Project Archaeological, Paleontological, and Biological Services, City of Palo Alto, CA

FCS prepared archaeological and paleontological Worker Environmental Awareness Program (WEAP) training and nesting bird surveys for a school site in Palo Alto, California. As the Staff Biologist, Mr. Carroll conducted pre-construction nesting surveys to clear project site of any potential nesting birds.

Cotati Reverb Hotel and Amphitheater Project IS/MND and Technical Studies, City of Cotati, CA

FCS is currently directing the preparation of an IS/MND and associated technical studies for the Cotati Reverb Hotel and Amphitheater Project, which proposed to demolish an existing park-and-ride surface parking area and paved surfaces and construct a hotel and amphitheater near the US 101/State Route 116 interchange in Cotati, California. FCS also delineated potential jurisdictional wetlands on the project site in accordance with methodologies within the USACE Wetland Delineation Manual and Arid West Regional Supplement. Mr. Carroll prepared the Wetland Delineation and the IS/MND. Additionally, Mr. Carroll is in the process of obtaining regulatory permits from the USACE and RWQCB.

Baumgardner Ranch Development Project IS/MND, City of Cloverdale, CA

FCS is preparing an IS/MND for the Baumgardner Ranch Development Project for the City of Cloverdale. The applicant (Integrated Community Development) is proposing to develop a "workforce village" concept that would provide low-income, median-income, and market-rate housing for all segments of the income spectrum. The proposed project would include 79 single-family residences, fifty-nine 2-story row houses with a community clubhouse, and 166 apartments on 20.3 acres while preserving 8.2 acres of oak woodland as privately maintained open space on the 28.5-acre project site. The IS/MND has identified the need for mitigation for impacts associated with air quality, biological resources, cultural resources and tribal cultural resources, geology and soils, GHG emissions, hazards and hazardous materials, noise, traffic, and wildfire.

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110 Dry Creek Regulatory Permitting Project, City of Healdsburg, CA

FCS provided environmental planning, biological resources, and regulatory permitting services in support of the Healdsburg Suites Multiuse Project. FCS initially completed CEQA compliance work and prepared associated technical studies, including a Biological Resources Assessment and jurisdictional delineation. CEQA compliance was achieved with the City of Healdsburg, and the entitlement process was successfully completed. Mr. Carroll was a Staff Biologist for the project and helped author the Biological Resources Assessment and IS/MND, and obtain a Section 1602 Streambed Alteration Agreement from California Department of Fish and Wildlife. Additionally, Mr. Carroll was the lead monitor during construction for span bridge over Foss Creek.

Elnoka Continuing Care Retirement EIR, City of Santa Rosa, CA

FCS is currently preparing an EIR for the Elnoka Continuing Care Retirement Community Project, which proposes to construct 664 residential units for seniors (74 cottages, 528 apartments, and a 62-unit care center), 12 affordable employee housing units, and a recreational center that takes into account the natural features of the 68.7-acre site by preserving trees, incorporating creek setbacks, and leaving a significant portion of the site undisturbed. The project would be built out over multiple phases and, at buildout, the project would employ approximately 194 people. FCS is preparing stand-alone technical documentation to support the EIR, including an HRA, a BRA, a Traffic Impact Study, and a Phase I CRA. In addition, FCS is completing several technical analyses that will be directly incorporated into the EIR, including an Air Quality/GHG Analysis and a Noise Impact Study. FCS is proactively working with the City of Santa Rosa and the project applicant to address project concerns, including hillside development regulations, increased traffic on Highway 12, adjacency to Annadel State Park, and changes to surrounding scenic views.

Round Barn Village Project IS/MND, City of Santa Rosa, CA

FCS prepared an IS/MND for the Round Barn Village Project in the City of Santa Rosa, California. The project consisted of a GPA and rezone for the future development of up to 270 residences. While no specific development was included as part of the project, FCS evaluated potential impacts at the project level to streamline the environmental evaluation of proposed future development in accordance with GPA and rezone. During the public review period, the project site was damaged by the 2017 Tubbs Fire. FCS assisted the City in preparing a memorandum confirming that the conclusions of the IS/MND remained appropriate, despite altered on-site conditions. The project was approved by the City Council on February 6, 2018. As the Staff Biologist, Mr. Carroll prepared the IS/MND, with appropriate levels of analysis for project-level components.

Mill Creek Project IS/MND, Town of Windsor, CA

FCS prepared an IS/MND for the semi-triangular project site located in the Town of Windsor, Sonoma County, California. The project site is bounded by the SMART rail line (west and south), single-family residential uses and an apartment complex (north), and Windsor Creek (east). The project site is comprised of two triangles that are split by the termination of Bell Road. The project applicant is proposing to develop 360 dwelling units on the project site. The Northern Triangle would support 92 stacked flats, and the Southern Triangle would support 268 stacked flats. A total of 577 parking spaces would be provided on-site. New vehicular access points on Bell Road and Bill Beedie Way would be developed. FCS performed a stand-alone IS/MND that has the benefits of (1) allowing independent, project-specific CEQA conclusions to be reached that may differ from those in the EIRs and (2) avoiding any potential delays in the CEQA process should the General Plan EIR delayed.

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Project Lefty Biological Clearance Survey Report, City of Bakersfield, CA

The 56.83-acre project site is located at the southwest corner of Landings Way and Petrol Road in the City of Bakersfield, California. A Biological Clearance Survey for the project site was conducted by Mesa Biological LLC on April 4, 2018. FCS has initially reviewed the Biological Clearance Survey and determined that there is marginal forage/hunt/den habitat for sensitive species such as the San Joaquin kit fox and burrowing owl on the site. That said, in accordance with Metropolitan Bakersfield Habitat Conservation Plan, an FCS biologist will survey the site and provide a Biological Clearance Survey report and maps prior to construction of the project to verify findings and assess the potential for occurrence of these species on the site.

