



LAND USE SERVICES DEPARTMENT PLANNING DIVISION PLANNING COMMISSION STAFF REPORT



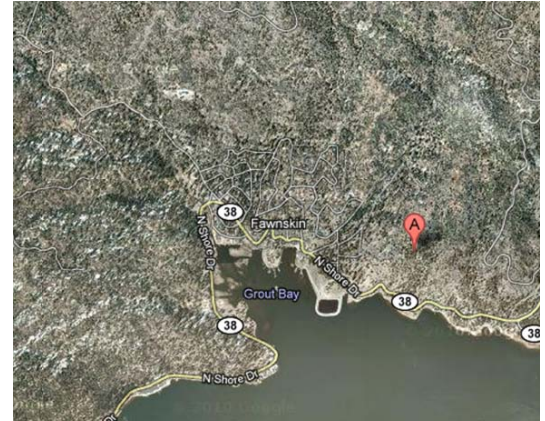
HEARING DATE: December 8, 2011

AGENDA ITEM NO: 3

Vicinity Map

Project Description

APPLICANT: LIVE HOLDINGS, LLC
APN: 0304-231-34
PROPOSAL: A) GENERAL PLAN AMENDMENT TO CHANGE FROM BV/RL-10 (BEAR VALLEY COMMUNITY PLAN, RURAL LIVING, 10-ACRE MINIMUM PARCEL SIZE) TO BV/RS (BEAR VALLEY COMMUNITY PLAN, SINGLE RESIDENTIAL) ON 6.64 ACRES; B) TENTATIVE PARCEL MAP 17563 TO CREATE TWO PARCELS ON 6.64 ACRES
COMMUNITY: FAWNSKIN/3RD SUPERVISORIAL DISTRICT
LOCATION: EAST END OF FLICKER ROAD, APPROXIMATELY 130 FEET EAST OF INTERSECTION WITH DEER TRAIL LANE
PROJECT NO: P200600255
REP: SMITH SURVEYING, INC.



26 Hearing Notices Sent On: November 23, 2011
PC Field Inspection Date: 12/05/2011

Report Prepared By: Loretta Mathieu
Field Inspected by: Commissioner Bill Collazo

SITE DESCRIPTION:

Parcel Size: 6.64 acres
Terrain: Predominant steep slopes, within the range of 30% gradient; oriented southeast
Vegetation: Thickly covered with oak, cedar and pine trees

EXISTING LAND USES AND DISTRICT DESIGNATIONS:

AREA	EXISTING LAND USE	ZONING/OVERLAY DISTRICT
Site	Vacant	BV/RL-10 (Rural Living, 10-acre minimum lot size), FS-1, GH and BIO Overlay
North	Vacant	BV/RL-20 (Rural Living, 20-acre minimum lot size), FS-1, GH and BIO Overlay
South	Vacant	BV/RL-40 (Rural Living, 40-acre minimum lot size), FS-1, GH and BIO Overlay
East	Forest Land	BV/RC (Resource Conservation), FS-1, GH and BIO Overlay
West	Single-Family Residences	BV/RS (Single Residential), FS-1, GH and BIO Overlay

	AGENCY	COMMENTS
City Sphere of Influence/MAC/CAP:	N/A	N/A
Water Service:	Big Bear Lake DWP	Available
Septic/Sewer Service:	CSA 53B	Available

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

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BACKGROUND:

Project Description. The proposed project (Project) is a General Plan Amendment (GPA) to change the Land Use Zoning District from BV/RL-10 (Bear Valley Community Plan, Rural Living, 10-acre minimum parcel size) to BV/RS (Bear Valley Community Plan, Single Residential [7,200 square feet minimum parcel size]) and Tentative Parcel Map 17563 to create two parcels; one parcel containing three acres and one parcel containing approximately 3.64 acres. The GPA is requested over the entire 6.64 acres of the existing parcel and would extend the existing BV/RS zoning from the westerly adjacent property. The Project site is located in Fawnskin, in the Bear Valley Community Plan area of San Bernardino County. The site is currently vacant and no development is proposed at this time.

Location and Access. The Project site is located at the terminus of Flicker Road, approximately 130 feet east of the intersection of Flicker Road and Deer Trail Lane. Big Bear Lake and the North Shore Recreation Area are located approximately 1,200 feet south of the Project site. Primary access is provided to the site from North Shore Drive via Flicker Road, which is paved to the entrance of the site.

Clusters of single family residences are located immediately adjacent to the Project site on the west. Properties located north and south of the site are large parcels of vacant land. United States Forest Land is adjacent to the site on the east.

Environmental Setting. The terrain on the Project site is steep to very steep. Slopes, generally in the range of 30%, are oriented toward the southeast. No drainage courses are located on the site. A drainage course, which traverses the area south towards Big Bear Lake, does not directly cross the Project property. At its closest point, the stream is approximately 40 feet away from the Project site. Most of the site is dominated by Jeffrey pine, oak, cedar trees. A spring botanical survey was conducted on the site and no species of concern, as identified on the California Natural Diversity Data Base, were found. The project site and the surrounding areas are regulated by a Fire Safety Overlay District (FS-1), a Geological Hazard Overlay District (low to moderate landslide susceptibility) and a Biological Resources Overlay District. Accordingly, appropriate conditions and mitigation measures have been incorporated into the Project approval.

ANALYSIS: GENERAL PLAN AMENDMENT

Consistency with General Plan Policies: The proposed Land Use Zoning District change from RL-10 to RS is consistent with County General Plan in that the change complies with the locational criteria established for RS land use designation. The County General Plan establishes RS in locations that are not adjacent to Regional Industrial (IR) or Agriculture (AG) Districts and in areas that are within one mile of an existing major arterial. The Project site is 1.3 miles from State Highway 38 (North Shore Drive), a Mountain Major Highway. The Project site is not adjacent to an IR or AG land use district. The requested change, instead, would result in an extension of the RS land use district that currently exists immediately adjacent to the Project site on the west.

Although the RS land use district allows for a minimum parcel size of 7,200 square feet, the residential development standards for the FS-1 Overlay District are more restrictive; limiting housing density to one residence per three acres of land area when slopes exceed 30% grade. The majority of the Project site is characterized by steep terrain containing slopes of 30% or greater, requiring that the Project comply with the standards of the FS-1 Overlay District. The currently filed Tentative Parcel Map would create two parcels containing at least three acres each. Consequently, there is limited potential for further subdivision of the property beyond the two 3-acre parcels proposed by Tentative Parcel Map 17563. At most, the Project has the potential to add two single family residences to the area. However, due to the size of the proposed parcels, the site will continue to provide a buffer between the relatively dense residential development allowed in the RS land use district designated west of the site and the open space/forest land adjacent to the site on the east.

The proposed land use district change would provide a reasonable and logical extension of the existing residential districts and uses in the surrounding areas. Further, the large size of the proposed parcels allows for sufficient setbacks to be maintained, thereby reducing fire hazards, preventing erosion and preserving the forest character of the region. For the reasons stated herein, Staff is able to make the required findings to recommend approval of the Project.