1410 South Bascom Avenue Project IS/MND, City of San José, CA

FCS is preparing an IS/MND for the 6.4-acre mixed-use development project located at 1410 South Bascom Avenue project in the City of San José. The triangular-shaped project site is located within the Santa Clara Valley Habitat Conservation Plan. The office uses would consist of up to 200,000 gross square feet allocated over five levels over three levels of parking (353 spaces). The residential uses would consist of up to 600 dwelling units allocated over six levels over three levels of parking (700 spaces). Active uses would be located at the ground floor of both buildings. The residential uses would occupy the northern portion of the site, while the office uses would occupy the southern portion of the site. The project would be designed to interface with the Bascom Light Rail Station. Vehicular access would be taken from South Bascom Avenue. As the project biologist, Mr. Carroll provided biological services including conducting field work in support of the IS and writing the biological resources section.

San Pedro Square Apartment Building Project Pre-construction Nesting Bird Surveys and Archaeological Monitoring, City of San José, CA

FCS conducted pre-construction nesting bird surveys and monitor excavations on the San Pedro Square Apartment Building Project site during construction that involves ground disturbance. The San Pedro Square Apartment Building Project site consists of approximately 2.7 acres in the City of San José, Santa Clara County and is within the Santa Clara Valley Habitat Conservation Plan. The site is surrounded by developed land including an active construction site, an electrical supply store, and two abandoned lots. As the project Biologist, Mr. Carroll conducted pre-construction nesting bird surveys and authored the subsequent report for compliance with the Migratory Bird Treaty Act.

Casa Blanca Elementary School Focused EIR and Technical Studies for the Riverside Unified School District, Riverside, CA

FCS prepared an Initial Study, Focused EIR, and supporting technical studies for the proposed Casa Blanca Elementary School. The elementary school will be developed on a 9.8-acre lot currently occupied by an AM radio station and will have a maximum enrollment of 800 students. The technical studies will include an Air Quality/GHG Analysis, HRA, Biological Resources Assessment, CRA, Noise Impact Analysis, and Traffic Impact Assessment.

Poly High School Baseball Fields Focused EIR and Technical Studies for the Riverside Unified School District, Riverside, CA

FCS is preparing a Focused EIR and applicable technical studies addressing project impacts on air quality, GHG emissions, noise, traffic, and cultural resources for the proposed Riverside Poly High School Baseball Fields Project, which would develop varsity baseball and varsity softball fields on a 10-acre vacant lot at the northwest corner of Victoria Avenue and Central Avenue opposite the Riverside

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Polytechnic High School. FCS is also preparing a Preliminary EA, providing associated regulatory liaison services with the California Department of Toxic Substances Control (DTSC), and preparing an Environmental Hazards Investigation and Report pursuant to Title 5 of the California Department of Education (CDE) Code of Regulations. One of the unique challenges of this project involves the community outreach to key stakeholders. In order to solicit public feedback and consider community concerns regarding the project, the District will be holding a public meeting about the project, and FCS will be attending the meeting to support the District and to describe the CEQA process to the public and interested stakeholders.

Lang Ranch Sapwi Trails Community Park Project IS/MND and Regulatory Permitting for the Conejo Recreation and Park District, City of Thousand Oaks, CA

FCS prepared an IS/MND and associated technical studies (Air Quality and GHG Emissions Assessment, Biological Resources Letter Report, Traffic Impact Analysis, Constraints Map) for a 145-acre Community Park, consisting of roughly 17 improved acres of various recreational amenities and special facilities which would support a number of passive and semi-passive recreational activities, such as hiking, biking, disc golf, and non-motorized model glider flying. The IS/MND was adopted in December 2014. Under the contract with Conejo Recreation and Park District, FCS prepared all federal and state regulatory biological permits to support the implementation of the project, including updating the previously prepared jurisdictional delineation report and preparing a Section 404 Nationwide Permit; Section 401 Clean Water Act Certification; California Department of Fish and Wildlife Notification of Streambed Alteration; and conducting ongoing coordination with regulatory agency staff. FCS also reviewed project design plans and ensured that adequate buffers (25 feet or more) and temporary fencing were placed around the last known locations of two Braunton's milk vetch specimens; prepared a Worker Environmental Awareness Program for distribution to all on-site construction personnel who will be conducting clearing, excavation, and other construction activities on-site; and conducted pre-construction surveys for nesting birds, western pond turtle, and other sensitive species with the potential to occur on-site. FCS completed this project on time and within budget. Mr. Carroll prepared the Biological Resources Letter Report.

Permanent Bridge Shelter Facility Project IS/MND and CEQA/NEPA Compliant Technical Studies, City of Costa Mesa, CA

FCS prepared an IS/MND and associated technical studies (biological and cultural records searches, Noise Analysis Report, Air Quality/GHG Emissions Analysis, and Assembly Bill 52 consultation assistance) analyzing the impacts of revising City Codes and Ordinances and implementing the court-mandated Permanent Bridge Shelter Project. The project includes modifications and revisions to the City's Municipal Code to allow emergency shelters to locate in the Industrial Park (MP) zone, repurposing an existing approximately 15,000-square-foot industrial building for individuals experiencing homelessness, associated upgrades to the facility to allow for such uses, and ongoing use of half of the industrial building for permitted warehouse use.

Remington Elementary School Project IS/MND and Associated Environmental Documentation for the Santa Ana Unified School District, Santa Ana, CA

FCS prepared an IS/MND and associated environmental documentation, including an Air Quality/GHG Assessment, Noise Impact Analysis, and Traffic Impact Assessment, for the proposed changing of the grade level of an existing school campus and the addition of 10 classrooms for the SAUSD. The project site is located within the existing footprint of the non-operational Frederick Remington Elementary

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School located on the northern side of the East 4th Street and McClay Street intersection. The proposed project would construct a new two-story building consisting of 10 classrooms on the northeastern portion of the existing non-operational Frederick Remington Elementary School site.

Spurgeon Intermediate School Boundary Change Project IS/MND for the Santa Ana Unified School District, Santa Ana, CA

FCS prepared an IS/MND and technical studies (Air Quality, GHG Emissions, Noise, Cultural Resources, and Biological Resources Analyses/Studies) for the SAUSD for the proposed conversion of the existing Spurgeon Intermediate School Facility from grades 6–8 to grades K–8. FCS submitted the Admin Draft IS/MND and the District decided to reduce enrollment numbers. Therefore, the document was not circulated and the project was cancelled.

Moon Camp Residential Subdivision Project Revised and Recirculated Draft EIR, Final EIR, and Mitigation Monitoring and Reporting Program (MMRP), Community of Fawnskin, San Bernardino County, CA

FCS assisted in preparing a Revised and Recirculated Draft EIR and MMRP for the proposed Moon Camp Residential Subdivision Project, a highly controversial residential development project proposed in the community of Fawnskin. The Revised and Recirculated Draft EIR addressed changes to the project design that potentially alter environmental impacts to aesthetics, air quality, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, traffic and circulation, and public services/utilities. Mr. Carroll was a Staff Biologist on this project.

The Ranch Project Recirculated EIR, City of Antioch, CA

FCS is preparing a recirculated EIR for The Ranch Residential Project in the City of Antioch. The Ranch is a master planned residential community that would include up to 1,177 single-family residential dwellings, and protection of approximately 242 acres for parks, open space, and trails. The new analysis will reflect the completion of the BART extension to Antioch and the completion of the interchange of SR 4 at Balfour Road. As the project biologist, Mr. Carroll peer reviewed multiple biological reports from external consulting firms for the project site and offsite areas, coordinated with the City and biologists at those firms on findings, and finalized the Biological Resources Section of the EIR

El Dorado Materials Recovery Facility Remodeling Project IS/MND, El Dorado County, CA

FCS prepared an IS/MND for proposed renovations at the El Dorado Materials Recovery Facility located west of the City of Placerville in unincorporated El Dorado County. A new master plan has been developed to enhance operational conditions and offer improved services. Proposed improvements include partial demolition and renovation of the existing office space, transfer station area, bale storage, maintenance bay, and recycling storage area as well as the provision of a new transfer station, recycle processing area, household hazardous waste/appliances area, and gate house. The project would also include new construction and demolition debris grinding equipment. Existing permitted processing amounts would not be altered.

Tassajara Parks EIR, Contra Costa County, CA

FCS is preparing an EIR for this landmark project located outside the boundary of the existing urban limit line (ULL) in Contra Costa County. The project site consists of two separate parcels: (1) a 155-acre northern site to be developed with 125 single-family residences, a walking trail, and trail staging area, and (2) a 616-acre southern site, the majority of which would be dedicated to the East Bay Regional Parks District for permanent open space uses with two 5-acre parcels dedicated to the San Ramon Valley

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Unified School District (USD) and San Ramon Valley Fire Protection District. Particular attention will be focused on potential traffic impacts, aesthetic impacts, and growth inducement. The Draft EIR was circulated in May 2016 and a recirculated Draft EIR evaluating off-site water conservation measures was published in September 2016. The Final EIR is currently being prepared.

Ritz-Carlton Napa Valley Resort Hotel Napa Data Recovery of CA-NAP-928, Napa, CA

FCS is currently assisting the USACE with the data recovery of CA-NAP-928. FCS's Dana DePietro, PhD, RPA, as Principal Investigator, is implementing the MOA and HPTP for the Ritz-Carlton Napa Valley Resort Project, which was determined to have an adverse effect on the prehistoric site CA-NAP-928. The project proponent is a private developer whose application for the hotel site (which included a wetland) prompted Section 106 review by the USACE, San Francisco District. The project would result in the complete displacement of CA-NAP-928, which was determined eligible for listing in the NRHP under criterion D for its data potential. To address this adverse effect, the USACE and the California OHP executed a MOA calling for the implementation of the HPTP. Treatment includes data recovery of the large, complex, multi-period site, involving the analysis of macrobotanical remains, lithics, fire-affected rock, obsidian hydration analysis, C-14 dating, and the treatment and recovery of faunal and human osteological remains. FCS is also working closely with Scott Gabaldon, the Chairperson of the Mishewal Wappo Tribe of Alexander Valley, who has been designated MLD by the NAHC. Mr. Gabaldon has assigned one Native American monitor to be present at the site during all ground-disturbing activities. Mr. Carroll managed and coordinated cultural resource monitoring efforts for over 10 full-time cultural monitors. Mr. Carroll's duties included providing updated progress maps, an overview of daily progress reports on burials, features, and unanticipated discoveries, onboarding new monitors, and invoicing.

Simi Valley Site Wetlands Permitting and CEQA Documentation, City of Simi Valley, CA

FCS provided wetlands permitting and CEQA documentation (Biological, Cultural, Air, and Noise Reports) for the Xebec Simi Valley project site to determine environmental impacts associated with the proposed industrial development at the northeast corner of Madera Road and Easy Street in Simi Valley, Ventura County, California. The proposed project would consist of an industrial development on approximately 37.14 acres at the northeast corner of Madera Road and Easy Street in Simi Valley, Ventura County, California. Implementation of the proposed project would be consistent with current zoning for General Industrial—Business Park and General Plan Land Use Designation as Business Park with a 0.5 floor area ratio (FAR).

Conservation Center for Wildlife Care Environmental and Regulatory Permitting Services, LEF, Santa Clara County, CA

FCS provided technical studies (cultural resources, biological resources, air quality, and noise) in support of the LEF original application submittal in 2013, and reviewed provided comments on the County's 2014 EIR on behalf of LEF. Following the unanimous approval of the project, FCS is now providing biological, regulatory, project management, and entitlement processing services to support the proposed Conservation Center for Wildlife Care Project in Santa Clara County. LEF proposes to construct five buildings (Public Wildlife Intake Building/Pond Ecology Station, Wildlife Medical Facility and Education Building, Imperiled Species Breeding Facility, and two cottages) in the western portion of the project site and 50 wildlife enclosures scattered throughout the site. Mr. Carroll assisted in the compilation and submission of regulatory permits, provided a Worker's Environmental Awareness Training, and conducted multiple pre-construction surveys for nesting birds and bats to ensure all biological mitigation measures were satisfied for CEQA compliance.

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Veterans Boulevard Grade Separation Phase 1 Pre-construction Surveys, City of Fresno, CA

Mr. Carroll is currently conducting Phase 1 pre-construction surveys in accordance with the EIR and CEQA requirements for the Veterans Boulevard Grade Separation Project in the City of Fresno. Caltrans and the City of Fresno are cooperatively proposing to build a new interchange on SR 99 and perform additional supporting roadway improvements in north Fresno. FCS's qualified biologists performed pre-construction surveys for loggerhead shrike (*Lanius ludovicianus*), western burrowing owl, California horned lark (*Eremophila alpestris*), white-tailed kite, Swainson's hawk, numerous special-status bat species, and species protected by the MBTA (16 USC 707) and the California Fish and Game Code (Section 3503). FCS is currently preparing a letter report that outlines the methodology and findings and includes recommended measures to avoid or otherwise minimize impacts to sensitive resources.