Consistency with the Bear Valley Community Plan: In recognition of the community's desire to preserve the alpine character and protect the area's natural resources, projects that propose to increase the density of residential land uses should only be considered if the change will be compatible with surrounding uses and will provide for a logical transition in the plan area's development. This Project supports the objectives of community plan in that any future development of the site will be consistent with the residential development that currently exists in the area. Further, any future development will be subject to compliance with the standards of the regulating overlay districts.

ANALYSIS: TENTATIVE PARCEL MAP

Project Description. The Tentative Parcel Map (TPM) 17563 proposes to create two parcels on 6.64 acres. One parcel will be approximately 3.0 acres in size and one parcel will be approximately 3.64 acres in size. No development is proposed at this time. The subdivision will be served by on-site, private wells or by connection to City of Big Bear Lake DWP. Sewage disposal will be provided by County Service District 53-Improvement Zone B. The construction of an extension to Flicker Road will provide access the newly created parcels. .

Biology. The Project, with adherence to the incorporated mitigation measures (BIO-1 and BIO-2), will not have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans policies, or regulations, or by the California Department of Fish and Game (CDFG) or the U.S. Fish and Wildlife Service (USFWS). The Project is required to comply with all conditions of approval and mitigation measures prior to the recordation of the final map.

Public Input. On November 24, 2006, 23 notices regarding the Project were mailed to the owners of property within 300 feet of the Project site, as required by Development Code Section 84.27.070. No correspondence was received in opposition to or in support of the Project. Two (2) individuals requested notification of public hearings and Project decisions.

SUMMARY:

The Project proposal was evaluated through the preparation of an Environmental Initial Study in compliance with the California Environmental Quality Act (CEQA). The Initial Study, which reflects the County's independent judgment, determined that the Project will not have a significant adverse impact on the environment with the implementation of the Conditions of Approval and adherence to the Mitigation Measures. Therefore, if the Project is approved, adoption of a Mitigated Negative Declaration is recommended.

RECOMMENDATION:

That the Planning Commission recommend that the Board of Supervisors:

1. **ADOPT** the Mitigated Negative Declaration;
2. **ADOPT** the General Plan Amendment;
3. **APPROVE** the Tentative Parcel Map 17563 to create two parcels on 6.64 acres, subject to conditions;
4. **ADOPT** the Findings as contained in the staff report; and
5. **FILE** the Notice of Determination.

ATTACHMENTS:

Exhibit A: Findings
Exhibit B: Conditions of Approval
Exhibit C: Aerial Map
Exhibit D: Assessor's Page
Exhibit E: Current Land Use Zoning District Map
Exhibit F: Proposed Land Use Zoning District Map
Exhibit G: Parcel Map
Exhibit H: Initial Study
Exhibit I: Correspondence

EXHIBIT A

FINDINGS

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FINDINGS: GENERAL PLAN LAND USE ZONING DISTRICT AMENDMENT CHANGE from BV/RL-10 (Bear Valley Community Plan, Rural Living, 10-acre minimum parcel size) to BV/RS (Bear Valley Community Plan, Single Residential, 7,200 minimum parcel size), on 6.64 acres

1. **The proposed amendment is internally consistent with all other provisions of the respective plan, the General Plan or an applicable specific plan**, because the General Plan establishes the Single Residential (RS) Land Use Zoning District in locations that are not adjacent to Regional Industrial (IR) or Agricultural (AG) Districts and in area that are within 1 mile of an existing major arterial. The project area is 1.3 miles away from State Highway 38 (North Shore Drive), a Major Mountain Highway. The land use districts designated on properties surrounding the site are BV/RS on the west, BVRL-40 on the south, BV/RL-20 on the north and BV/RC on the east. Specifically, the proposed amendment is consistent with the following policies of the County General Plan:

POLICY M/LU 1.1 – Regulate the density of development in sloping hillside areas in order to reduce fire hazards, prevent erosion and to preserve the forest character of the region. The proposed amendment, together with the proposed Tentative Parcel Map, will not result in an increase in the density allowed in the RS land use district because the Project would create two 3-acre parcels, which will comply with FS-1 development standards.

POLICY LU 1.2 – The design and siting of new development will meet locational and development standards to ensure compatibility of the new development with adjacent land uses and community character. Surrounding properties are a mix of small and large residential parcels, developed with both recreational type cabins and full-time residential homes. The proposed amendment would promote the continued harmonious arrangement of a variety of housing types.

2. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County**, because the property would continue to be regulated by a Fire Safety Review Overlay District (FS-1). The FS-1 Overlay District limits residential development on sites containing slopes greater than 30% to one dwelling unit per three acres. Over half of the proposed project site contains slope greater than 30%, requiring that all future development comply with FS-1 development standards. The two newly created parcels will each be three acres or greater in size. The 6.64-acre site will continue to provide a buffer between the relatively dense residential development allowed in the RS zone designated on property west of the site and the open space/forest land adjacent to the site on the east..

3. **The proposed amendment is in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised**, because the proposed amendment represents a continuation of the RS zoning that exists west of the project site. If the site is developed in the future, the development would be residential; no incompatible uses could be introduced into the vicinity. The amendment does not compromise existing or other planned uses and a community benefit will be derived from the retention of the existing mountain community character of the local area.
4. **The proposed amendment will provide a reasonable and logical extension of the existing land use pattern in the surrounding area**, because the proposed amendment will extend the adjacent RS district and provide a logical continuation of planned residential development.
5. **The proposed amendment does not conflict with provisions of the Development Code**, because the project site conforms to the size and location criteria specified for the RS Land Use Zoning District and all future construction will be required to comply with Development Code Section 82.04.060, Residential Development Standards, Fires Safety Review Standards and other land use regulations.
6. **The proposed amendment will not have a substantial adverse effect on surrounding property**, because development standards established in the Development Code will be implemented to minimize and reduce any potential impacts. The required conditions of approval will further reduce potential impacts. The requested RS Land Use Zoning District represents a continuation of the residential land use patterns and zoning currently existing in the surrounding areas.
7. **The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.** The site has water service and sewer service available to serve the project. Fire and police protection will also be provided by the Crest Forest Fire Protection District and the County Sheriff's Department. The project will be served by the Big Bear Transfer station, which transports to approved County landfills that have sufficient permitted capacity to accommodate the project's solid waste disposal needs. The County Public Works Department evaluated drainage associated with the project and determined that impacts will be less than significant with the implementation of specified conditions of approval.

BEAR VALLEY COMMUNITY PLAN FINDINGS:

1. **The proposed land use zoning district change will be consistent with the community character.** In determining consistency, the entire General Plan and all elements of the Bear Valley Community Plan have been reviewed. The proposed land use zoning district change would be consistent with the following:
 - GOAL BV/LU 1 states that the existing mountain character of the community be retained. The proposed General Plan Amendment and subdivision will extend the Single Residential (RS) land use district that currently exists adjacent to the site and in the vicinity. Future development will be required to comply with the standards of Development Code Section 82.04.060, Residential Development Standards.
 - POLICY BV/LU 1.2 B states that the change shall be compatible with surrounding uses, and will provide for a logical transition in the plan area's development. The proposed amendment will provide a reasonable and logical extension of the existing land use pattern in the surrounding area because it will extend the RS (Single Residential) Land Use Zoning District that currently exists immediately adjacent to the project site on the west.
2. **The proposed land use zoning district change is compatible with surrounding uses and will provide for a logical transition in the plan area's development.** The proposed amendment will extend the adjacent BV/RS district to facilitate the orderly expansion of the surrounding residential uses. The project area is located within a mountain community where a harmonious blend of both large and small residential properties currently exists.
3. **The proposed land use zoning district change shall not degrade the level of services provided in the area and there shall be adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there are existing or assured services and infrastructure, including but not limited to water, wastewater, circulation, police and fire to accommodate the planned uses.** The amendment will not increase the housing density allowed in the proposed RS land use district. Water and sewer services are available to the site. Fire and police protection will be provided by the County Fire Department and the Sheriff's Department, respectively. The project will be served by the Big Bear Transfer Station, which transports to approved County landfills that have sufficient permitted capacity to accommodate the project's solid waste disposal needs.

APN: 0304-231-31/P200600255
LIVE HOLDINGS/GPA/TPM 17563
PLANNING COMMISSION: December 8, 2011

FINDINGS: TENTATIVE PARCEL MAP 17563

These findings are for Tentative Parcel Map (TPM) 17563 to create 2 parcels on 6.64 acres. No development is proposed at this time

1. **The proposed Tentative Parcel Map, subdivision design and improvements are consistent with the General Plan, any applicable community plan and any applicable specific plan**, because the each new parcel will have sufficient area to accommodate development and meet the requirements of the Single Family Residential (RS) Land Use Zoning District proposed by the concurrently filed General Plan Amendment. Specifically, the Project is consistent with the following policy of the General Plan:

POLICY LU-2.1 – requires the County to promote varied approaches to residential development to foster a variety of housing types and densities and more efficient use the land. The proposed subdivision will allow for the development of 2 new parcels that meet the lot area requirements of the proposed land use district while adhering to the density requirements of Fire Safety Review Overlay District that governs the site.

2. **The site is physically suitable for the type and proposed density of development**, because the newly created parcels will exceed the minimum lot area requirements for the RS land use district, will be of a configuration that will allow future residential development and will not result in an increase in the housing density allowed in the land use district.
3. **The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat**. An Environmental Initial Study was completed for the proposed subdivision, which evaluated the project's environmental impacts. Through this evaluation, it was determined that any potential impacts could be reduced to a level of less than significant when required mitigation measures are implemented.
4. **The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems**, because the site location, the design and the density proposed are such that hazards from flood, fire, noise and other potential public health hazards are minimized. Further, the subdivision will create parcels with adequate access for emergency access purposes.

5. **The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision**, because the conditions of approval require that public rights of easements will not be interfered with and that statements of concurrence be provided from utility companies whose easements may be affected by the proposed development.
6. **The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board**, because any potential future development and sewage disposal systems will be required to obtain approval from the Department of Environmental Health, which requires adherence to the requirements prescribed by the Santa Ana Regional Water Quality Control Board.
7. **The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities**, because the subdivision does not propose development that includes structures that might limit the implementation of said passive or natural heating and cooling designs.
8. **The proposed subdivision, its design, density and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law**, because the subdivision was reviewed by all appropriate County and local agencies, including Big Bear Department of Water and Power. Any necessary regulations have been applied to the subdivision as conditions of approval.

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EXHIBIT B

CONDITIONS OF APPROVAL

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CONDITIONS OF APPROVAL

GENERAL REQUIREMENTS – Conditions of Operation and Procedure

LAND USE SERVICES – Planning Division (760) 995-8140 or (909) 387-4131

1. **Project Description.** A Tentative Parcel Map **17563** to subdivide 6.64 gross acres into two parcels; one of approximately 3.0 gross acres and one of approximately 3.6 gross acres. The project site is located at the northeast end of Flicker Road, approximately 130 feet east of Deer Trail Lane. The project site is in the community of Fawnskin, within the Bear Valley Community Plan area, in the Third Supervisorial District.
2. **Concurrent Application.** This project includes and is subject to the prior approval and adoption of the following: General Plan Land Use Zoning District Amendment to change from BV/RL-10 to BV/RS.
3. **Expiration.** This conditional approval shall become null and void if all conditions have not been completed and the Parcel Map has been deemed complete by the County Surveyor for purposes of recordation within thirty-six (36) months following the approval effective date, unless an extension of time is granted. NOTE: The applicant is responsible for the initiation of an extension request.
4. **Extension of Time/TPM.** Where circumstances cause delays, which do not permit compliance with the required recordation time limit, the developer may submit for review and approval an application requesting an extension of time. County Planning may grant such requests for extensions of time in compliance with the State Map Act Section 66452.6. An Extension of Time may be granted upon a successful review of an Extension of Time application, which includes a justification of the delay in recordation, a plan of action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval.

5. Revisions/TPM. Any proposed change to the approved Tentative Parcel Map and/or the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted for review and approval obtained from County Planning.
6. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its indemnitees (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 a 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 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 indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

7. Additional Requirements. The applicant/owner shall ascertain and comply with requirements of all State, County and Local Agencies as are applicable to the project area. These include, but are not limited to, County offices of Environmental Health Services, Fire, Transportation/Flood Control, Building and Safety, State Fire Marshall, and South Coast Air Quality Management District, LAFCO.

8. Developer Defined. The term "developer" as used in these conditions of approval for this project and for any development of this project site, includes all of the following: the applicant, the property owner, the subdivider and any lessee, tenant or sub-tenant, operator and/or any other agent or other interested party of the subject project and/or project site and/or any heir or any other successor in interest in the project site or project land use by sale or by lease of all or of a portion of the project site or project land uses and/or any other right given to conduct any land use in any or all of the project structures or any area on the project site.
9. NOD/MND/CDFG Fees. The California Environmental Quality Act (CEQA) requires that an environmental determination be prepared for this project. County staff completed an environmental initial study for this project and properly circulated it for review. This study represents the independent judgment of the County acting as lead agency for the project. The project will not have a significant adverse impact on the environment with the implementation of all the required Mitigation Measures. A Mitigated Negative Declaration (MND) will be issued indicating that all identified impacts were found to be below a level of significance with implementation of the . A Notice of Determination (NOD) of this finding is required to be filed with a fee (currently \$50). The California Department of Fish and Game (CDFG) requires that an additional fee (currently \$2,044.00) be paid with the ND filing. The combined fees (\$2,094.00) are required to be paid to the Clerk of the Board with the environmental filing. The project approval does not become effective until these fees are paid and the filing is posted.
10. Project Account. The Job Costing System (JCS) account number is P200600255. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works and County Counsel). Upon notice, the developer shall deposit additional funds to maintain or return the account to a positive balance. The developer is responsible for all expenses charged to this account. Processing of the project shall cease if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 shall be in the project account at the time the County Surveyor initiates Condition Compliance Review for recordation. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to recordation. There shall be sufficient funds (\$250.00) remaining in the account to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. mitigation performance).