Trails at Corona EIR and Technical Studies, Riverside County, CA

FCS prepared an EIR for the Trails of Corona Project, which proposes to redevelop the Trails of Corona Golf Course (formerly known as the Mountain View Golf Course), which closed in 2009. The golf course closure was a result of a decline in public interest in golf and the development of numerous golf courses in the region. The County Board of Supervisors approved the initiation of a Foundation Change to the 2016 General Plan that would change land use designations from Open Space to Community Development. The proposed project is located on approximately 105 acres, 80 acres of which are in Riverside County and 25 acres of which are in the City of Corona. The EIR was prepared with the County as the lead agency and the City as a responsible agency. In addition to the EIR, FCS prepared technical studies including an Air Quality/GHG Analysis, Noise Impact Analysis, Biological Resource Analysis, and Phase I CRA.

Travers Creek Bridge Replacement Caltrans NEPA/CEQA Documentation and Permitting, Fresno County, CA

Mr. Carroll prepared the CEQA IS/MND and the NEPA Categorical Exclusion and coordinated permitting through the USACE, the RWQCB, and the CDFW for the replacement of a structurally deficient bridge. The new wider bridge would allow for the ultimate right-of-way design for Manning Avenue and improvements to associated roadway approaches. FCS coordinated required air, noise, hazardous materials, biological, and cultural technical studies for local agency compliance with FHWA funding administered through Caltrans.

Rodeo Property Industrial Project Technical Studies, City of Salinas, CA

FCS prepared various CEQA-compliant technical studies (an Air Quality Analysis, Health Risk Assessment, Greenhouse Gas Emissions Analysis, Biological Resources Assessment, Cultural Resources Assessment; and Noise Impact Analysis) to support the proposed Rodeo Property Industrial Project on Sun Street, in the City of Salinas, California. The project proposes to construct up to 85,500 square feet of industrial space in two separate buildings. The City of Salinas will use the FCS-prepared technical studies to support processing the project under an Initial Study, pursuant to CEQA, and will thus avoid the need to prepare an EIR.

Crow Canyon Specific Plan Professional Environmental Consulting Services, City of San Ramon, CA

FCS is providing environmental consulting and project management services to assist with the preparation of the Crow Canyon Specific Plan (CCSP) Update. The CCSP was adopted in 2006 to guide the evolution of a 128-acre office and service commercial area west of I-680 and north of Crow Canyon Road in the City of San Ramon. The CCSP envisioned a cohesive, mixed use community of new

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residential, neighborhood-serving retail and restaurant uses, and new commercial uses. FCS' services include providing public outreach, updating the specific plan, and preparing an initial study and subsequent EIR.

Del Hombre Apartments Project EIR, Contra Costa County, CA

FCS is preparing a project-level EIR with technical studies for the construction of a 284-unit apartment building on a 2.40-acre site located in the unincorporated area of Walnut Creek next to the Pleasant Hill BART/Contra Costa Center Bart Transit Village. The key areas for considerations include aesthetics, biological resources, cultural resources, air quality/GHG emissions, land use planning, and transportation/traffic.

Alves Ranch EIR Addendum, City of Pittsburg, CA

FCS prepared an EIR Addendum for a new configuration of residential and commercial development. To support the preparation of the Addendum, FCS prepared the following technical analyses: Air Quality Analysis, Biological Resources Evaluation, CRA, Noise Impact Analysis, and TIA.

Blake-Griggs Multi-Family Residential Facility EIR, City of Pleasant Hill, CA

FCS is preparing an EIR for a 2.33-acre project site within the City of Pleasant Hill's Downtown Specific Plan. The City of Pleasant Hill proposes to adopt the Downtown Sub-Area Specific Plan (Downtown SASP), a comprehensive planning document that would establish specific guiding principles and a long-term strategy for development of a 2.33-acre area. The project applicant (Blake Griggs Properties) proposes to develop 210 multi-family residential units. The project would include three courtyards, a roof deck, outdoor kitchen and dining areas, and lounge areas for groups of varying sizes with fire pits, lap pool and a pet lounge. In support of the EIR, FCS is preparing Air Quality/Greenhouse Gas Emissions Analysis, Biological Resources Evaluation, Cultural Resources Assessment, Noise Impact Analysis, Traffic Impact Study, Visual Simulations, and Shade/Shadow Study.

Santa Nella Community Specific Plan Recirculated EIR Addendum and Technical Studies, Merced County, CA

FCS prepared an Initial Study in support of an Addendum to Santa Nella Community Specific Plan Recirculated Program EIR. Santa Nella is an unincorporated community located in Western Merced County, nine miles northwest of Los Banos. Consistent with the 2000 Specific Plan Update and EIR, the applicants AKT and RCI are now proposing to develop certain lands within the Community Specific Plan (and have already obtained tentative subdivision maps from Merced County to do so). Known as the Parkway Project, collectively, it would involve the construction of 1,598 single-family residential lots, seven acres of commercial uses, 10 acres of school uses, and 43 acres of parks and open space. The Parkway Project would require the expansion of an existing wastewater treatment plant as well as the construction of water and wastewater infrastructure improvements to serve the Parkway Project. To that end, the Santa Nella County Water District has decided to move forward to update its Infrastructure Master Plans (for both water and sewer) (collectively, Master Plans).

Alameda Federal Center Reuse NEPA Documentation, City of Alameda, CA

FCS prepared a NEPA Environmental Assessment for the 3.65-acre property on McKay Avenue in Alameda. Alameda Point Collaborative, a non-profit organization that serves formerly homeless individuals and families in Alameda County, was approved to obtain the Surplus Federal Center at 620 Central Avenue for utilization as an "Assisted Living," Medical Respite, and supportive service facility for

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the homeless. The proposed action included the re-use and renovation of four buildings for senior housing; the demolition and replacement of one building with a small primary care clinic; and the demolition of six accessory structures as well as reducing paved surfaces and creating new open space areas. The project was completed in mid-2018.