11. Development Impact Fees. Additional fees may be required prior to recordation of the parcel map and shall be paid as specified in adopted fee ordinances.
12. Continuous Maintenance. All landscaping, fuel modification measures, fencing and structures shall be maintained regularly by the property owner, so that all facets of the development are kept in continual good repair, including but not limited to the removal of graffiti and the continued provision of healthy thriving landscaping. All trash and storage areas, loading areas, mechanical equipment and roof top mechanical equipment shall be screened from public view. The property shall be maintained so that is visually attractive and not dangerous to the health and welfare of the surrounding properties. Drought-resistant, fire retardant vegetation shall be used for any replacement landscaping and erosion control to reduce water consumption and promote slope stability (where applicable). All landscaped areas must be irrigated in a manner designed to conserve water. The fuel modification zone shall be maintained annually to insure on-going protection from wildland fire.
13. Cultural Resources. If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory mitigation has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation. The developer shall implement any such additional mitigation to the satisfaction of County Planning. If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall also be notified.
14. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees.
15. Weed Abatement. The developer 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).

COUNTY FIRE DEPARTMENT (909) 386-8466

16. Jurisdiction. This 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.
17. Fire Safety. The County General Plan designates this property as being within the Fires Safety Review Area One (FS-1). All future construction shall adhere to all applicable standards and requirements of this overlay district.

PUBLIC WORKS - Land Development Division – Drainage Section (909) 387-8145

18. Infrequent Flood Hazard. The site may be subject to infrequent flood hazards by reasons of overflow, erosion and debris deposition in the event of a major storm.
19. FEMA Flood Zone. The site is in FEMA Zone D. Future construction shall meet FEMA requirements.
20. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
21. Additional Requirements. In addition to drainage requirements stated herein, other on-site and/or off-site improvements may be required that 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.
22. Continuous BMP Maintenance. The property owner/developer is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.

23. BMP Enforcement. In the event the property owner/developer (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner, including administrative costs, attorney's fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

PRIOR TO RECORDATION OF THE FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE COMPLETED:

PUBLIC WORKS - County Surveyor/ Parcel Map Review Section (909) 387-8179

24. Parcel Map. A parcel map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code, and shall be prepared, signed, and sealed, by an individual licensed to survey in the State of California.

25. Utilities. The Subdivider shall present evidence to the County Surveyor's Office that they have tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.

26. Easements of Record. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.

27. Title Report. The subdivider shall present a title report prepared for subdivision purposes.

28. Fees Paid. Prior to approval for recordation, all fees required under actual cost Job Number PM 17563 shall be paid in full.

COUNTY FIRE DEPARTMENT (909) 387-4666

29. CDP. The project applicant shall submit for review and approval a Composite Development Plan (CDP). The following statements shall be placed verbatim on the CDP:

- a) "Fire Jurisdiction. This project is protected by the San Bernardino County Fire Department. Prior to building permits being issued on any parcel, the applicant shall comply with the adopted Uniform Fire Code requirements and all other applicable codes, ordinances, and standards of San Bernardino County and local Fire Department standards."

- b) "Fire Requirements. Individual lot owners shall be required to provide their own fire protection measures as determined and approved by the Fire Department prior to any building permit issuance. Fire protection measures may include Fire Department approval of:
- Individual fire protection water systems (e.g. fire flow) for each lot.
 - Automatic fire sprinklers for all structures.
 - Surfacing of access roads and driveways."

PUBLIC HEALTH - Division of Environmental Health Services (DEHS) (909) 387-4666

30. Water Purveyor. The water purveyor shall be Big Bear DWP or DEHS approved.

31. Water Verification. The applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter shall reference the Project Number and Assessor's Parcel Number.

32. Proof of Service. The applicant shall submit evidence of service or contractual arrangements of water improvements to DEHS prior to recordation. A note shall be placed on the Composite Development Plan (CDP) stating:

"Proof of installation of water improvements shall be provided prior to the issuance of building permits."

33. Water Source Report. The applicant shall submit a water source availability report conducted by a certified/registered professional stating that adequate water quality and quantity exists for each proposed parcel. The report shall be approved and files with DEHS. For information, contact the Water Section at (909) 387-4666.

34. Wastewater. Method of sewage disposal shall be CSA 53-Improvement Zone B.

35. Annexation Agreement. The applicant shall submit verification of annexation to DEHS for any project that requires water or sewer connection outside a purveyor's jurisdiction. For information, contact LAFCO at (909) 383-9900.

36. Sewer Verification. The applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewerage agency. This letter shall reference the Project Number and Assessor's Parcel Number.

37. Wells. Evidence shall be provided that all wells are (1) properly destroyed under permit from the County OR (2) constructed to DEHS standards, properly sealed and certified to the County as inactivated OR (3) constructed to DEHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS/Water Section for approval. Contact DEHS/Water Section for more information at (909) 387-4666.
38. Vector Survey. 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 (909) 388-4600.

LAND DEVELOPMENT DIVISION – Drainage Section (909) 387-8145

39. Parcel Map/LDD. A parcel map is required with all appropriate easements to be dedicated (or offered for dedication in the case of drainage easement) in accordance with the provisions of California Subdivision Map Act and the San Bernardino County Development Code. Two revised copies with corrections are required.
40. Drainage Study. A preliminary drainage study shall be required by the developer's engineer to determine the nature of the flood hazards to or downstream from the site, together with measures for mitigating those hazards. The Preliminary Drainage Study shall include off-site tributary information and rough calculations (*Provided, Reviewed and Acceptable). Mitigation measures shall be detailed on the Composite Development Plan (CDP).
41. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed. Delineate the centerline(s) of the Natural Drainage Course(s) on the Composite Development Plan (CDP) and show setback lines.
42. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained, prior to recordation of the Parcel Map. Copies of the WQMP guidance and template can be found at:
(http://www.sbcounty.gov/dpw/land/land_development.asp)

LAND DEVELOPMENT DIVISION – Roads Section (909) 387-8145

43. Physical Access. Physical access shall be required to all newly created parcels. Physical access is defined as a route which is traversable in a standard (two-wheel drive) sedan. The developer's Engineer or Surveyor shall submit a signed and sealed letter to Land Development Engineering certifying that physical access has been completed.
44. Cul-De-Sac Design. The off-set cul-de-sac for the extension of Flicker Road must be designed to comply with San Bernardino County Standard 120A.
45. Road Dedication/Improvements. The developer shall submit to County Public Works for review and obtain approval of the following dedications, plans and permits for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California. These shall be submitted to the Department of Public Works (DPW), located at 825 E. Third Street, San Bernardino CA 92415-0835; telephone (909) 387-8145.

Flicker Road

46. Road Dedication. A total 50-foot easement for Flicker Road is required.
47. CDP Note. The following notes shall be placed on the Composite Development Plan (CDP):
- "The site may be subject to infrequent flood hazards by reasons of overflow, erosion and debris deposition in the event of a major storm.
 - "Any natural drainage course(s) traversing the site shall not be occupied, obstructed or disturbed without prior approval of the Land Development Engineering Division of the Public Works Department."
 - "The site is in FEMA Zone D. Future construction shall meet FEMA requirements".
48. Map Redesign. Compliance with any or all of Land Development Engineering's conditions may require a redesign of the Tentative Parcel Map.

LAND USE SERVICES DEPARTMENT - Building & Safety Division (909) 387-4246

49. Geology Report. An engineering geology report shall be submitted to the Building and Safety Division for review and approval prior to recordation of the final map (Alquist-Priolo Zone).

50. CDP Note. The following note shall be added to the Composite Development Plan (CDP):

"Natural drainage courses/easements shall not be occupied or obstructed unless specific approval from Land Development Engineering-Drainage Section Review is provided".

LAND USE SERVICES DEPARTMENT - Planning Division (760) 995-8140

51. Project Accounting. Sufficient funds in project account P200600255 to verify compliance with the conditions established for approval of the Parcel Map is required.

52. Composite Development Plan. A Composite Development Plan (CDP) is required to be prepared in compliance with the County Development Code Section 87.03.110. The CDP shall be submitted to the County Surveyor, who will then circulate the CDP for review and obtain approval from all County agencies requiring CDP notes or delineations. Once approved the CDP is permanently filed with County Building and Safety. When each parcel develops, construction shall comply with the requirements of the following CDP notes and delineations:

a) DELINEATIONS. The following shall be delineated on the CDP:

- Building Setbacks. Building envelopes for each proposed parcel shall be shown in compliance with San Bernardino County Development Code Sections 82.04.060 [Development Standards] and 82.13.070 (7)(C) [Fire Safety Review Standards].
- Existing Structures and Wells. Show footprints of all existing structures and wells.

b) NOTES:

Professional Reports. The following information shall be noted on the CDP:

1. All required professional reports pertaining to this project. Said reports shall include the report title, issuance date, author's names and credentials of individuals or entities preparing the report and the location where these reports are filed with the County.

PLANNING COMMISSION: December 8, 2011

2. **Mitigation Measure BIO-1 - Tree Protection.** Prior to vegetation clearing, grading, or other disturbance, the Project site shall be surveyed to identify all large trees (i.e., greater than 20 inches in diameter at 4.5 feet from the ground). Trees identified on the Project site as having a diameter in excess of 20 inches at 4.5 feet from the ground shall be documented and tagged. Any development that may occur within the Project site and in the individual lots shall avoid impacts to tagged trees and their root structures. If such trees cannot be avoided, their removal shall be coordinated with the County of San Bernardino to minimize impacts to the extent feasible. All construction or landscaping improvements, including irrigation, will be prohibited on or around the exposed root structures or within the drip-line of these trees. These restrictions on development of the individual lots must be clearly presented and explained to any potential prospective developers and/or homeowners prior to assumption of title and close of escrow. This condition of approval shall be identified as a Note on the Composite Development Plan (CDP).
3. **Mitigation Measure BIO-2 - Prohibited Trees and Plants.** Owners of the lots are prohibited from using invasive, non-native plant Species. Owners shall be restricted to the use of native tree and plant species."

End of Conditions

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EXHIBIT C

AERIAL MAP

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AERIAL MAP



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EXHIBIT D

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EXHIBIT E

CURRENT LAND USE ZONING DISTRICT

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The map shows a proposed site highlighted in yellow, labeled "SITE" with a black arrow pointing to it. The site is located within a larger area labeled "BV/RL-10". Surrounding the site are various other areas labeled with codes: "BV/RC" to the north, "BV/RL-20" to the west, "BV/IRL-40" to the east, "BV/RS" to the south, "BV/SD-RES" to the southwest, and "BV/IFW" to the southeast. The map also shows several roads: "POLIQUE CANYON RD" at the top, "CHINOOK RD" to the west, "MESQUITE DR" to the south, "FAWN SKIN DR" to the southwest, "BARBARA LEE LN" to the south, "GLEN RD" to the southwest, "CLINE MILLER RD" to the southwest, "NORTH SHORE DR" to the east, and "UNNAMED ALY" to the east. A scale bar at the bottom indicates a distance of 0 to 100 feet.

9 of 88

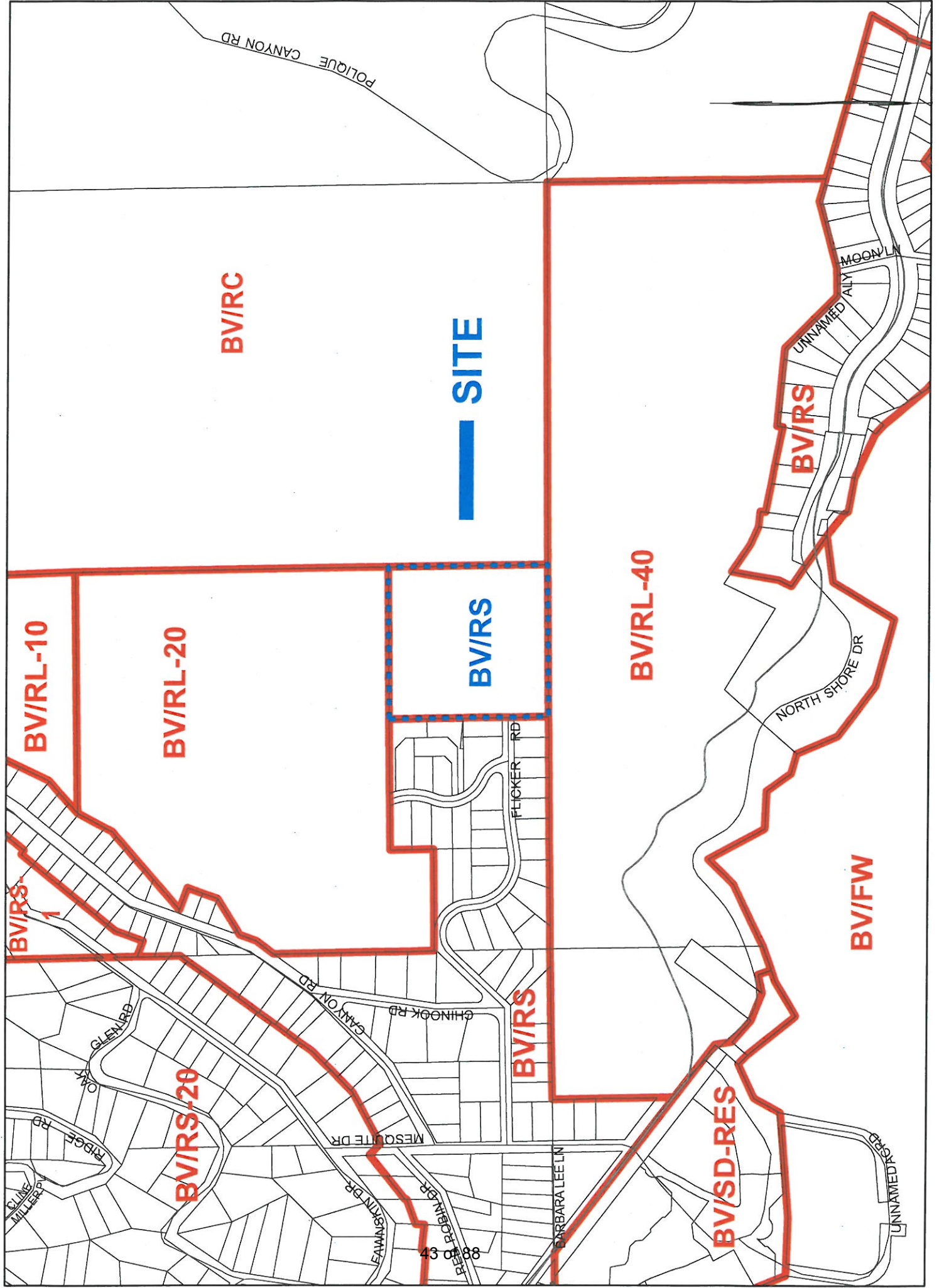
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EXHIBIT F

PROPOSED LAND USE ZONING DISTRICT MAP

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PROPOSED LAND USE ZONING DISTRICT MAP



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EXHIBIT G

PARCEL MAP

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EXHIBIT H

INITIAL STUDY

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

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.