7190 Trenton/Healdsburg Road Project Biological and CRAs, Sonoma County, CA

Mr. Carroll prepared a Biological and Cultural Resources Assessment for the renovation and expansion of an existing barn and cultivation of approximately 1 acre. The exact locations of these facilities have not yet been determined. As such, a comprehensive study was conducted.

Montgomery II Apartments (543 Lorraine Avenue) Project EIR Addendum, City of San José, CA

FCS prepared an Addendum to three separate EIRs: the Diridon Station Area Plan Final Environmental Impact Report (DSAP FEIR), the Downtown Strategy 2040 FEIR, and the Envision San José 2040 General Plan Final Programmatic EIR (FPEIR). The Addendum evaluated the project-specific environmental impacts related to the proposed construction of an 11-story, 69-unit apartment building with 3,396 feet of ground-floor retail, underground parking garage for up to 50 stalls, bicycle parking, and a rooftop terrace on a 0.22-acre site parcel at 543 Lorraine Avenue, which is part of the larger Diridon Station Area. The Addendum did not need to be circulated for public review, but was attached to the DSAP FEIR. The project was completed in August 2019.

Vista II Sycamore & Watson Project Due Diligence Services and Technical Studies, City of Vista, CA

FCS completed a biological constraints analysis and prepared technical studies (Air Quality Analysis, GHG Analysis, Biological Resources Assessment, Cultural Resources Assessment, Noise Analysis, and Traffic Study) for the Vista II Sycamore & Watson Project. The proposed project would construct 57 detached residential units and associated improvements on a 7.8-acre parcel located on the southwest corner of Sycamore Avenue and Watson Way in the City of Vista in the County of San Diego. The Project proposed to change the General Plan land use designation from Low Density Residential (LD) and Neighborhood Commercial (CN) to Medium Density Residential (MD), which would allow a maximum density of 10 dwelling units per acre. The Project proposes to change the current zoning designation from Estate Residential (E-1) and Commercial (C-1) to Multi Residential with a maximum density of 10 dwelling units per acre (RM (10)). The 57 detached condominium units would be two-story structures with private garages; an internal private street system, private open space, and open guest parking would also be provided.

William J. Payne Sports Park Renovation Project IS/ND/MND, City of Livermore, CA

FCS prepared an IS/ND/MND for a 14-acre park located 5800 Patterson Pass Road in the City of Livermore, Alameda County, California. The semi-triangular park is bounded by a drainage channel and the Union Pacific Railroad tracks (west and north), Vasco Road (east), and Patterson Pass Road (south). The park was developed in 2002 and provides three athletic fields (including two baseball/softball diamonds), a BMX course, and parking lot with 125 spaces. The park is owned by the City of Livermore and maintained by the Livermore Area Recreation and Park District (LARPD).

Mill District Project Initial Study/Consistency Checklist, City of Healdsburg, CA

FCS prepared an IS/Consistency Checklist for the Mill District Industrial Project in the City of Healdsburg to determine whether the impacts of the project were accounted for within the Draft EIR prepared for the Central Healdsburg Area Plan, or whether the project would result in new significant impacts or

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substantially more severe impacts under CEQA Guidelines Section 15183. The proposed project would demolish existing industrial buildings, structures, and paved surfaces and redevelop the project site with a transit oriented mixed use project with phasing that will allow for the more organic growth of the development in a manner that is compatible with the City's Growth Management Ordinance. FCS also peer reviewed the following studies to support preparation of the IS/Consistency Checklist: Air Quality/GHG Emissions Analysis; Biological Resources technical memorandum; Noise and Vibration Report; Historic Resources Evaluation; Utilities Infrastructure Report; Traffic Impact/Shared Parking Analysis.

Blacow Residential Project IS/MND and Technical Studies, City of Fremont, CA

FCS is currently preparing an IS/MND and associated technical studies (Air Quality Analysis, Health Risk Assessment, Greenhouse Gas Emissions Assessment, Cultural Resources Assessment, Noise and Vibration Analysis, and Transportation Study) for the proposed Blacow Residential Project in Fremont, California. The 3.29-acre project site is located at 37307-37359 Blacow Road and contains five commercial/industrial buildings totaling approximately 47,000 square feet, surface parking, and an abandoned railroad spur. The applicant intends to demolish the buildings and develop 38 dwelling units on the project site.

Project Gaucho Distribution Center Initial Study and Consistency Checklist, City of Oxnard, CA

FCS prepared the Initial Study and Consistency Checklist for the Project Gaucho Distribution Center. The proposed project is located within the Sakioka Farms Business Park Specific Plan area in Oxnard. The project site was evaluated for compliance with CEQA as part of the Sakioka Farms Business Park Specific Plan Draft EIR (State Clearinghouse No. 2002071070). The Consistency Checklist evaluated whether the impacts of the project were accounted for within the Final 2006 Sakioka Farms Business Park Specific Plan EIR.

Suisun Commerce and Logistics Center Project EIR, City of Suisun City, CA

FCS expedited the preparation of an EIR with technical studies/analysis and related documents for the Suisun Commerce and Logistics Center on behalf of the City of Suisun City. The project proposed to develop light industrial, commercial, and open space uses on a 353-acre site that is currently used for grazing. Total buildout would consist of up to 3.9 million square feet. The project site is located in unincorporated Solano County, immediately adjacent to the Suisun City limits and is less than 1 mile from Travis Air Force Base. The proposed project required the following discretionary approvals from the City of Suisun City: a GPA, Pre-zoning, Planned Unit Development, Parcel Map, Development Agreement, and Site Plan/Architectural Review. The project also required approval of an annexation from the Solano Local Agency Formation Commission and a finding of consistency from the Solano County Airport Land Use Commission. In addition to the EIR, FCS prepared an Air Quality/GHG Analysis, an HRA, a Biological Resources Assessment, a Phase I CRA, a Noise Impact Study, and a Traffic Impact Study.