APN: 0304-231-34

APPLICANT: LIVE HOLDING, LLC
PROPOSAL: A) GENERAL PLAN LAND USE ZONING DISTRICT AMENDMENT FROM BV/RL-10 TO BV/RS ON 6.64 ACRES; B) TENTATIVE PARCEL MAP 17563 TO CREATE 2 PARCELS ON 6.64 ACRES
COMMUNITY: BEAR VALLEY (FAWNSKIN); THIRD SUPERVISORIAL DISTRICT
LOCATION: EAST END OF FLICKER ROAD, APPROXIMATELY 130 FEET EAST OF INTERSECTION WITH DEER TRAIL LANE
PROJECT No.: P200600255
STAFF: LORETTA MATHIEU
REP: SMITH SURVEYING, INC.

USGS Quad: Fawnskin
T,R, Section: T2N, R1W, Sec. 12, SE1/4
Thomas Bros: 4741/C-5
Planning Area: Bear Valley
Land Use District: BV/RL-10
Overlays: FS/GH/BIO

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department - Current Planning
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

Contact person: Loretta Mathieu, Senior Planner
Phone No: (760) 995-8140
E-mail: lmathieu@lusrd.sbcountry.gov

Fax No: (760) 995-8167

Project Sponsor: Live Holding, LLC
Hemjo Klein
2020 Donna Drive
Laguna Beach, CA 92651

PROJECT DESCRIPTION:

The proposed project is a General Plan Amendment (GPA) to change the Land Use Zoning District from BV/RL-10 (Bear Valley Community Plan/Rural Living, 10-acre minimum parcel size) to BV/RS (Bear Valley Community Plan/Single Residential, 7,200 square foot minimum lot size) on 6.64 acres; and Tentative Parcel Map 17563 to create a total of two parcels, one parcel of 3.0 acres in size and one approximately 3.34 acres in size. The subdivision is intended for lot sales, only. Water will be provided to the project by the City of Big Bear Lake DWP and sewer service will be provided by County Service Area 53-Improvement Zone B (CSA-53B). Grading is proposed to provide local access to the project site from Flicker Road. Regional access to the site is provided from State Highway 38 via Flicker Road. The project site is regulated by Fire Safety (FS-1) and Geologic Hazard (low to moderate generalized landslide susceptibility) Overlay Districts and Biological Resources.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The proposed project site is a 6.6-acre parcel located easterly of Canyon Road and north of Deer Trail Lane in the Fawnskin area in the San Bernardino Mountains. The property is bordered on the west by residential development; on the east by forest land; and on the north by open, vacant land. Topographically, the site is characterized by moderate to steep terrain that generally slopes toward the southeast. Vegetation on the site consists of moderate growth of conifers and hardwoods, dominated by Jeffery Pine. Animals observed on the site include, but are not limited to, squirrels, birds and reptiles typical of the mountain region. There are no existing structures on this site, although plans have been submitted to County Building and Safety for the construction of a single family residence. Developed properties surrounding the site contain small to moderate size residences and accessory structures on sites ranging from 4,000 square feet to 10,000 square feet.

AREA	EXISTING LAND USE	LAND USE DISTRICT
Site	Vacant	BV/RL-10 (Bear Valley Community Plan/Rural Living, 10-acre min. lot size)
North	Vacant	BV/RL-20 (Bear Valley Community Plan/Rural Living, 20-acre min. lot size)
South	Vacant	BV/RL-40 (Bear Valley Community Plan/Rural Living, 40-acre min. lot size)
East	Vacant, Forest Land	BV/RC (Bear Valley Community Plan/Resource Conservation)
West	Single Family Residences	BV/RS (Bear Valley Community Plan/Single Residential)

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

Federal: United States Fish and Wildlife Services

State of California: Santa Ana Regional Water Quality Control Board, California Department of Fish and Game

County of San Bernardino: Public Works - Surveyor, Land Development Division, Traffic Division; Environmental Health-Land Use Services – Planning, Building and Safety, Environmental Health, Code Enforcement; County Fire Department - Community Safety Division; County Museum

Local: Big Bear Lake DWP (Water), County Service Area 53-Improvement Zone B (Sanitation)

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) 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	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. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. 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 mitigation measures)
4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing 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 would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture/Forestry Resources | <input type="checkbox"/> Air Quality/Greenhouse Gas |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use/ Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input 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:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will 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 will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ 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.
- ☐ 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): Loretta Mathieu, Senior Planner

Date

Signature: Matthew Slowik, MURP, MPA, Supervising Planner

Date

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
I. AESTHETICS - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- I a) **Less Than Significant.** The project site is located approximately 1,000 feet north of Highway 38 (North Shore Drive), a designated scenic highway in the County's General Plan. A scenic corridor is defined as being within 200 feet of a designated scenic highway and thus, the proposed project is not bound by this regulation due to its distance. As such, no substantial adverse effect to a scenic vista is anticipated.
- I b) **Less Than Significant.** The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because while the site is in the vicinity of a state scenic highway, its distance from the highway exempts it from additional requirements. There are Pine trees on site that may be subject to protection under the County's ordinance (if greater than 6" in diameter) but no removal of the trees is proposed. Additionally, there are no rock outcroppings or historic buildings on the project site.
- I c) **No Impact.** The proposed project will not substantially degrade the existing visual character or quality of the site because no development is proposed. A maximum of two residences may be proposed in the future, and such development would be consistent with the existing residential character of the area.
- I d) **No Impact.** The proposed project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Any new residences proposed in the future will be required to provide lighting to meet California Building Code requirements and comply with the County's Night Sky Ordinance affecting mountain development.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
II. AGRICULTURAL AND FORESTRY RESOURCES - In determining whether impacts to agricultural and forestry resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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, or result in a loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural 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):

- II a) **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no agricultural uses currently on site.
- II b) **Less Than Significant.** The subject property is located in an area adjacent to U.S. Forest land. Neither the Land Use Zoning District change nor the two-lot subdivision would result in a conflict with any existing zoning for agricultural use or the loss of forest land because the subject parcel is privately owned residential property and is not under any Williamson Act Land Conservation Contract.
- II c) **No Impact.** The subject property is designated Rural Living and the proposed designation will be Single Residential. The proposed project does not involve other changes to its environment that would result in the conversion of farmland to a non-agricultural use. The project site is not mapped as farmland and there are no agricultural uses currently on site.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
III. AIR QUALITY/GREENHOUSE GAS - Where available, the significance criteria established by the applicable air quality management or air pollution control district may 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors 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):

- III a) **Less Than Significant.** The project will not conflict with or obstruct implementation of the applicable air quality plan because no development is proposed at this time. While there is the potential for development of two future single-family residences, this number is well below the threshold set for residential development by the South Coast Air Quality Management District. Because this subdivision will only result in two new parcels, the traffic increase is also not significant and will not contribute in any substantial way to the degradation of local region air quality. Additionally, any future development will be required to adhere to single-family residential building requirements, as imposed by the County's Building and Safety Division, when building plans are submitted.
- III b) **Less Than Significant.** The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use does not exceed the established thresholds of concern in regards to the number of residential units that could be developed.