970 McLaughlin Avenue Project Due Diligence Memorandum, Technical Studies, and IS/MND, City of San José, CA

FCS prepared a Due Diligence Memorandum, technical studies (Air Quality Analysis, HRA, GHG Emissions Analysis, Phase I CRA, Noise and Vibration Analysis, Tree Analysis and Report, Traffic Feasibility Analysis, and Traffic Impact Analysis), and IS/MND for a proposed industrial warehouse project. The 10.69-acre project site contains eight manufacturing buildings totaling 147,845 square feet and surface parking. The

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applicant intends to demolish the buildings and develop a 220,000 square-foot warehouse on the project site. The project was approved by the City of San Jose in March, 2019.

Veterans Village IS/MND and Technical Studies, Town of Windsor, CA

FCS prepared an IS/MND for the project site, which consists of three parcels totaling 9.75 acres located at 711 Oak Park Street and 9500 Oak Park Street. All three parcels are located within the Station Area DTSP. The project site contains a residence and several outbuildings. On-site biological resources include wetlands, oak trees, and Burke's goldfields. A flood plain area is located in the southeastern corner of the project site. The project applicant is proposing to develop 60 housing units for veterans and a 3,000-square-foot community building. The project has been designed to avoid the majority of significant oak trees on-site and the majority of on-site wetlands would be avoided. FCS performed peer review of the following studies: Traffic Impact Study, Wetland Delineation, Preliminary Geotechnical Report, Phase I ESA, Preliminary Stormwater Management Plan, and Utilities Infrastructure Report.

CEQA Consulting and Technical Supporting Services for the Vista Oaks Subdivision Project, City of Cloverdale, CA

FCS is preparing an Initial Study and supporting technical studies (a Phase I Cultural Resources Assessment, Biological Resources Assessment, Air Quality and Greenhouse Gas Assessment, Health Risk Assessment, Noise Assessment, Visual Simulations) and peer reviewing the applicant-prepared geotechnical report for a proposed residential subdivision project on behalf of the City of Cloverdale (City). The applicant, Thompson Development Group, proposes to subdivide approximately 42 acres of land into 33 single family residential lots. Approximately 27 acres would remain in open space. The land was previously entitled in 2005 for subdivision into 19 lots, and that entitlement will expire in September 2017. FCS is building upon the analyses conducted in 2005 and will supplement where needed to meet current regulatory requirements. Upon completion of the Initial Study, FCS will prepare the appropriate environmental document (ND, MND, or EIR) on behalf of the City.

North Entry Area Plan EIR, City of Healdsburg, CA

FCS prepared an EIR for the Quaker Hills Area Plan and the proposed Quaker Hills Village Project in the City of Healdsburg. The project site is located on 30 acres of land between Redwood Highway and Healdsburg Avenue, roughly north of Passalacqua Road in the northern part of the City. Given its location at the northern entry point to the City, the site is an important gateway that transitions from the agriculture of the Alexander Valley to the small-town character of Healdsburg. As such, the City will prepare an Area Plan to guide development of this prominent site. The project involves construction and operation of a mixed-use campus on the site that would include a senior community, a boutique hotel, a commercial office complex, and a family apartment community. The technical analyses in support of the EIR included a Traffic Study, Air Quality/GHG Emissions Analysis, and Noise Impact Analysis.

Two Cathedral City Mixed-Use Development Projects Due Diligence Services, City of Cathedral City, CA

FCS prepared due diligence assessments and a technical study for two proposed mixed use development projects in Cathedral City. The project proposed to construct a mixed-use development at the northeast corner of Monty Hall Drive and Buddy Rogers Avenue in Cathedral City on a 13-acre and on a 6-acre property. Approximately 16,000 square feet of commercial use and 304 residential dwelling units would be developed. As part of the project, FCS prepared a Phase I ESA, a Biological Resources Due Diligence Memo to address impacts to migratory birds and raptors, and a Cultural Resources Due Diligence Memo to address the potential for prehistoric or historic resources.

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Scott and Lindenberger Road Residential Project IS/MND and Technical Studies, City of Menifee, CA

FCS is preparing an IS/MND and technical studies for a 76-acre site consisting of vacant/undeveloped land located in the City of Menifee, Riverside County, California. The project applicant, MLC Holdings, is proposing a Zone Change and a GPA (for the 19-acre parcel to the north), and a TTM to allow the development of residential lots on the project site. The technical studies include Air Quality and Greenhouse Gas Analysis, Construction HRA, Biological Resources Assessment, Jurisdictional Delineation, Cultural Resources Analysis, Noise Impact Analysis, and Transportation Impact Analysis.

3192 Juniper Medical Cannabis Facility IS/MND and Technical Studies, City of Santa Rosa, CA

FCS is preparing an IS/MND and supporting technical studies for the Juniper Avenue Project in Santa Rosa. The 2.19-acre project site consists of undeveloped land and five buildings totaling 4,964 square feet that include a single-family residence and four outbuildings. The site is designated “General Industry” by the City of Santa Rosa General Plan and zoned “IG” by the Santa Rosa Zoning Ordinance. The project applicant is proposing to establish a marijuana cultivation business on the project site that would be developed in two phases. The first phase would consist of repurposing the existing buildings for marijuana cultivation. The second phase would consist of constructing a new 15,000-square-foot building. Site improvements would consist of a perimeter masonry wall and landscaping. The project application requires approval of a CUP and Design Review. FCS is performing an Air Quality/GHG Emissions Analysis, CRA, and Noise Impact Analysis.

Civic Center and Downtown West End Gateway Project Supplemental EIR, City of Napa, CA

The City of Napa has entered into a public-private partnership with Plenary Properties (applicant) to redevelop four City-owned properties in downtown Napa. The applicant proposes to develop a new 275-key hotel, 115 dwelling units, 40,000 square feet of retail space, and up to 500 parking spaces on the “Superblock.” Existing uses on the Superblock site would be demolished and the applicant would develop a new 130,000-square-foot Civic Center at 1600 First Street, a replacement Fire Station No. 1 at 1115 Seminary Street, and a 320-space extension of the Clay Street Parking Garage at 1523 Clay Street. The proposed project would involve redevelopment well as land use and zoning changes not anticipated in the Downtown Specific Plan or analyzed in the associated EIR (SCH No. 2010042043). As such, the proposed project represents a substantial change to the Downtown Specific Plan and the circumstances under which it would be undertaken. Therefore, FCS is preparing a Supplemental EIR for the Civic Center and Downtown West End Gateway Project pursuant to Section 15163 of CEQA. To support the Supplemental EIR, FCS is also preparing an Air Quality and GHG Emissions Analysis, Cultural Resource Assessment, Noise Analysis, and Traffic Impact Study.