- III c) **Less Than Significant.** The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed project is a subdivision of land with no potential to exceed the established thresholds of concern for emission factors which are under attainment.
- III d) **No Impact.** The project will not expose sensitive receptors to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants associated with this subdivision, or with a residential use.
- III e) **No Impact.** The project will not create objectionable odors affecting a substantial number of people because there are no identified or expected sources of objectionable odors with single-family residences.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and 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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☒):

- IV a) **Less Than Significant With Mitigation.** This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because the proposed project is a division of land only. As a mitigation measure, any land disturbance will require a pre-construction inspection to verify the location of any

protected trees, and any removal must comply with the County's tree protection ordinance. A note shall be placed on the Composite Development Plan (CDP) stating that prior to vegetation clearing, grading, or other disturbance, the Project site shall be surveyed to identify all large trees (i.e. greater than 20 inches in diameter at 4.5 feet from the ground) to be documented and tagged. Development that may occur within the individual lots shall avoid impacts to tagged trees and their root structures. With implementation of the required mitigation measure, impacts will be reduced to less than significant.

- IV b) **Less Than Significant.** A Botanical Survey was conducted on the site on May 30th and June 6th, 2006. The report concluded that the property contains potentially suitable habitat for nine of 37 plant species of concern. However, no special status or protected plant species were found during the appropriate flowering spring season by an expert botanist familiar with Big Bear area flora. The survey report concluded that 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. As a standard condition of approval, any land disturbance will require a pre-construction inspection to verify the location of protected plants or trees and any removal must comply with the County's tree protection ordinance. No other avoidance, minimization or mitigation measures are required relative to the botanical elements on site.
- IV c) **Less Than Significant.** The project site is within 1,200 feet of Big Bear Lake and there is one drainage course that traverses the area south toward the lake. However, the flow line does not directly cross the subject project. The property's closest point to the stream is approximately 40 feet away from the flow line. Therefore, no impacts in this area are anticipated and no mitigation is required.
- IV d) **Less Than Significant.** The project site is identified as being situated within wildlife Corridor 43 and the forested areas surrounding the project site are frequented by squirrels, birds and reptiles typical of the mountain environment. However, due to the large size of the proposed parcels and the site's steep topography, which precludes dense residential development, large expanses of this habitat would remain undisturbed. Therefore, the project will not substantially interfere 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 and no mitigation is required.
- IV e) **Less Than Significant.** The project site contains moderate growth of conifers and hardwoods typical of the mountain environment and potentially other plant varieties that may be protected by local ordinance. Because of this, a condition requiring a Forester's Report to determine what, if any, replanting should occur will be incorporated into project approval. Compliance with this condition will insure compliance with the County's Mountain Tree Protection ordinance.
- IV f) **No Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required.

MITIGATION MEASURES – BIOLOGICAL

BIO-1

Tree Protection. Prior to vegetation clearing, grading, or other disturbance, the Project site shall be surveyed to identify all large trees (i.e., greater than 20 inches in diameter at 4.5 feet from the ground). Trees identified on the Project site as having a diameter in excess of 20 inches at 4.5 feet from the ground shall be documented and tagged. Any development that may occur within the Project site and in the individual lots shall avoid impacts to tagged trees and their root structures. If such trees cannot be avoided, their removal shall be coordinated with the County of San Bernardino to minimize impacts to the extent feasible. All construction or landscaping improvements, including irrigation, will be prohibited on or around the exposed root structures or within the drip-line of these trees. These restrictions on development of the individual lots must be clearly presented and explained to any potential prospective developers and/or homeowners prior to assumption of title and close of escrow. This condition of approval shall be identified as a Note on the Composite Development Plan (CDP).

BIO-2

Prohibited Trees and Plants. Owners of the lots are prohibited from using invasive, non-native plant Species. Owners shall be restricted to the use of native tree and plant species. This condition of approval shall be identified as a Note on the Composite Development Plan (CDP).

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- V a) **No Impact.** This project will not cause a substantial adverse change in the significance of a historical resource because there are no such resources identified on the site by the County Museum.
- V b) **No Impact.** This project will not cause a substantial adverse change to an archaeological resource because there are no such resources identified on the site by the County Museum.
- V c) **No Impact.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature because no such resources have been identified on the site by the County Museum.
- V d) **No Impact.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are identified on this project site. If any human remains are discovered during land disturbing activities, the developer is required to contact the County Coroner, County Museum for determination of appropriate mitigation measures and a Native American representative, if the remains are determined to be of Native American origin

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

VI. GEOLOGY AND SOILS - Would the project:

a) Expose people or structures to 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

Potentially Significant Impact ☐ Less than Significant with Mitigation Incorpor. ☐ Less than Significant ☒ No Impact ☐

ii. Strong seismic ground shaking?

☐ ☐ ☒ ☐

iii. Seismic-related ground failure, including liquefaction?

☐ ☐ ☒ ☐

iv. Landslides?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

- VI a) **Less Than Significant** The site is located in an area mapped for low to high landslide susceptibility and has the potential to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) Seismic related ground failure, including liquefaction. As a standard condition of project approval, a geotechnical (soils) report and an engineering geology report are required to be reviewed and approved by the County Geologist and the Building and Safety Division prior to map recordation. In addition, any development associated with the project will be reviewed and approved by County Building and Safety for compliance with appropriate seismic standards.
- VI b) **Less Than Significant** The project will not result in substantial soil erosion or the loss of topsoil, because erosion control plans will be required to be submitted, approved and implemented at the time the site is developed.
- VI c) **Less Than Significant** The project is in an area mapped/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-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. As a condition of project approval, an engineering geology report will be required to be submitted to the County Building and Safety Geologist for review and approval.
- VI d) **No 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.
- VI e) **No Impact** The project will be served by existing sewer service through CSA-53B.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
VII. 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, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) 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"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- VII a) **No Impact** The project does not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials because no hazardous materials are proposed to be used. No development is proposed at this time. When single-family residences are built, all required permitting will be done through the County's Building and Safety Division.
- VII b) **No Impact** The project does 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 no hazardous materials will be used. As stated above, any future construction will require adherence to single-family residential building standards as imposed by the County's Building and Safety Division.
- VII c) **No Impact** The project does not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project does not include the use of hazardous materials and the nearest school, Big Bear Elementary, is over 2 miles away from the project site.
- VII d) **No Impact** The project site is not included on a list of hazardous materials sites.
- VII e) **No Impact** The project site is not within an airport land use plan area, or within 2 miles of a public airport or a private use airport. The nearest airport, Big Bear City Airport, is located over 5 miles east of the project site. . .
- VII f) **No Impact** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VII g) **No Impact** The project does not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because it has adequate access from North Shore Drive and via an extension of Flicker Road. The County Fire Department has reviewed the project and found the proposed access acceptable.
- VII h) **Less Than Significant** The site is located within a Fire Safety Overlay District (FS-1). The San Bernardino County Development Code requires development within a Fire Safety Review Area to be subject to implementing fuel modification measures, additional setback requirements, building separation and project design requirements, and erosion and sediment control to mitigate the potential impacts. The Building and Safety Division and the County Fire Department will implement these requirements during the review of building plans at the time that development is proposed.