1648 Ashley Way Warehouse Project IS/MND and Technical Studies, City of Colton, CA

FCS prepared an IS/MND for the proposed construction of a 220,185-square foot logistical center (i.e., distribution warehouse facility) that would include a 10,000-square foot office; two warehouse structures; 156 parking stalls; and associated landscaping. Potentially significant factors for which mitigation measures were proposed included air quality/GHG emissions, (construction emissions), biological resources (nesting birds), cultural resources (historic remains), geology/soils (paleo resources during construction), noise (construction noise), and transportation/traffic (emergency access and truck ingress/egress). In addition to the IS/MND, FCS also prepared an Air Quality/GHG Report, Health Risk Assessment, Biological Resources Assessment, Phase I Cultural Resources Assessment, Noise Impact Analysis, and Focused Transportation Impact Analysis (prepared by LLG). The project was completed in 2019.

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Moss Street and Industrial Boulevard Residential Project IS/MND and Technical Studies, City of Chula Vista, CA

FCS is preparing an IS/MND and technical studies for the Moss Street and Industrial Boulevard Residential Project. The project site, located at 676 Moss Street, currently has three buildings on-site used for a variety of light industrial uses, all of which would be demolished. The project proposes to redevelop the existing commercial uses to provide 132 multifamily dwelling units on the 6.92-acre site. The project proposes a GPA and a zone change, which will require a long-term street system analysis. The IS/MND will address potentially significant effects to noise, cultural resources, transportation, and tribal cultural resources. To support the IS/MND, FCS is also preparing an Air Quality and GHG Report, Construction Health Risk Assessment, Biological Resources Assessment, Phase I Cultural Resources Assessment, Noise Impact Analysis, and Transportation Impact Analysis.

Willow Avenue Commercial Center Project IS/MND, City of Hercules, CA

FCS prepared an IS/MND for the proposed Willow Avenue Commercial Center, which proposes to construct up to 156,627 square feet of self-storage and service commercial uses in Hercules, California. The storage facility would include four buildings totaling 128,627 square feet and the service commercial uses would include four buildings totaling 28,000 square feet. Tenants would include automotive repair and upkeep uses. FCS analyzed potential project impacts related to Air Quality, GHG Emissions, Cultural Resources, Noise, and Traffic to support the conclusions of the IS/MND. FCS worked closely with the applicant to proactively address traffic concerns, particularly those related to site access. In addition, FCS assisted the applicant in avoiding a potentially jurisdictional wetland area on-site.

Other Relevant Experience

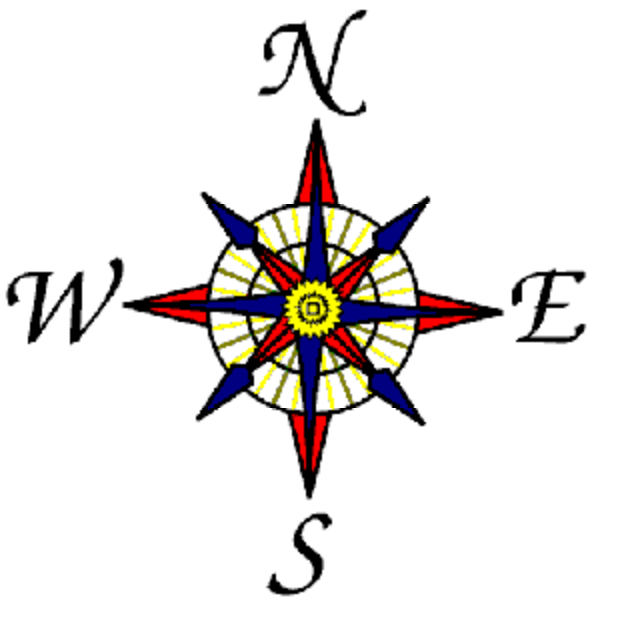
- 1509 El Camino Real Project Regulatory Permitting and Engineering Design, City of Burlingame, CA
- 384 Fairgrounds Drive Self-Storage Project Wetlands Assessment, City of Vallejo, CA
- 124 & 128 Brown Street Bio Resources Due Diligence Memo, Solano County, CA
- Copart Palmdale Online Car Auction Facility IS/MND and Technical Studies, City of Palmdale, CA
- Cherry Creek Village Apartments Technical Studies, City of Cloverdale, CA
- Walnut Avenue Residential Project ISR and Biological Surveys, City of Patterson, CA
- West Sixth Street Proposed LA Fitness Technical Studies, City of Corona, CA
- Topgolf Facility at Burlingame Golf Center Biological Resource Assessment, City of Burlingame, CA
- RV Park Expansion Project Biological Studies and Phase I CRA, City of Big Bear Lake, CA
- 2755 El Camino Real Apartment Project Nesting Bird Survey and Avoidance, City of Palo Alto, CA
- Mill Creek Project Biological Resources Regulatory Permitting, Town of Windsor, CA
- Washington Street Sewer Trunk Line Biological Services, City of Calistoga, CA
- Foundry Foodhall Technical Studies, City of Walnut Creek, CA
- Library/Learning Resource Center Building Project Biological and Cultural Construction Monitoring Services for the Solano Community College District, Fairfield, CA
- Sand Creek Commons Project Biological Resource Assessment and Cultural Resource Assessment, City of Brentwood, CA
- CarMax Project Biological Construction Monitoring and Memo, City of Pleasant Hill, CA
- Chick-fil-A Biological Resources Assessment, City of Livermore, CA
- Jackson Family Winery The Inn Project Wetland Assessment, City of Napa, CA
- Lassen Road General Plan Amendment IS/MND, City of Livermore, CA
- St. Helena Winery and Farmworker Housing Project Biological Study, City of St. Helena, CA

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- Fresno Police Department Substation Nesting Bird Surveys, City of Fresno, CA
- Senior Living Facility Biological Resource Assessment and Phase 1 ESA, City of Novato, CA
- Brodiaea Avenue and Quincy Street Residential Project Regulatory Permitting, City of Moreno Valley, CA
- Devlin Road Construction and Demolition Debris Facility IS/Addendum and Technical Studies, Napa County, CA
- Chick-fil-A Biological Resources Assessment Update, City of Livermore, CA
- General Plan Redesignation and Zoning Ordinance EIR Amendment, City of Napa, CA
- Mission and Mattox Project Addendum, City of Hayward, CA
- Richmond Country Club IS/MND and Technical Studies, City of Richmond, CA
- Addenda to the City of Menifee General Plan EIR and Cantalena Specific Plan EIR, City of Menifee, CA
- 2371 Oakley Street Project (Oakley II) Technical Studies, City of Oakley, CA
- General Plan 2040 Comprehensive Zoning Code Update and EIR, City of South San Francisco, CA
- Quarry Residential Project Nesting Bird Survey, City of Richmond, CA
- 2150 West College Ave CEQA 15183 Exemption, City of Santa Rosa, CA
- Lincoln Avenue Assemblage Mixed-Use Project Due Diligence, City of Anaheim, CA
- Todd Road Project IS/MND and Technical Studies, City of Santa Rosa, CA
- 1005 West Hillcrest Boulevard Biological Services Update, City of Monrovia
- Seacrest Residential Development Project Biological Monitoring, City of Soquel, CA
- Revel Windsor Senior Housing Community IS/MND, Town of Windsor, CA
- Shiloh Mixed-use Development Project IS/MND, Town of Windsor, CA
- Walnut and Indian Avenue Warehouse IS/MND and Technical Studies, City of Perris, CA
- Menifee Bradley and Holland Road Residential Project IS/MND and Technical Studies, City of Menifee, CA
- Napa Vault Storage Biological and Regulatory Permitting Services, City of Napa, CA
- Six Domestic Avenue Parcels Biological and Cultural Due Diligence, City of Redlands, CA
- Verizon Shannon Lane Project Biological Services, City of Murrieta, CA
- Assisted Living and Memory Care Facility Project Biological Resources Assessment, City of Rancho Cucamonga, CA
- Bremer Winery Biological Site Visit, Memorandum, and Hearing Attendance, City of St. Helena, CA
- Walnut and Indian Avenue Warehouse Due Diligence Services, City of Perris, CA

EXHIBIT E







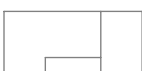

Site Plan



Vicinity Map



Legend

-  10 guest parking 9' x 19'
-  2 handicap parking 14' x 19'
-  3 trash enclosures 8' x 12'
-  Existing structures cell tower, bathroom
-  Setbacks
-  4 fire hydrants, 1 existing, 3 new
-  32 new spaces, all 30'x40' or bigger with 2 9'x18' parking spaces and an 11'x30' RV space.
-  Existing site, 21 existing sites 53 total spaces

Scale 1" = 50'
 ADDRESS: 42144 N. Shore Drive, Big Bear City, CA 92314
 AREA: 4.60 acres, 200,376 sq ft
 APN: 0304-412-06
 ZONING: RS
 TRACT: 011300
 APPLICANT'S ADDRESS: 3582 Durham Circle, Oceanside, CA, 92056
 PHONE: 760 419 5507
 OWNER: Miller Family Trust
 WATER COMPANY: City of Big Bear Lake Dept. of Water 41972 Garstin Drive, Big Bear Lake, CA 92315 909 866-5050
 ELECTRIC COMPANY: Bear Valley Electric 42020 Garstin Drive, Big Bear Lake, CA 92315 800 808-2837
 SEWER COMPANY: San Bernardino County Special Districts Water and Sanitation District 12402 Industrial Blvd., D6, Victorville, CA 92395 760 955-9885
 PHONE COMPANY: Spectrum 4145 S. Falkenburg Road, Riverview, FL 33578 800 314-7195
 PROPANE COMPANY: Ferrellgas 42110 Big Bear Blvd., Big Bear Lake, CA 92315 909 866-4605

STRUCTURES: One 18' x 34' building which is a laundry room and men's and women's bathrooms (purple color on the plot plan). There is a 40' cell tower at the northwest corner (also purple). The entire perimeter of the parcel except for the entry is fenced with 6' high chain link. There are two 4' x 15' signs at the entry. Power poles span the entire eastern lot line. One fire hydrant at the east side of the entrance

LOT COVERAGE:
 0.3% of parcel covered by buildings
 28% of parcel covered by paving
 NO PROTECTED PLANTS OR LANDSCAPING

Legal Description

PTN N 1/2 SEC 16 T1P 2N R 1E DES AS
 FOL BEG AT N 1/4 COR SD SEC TH S 89 DEG 09 MIN 30 SECONDS W 155.63 FT / RECORD S 89 DEG 04 MIN 30 SECONDS W 155.74 FT PER DEED RECORDED AS INST NO 124 IN BK 6618 PG 171 OFFICIAL RECORDS TH S 00 DEG 21 MIN 30 SECONDS E / RECORD S 00 DEG 24 MIN E PER SD DEED / 158.12 FT TH N 89 DEG 36 MIN 03 SECONDS E 299.02 FT / RECORD 89 DEG 36 MIN 19 SECONDS E 300 FT PER SD DEED / TO NE COR SD DEED TH S 00 DEG 21 MIN 30 SECONDS E / RECORD S 00 DEG 24 MIN E PER SD DEED / 422.22 FT TO N R/W LI OF 100 FT WIDE NORTH SHORE DR TH N 72 DEG 30 MIN 30 SECONDS E 334.19 FT ALG SD NLY L THEREOF TH N 00 DEG 07 MIN 44 SECONDS E 479.45 FT TO PT IN N LY NE 1/4 SD SEC 16 SD PT LYING S 89 DEG 35 MIN 20 SECONDS E / RECORD S 89 DEG 31 MIN 30 SECONDS E / 467.75 FT FROM SD N 1/4 COR SD SEC TH N 89 DEG 35 MIN 20 SECONDS W 467.75 FT ALG SD N LY NE 1/4 SD SEC TO POB 4.96 AC. M/L