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

VIII. HYDROLOGY AND WATER QUALITY - Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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 (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structure, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- VIII a) **Less Than Significant.** The project will not violate any water quality standards or waste discharge requirements because water to the project will be provided by the Big Bear DWP or by private wells under permit from the County's Environmental Health Services Division. A water source availability report from the water purveyor will be required as a condition of approval by that division to assure adequate water quality and quantity. Sewage disposal will be provided by CSA-53B.
- VIII b) **Less Than Significant.** The project is not expected to substantially deplete groundwater supplies nor 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. As stated above, a water source availability report will be required, which will address this issue. If adequate resources are not available, the map will not be released for recordation.
- VIII c) **Less Than Significant** The proposed project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, because the County's Land Development Engineering/Drainage Division has reviewed the proposal and determined there are no issues to be addressed.
- VII d) **No Impact** The proposed project will not substantially alter the 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 there are no streams or rivers that traverse the site.
- VIII e-f) **No Impact** The project has the potential to develop only two new single-family residences, which are not expected to create substantial runoff or degrade water quality.
- VIII g) **No Impact** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project has been reviewed by County Public Works and the project is not within identified flood hazard areas.
- VIII h) **No Impact** The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows because the site is not located within a 100-year flood hazard area and any area identified as being potentially affected by a 100-year storm.
- VIII i) **No Impact** The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within the vicinity of a levee or dam.
- VIII j) **No Impact** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
IX. 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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- IX a) **No Impact** The project will not physically divide an established community because the project is a logical and orderly extension of the existing and planned land uses and development that are established within the surrounding area. There are single-family residences developed on much smaller lots immediately west of the project site.
- IX b) **No Impact** The project, with adoption of the General Plan Amendment, 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 General Plan, Development Code and the Community Plan. The project will comply with all hazard protection, resource preservation and land use modifying Overlay District regulations and is an allowed use as defined in the County Development Code Section 82.4.
- IX c) **No Impact** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
X. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would 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):

- X a) **No Impact** The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state because there are no identified important mineral resources on the project site and the site is not within a Mineral Resource Zone Overlay.
- X b) **No Impact** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan because there are no identified locally important mineral resources on the project site.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XI. NOISE - Would the project:				
a) Exposure of persons to or generation of noise levels 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) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- XI a) **No Impact** The project 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, because the project is a General Plan Amendment and a division of land. No noise impacts will be generated by the project.
- XI b) **No Impact** The project will not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels because the project does not propose any uses which are expected to exceed any County adopted standards for vibration.
- XI c) **No Impact** The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project because there are no proposed uses identified that will exceed established noise thresholds.

- XI d) **No Impact** The project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, because the project will be conditioned to comply with the noise standards of the County Development Code.
- XI e) **No Impact** As discussed in Section VII (e), the project is not located within an airport land use plan area, or within two miles of a public airport or public use airport.
- XI f) **No Impact** The project is not within the vicinity of a private airstrip.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XII. POPULATION AND HOUSING - Would the project:				
a) Induce substantial 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- XII a) **No Impact** The project will not induce substantial population growth in the area either directly or indirectly. The proposal has the potential for the development of two additional single-family residences; a negligible increase in comparison to the area population, as a whole.
- XII b) **No Impact** The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing, because no housing units are proposed to be demolished as a result of this proposal.
- XII c) **No Impact** The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere because the project will not displace any existing housing or existing residents.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XIII. 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

- XIII a) **Less Than Significant** The project will not 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, including fire and police protection, schools, parks or other public facilities. These services already exist and the potential addition of two, single-family residences is a minimal increase to the area as a whole.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XIV. 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 would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

- XIV a) **No 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 because the proposed Tentative Parcel Map could generate, at most, two new residential lots, which will have minimal impact on existing parks and/or recreational facilities.
- XIV b) **No 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 because the addition of two residential lots will not result in an increased demand for recreational facilities.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XV. TRANSPORTATION/TRAFFIC - Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- XV a) **Less Than Significant** The possibility exists for two single-family residences to be constructed in the future. However, this will not cause a substantial increase in traffic. Local roads are currently operating at a level of service at or above the standard established by the County General Plan. The County's Traffic Division has reviewed the proposal and did not identify any potential impacts.
- XV b) **Less Than Significant** 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. Traffic service will remain at a LOS of "C" or better, as required by the County General Plan. As stated above, the County's Traffic Division has reviewed the proposal and no mitigation measures were deemed necessary.

- XV c) **No Impact** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks because there are no airports in the vicinity of the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed uses and no new air traffic facilities are proposed.
- XV d) **No Impact** The project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- XV e) **No Impact** The project will not result in inadequate emergency access because there are a minimum of two access points, Flicker Road and Deer Trail. The County Fire Department has reviewed the project and the proposed access was deemed acceptable.
- XV f) **No Impact** Future development of two additional single-family residences will not result in inadequate parking capacity, because the residences will be required to meet the parking standards established by the County Development Code.
- XV g) **No Impact** The project will not conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks); because the proposed 2-lot residential subdivision is not located along an existing or planned bus route and no other alternative transportation modes are in operation in the project area.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

XVI a) **Less Than Significant.** The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Santa Ana Region, as determined by County Public Health – Environmental Health Services, because CSA-53B will manage the project's sewage disposal needs.

XVI b) **Less Than Significant.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities because water for the newly created parcels will be provided by individual wells under permit from the County's Division of Environmental Health Services, or by connection to the existing Big Bear DWP water line.

- XVI c) **Less Than Significant.** 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 reviewed the proposal and required any improvements as standard conditions of approval.
- XVI d) **Less Than Significant** The project is proposing individual wells. An alternative is connection to the Big Bear DWP municipal water system, which has an existing water line located adjacent to the property. As previously discussed, the Division of Environmental Health Services will require that a water source availability report be submitted as a condition of project approval. If the condition cannot be met, or the report indicates that adequate water is not available, the map will not be released for recordation.
- XVI e) **Less Than Significant.** The project has a determination from the wastewater treatment provider, CSA-53B, serving the project that it has adequate capacity to serve the projected demand for the project in addition to the provider's existing commitments.
- XVI f) **Less Than Significant.** The project is served by the Big Bear Landfill/Holcomb Valley Transfer Station, which according to the County's Integrated Waste Management Plan, has sufficient permitted capacity to accommodate the solid waste disposal needs for the service area/region (including this proposed project) through 2018, and beyond.
- XVI g) **Less Than Significant.** The project is required to comply with federal, state, and local statutes and regulations related to solid waste.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

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

SUBSTANTIATION

- XVII a) **Less Than Significant With Mitigation.** The project does not 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 or eliminate important examples of the major periods of California history or prehistory. As stated in the Biological Resources Section of this Initial Study, the project site contains potentially protected trees, the removal of which will require compliance with the County's tree protection ordinance. **Mitigation Measures BIO-1 and BIO-2** are incorporated to further reduce the Project's biological impacts to below a level of significance.
- XVII b) **Less Than Significant.** The project does not have impacts that are individually limited, but cumulatively considerable. The sites of similar projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts.
- XVII c) **Less Than Significant.** The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of other sources or by other agencies.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant.

XVIII. MITIGATION MEASURES

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

SELF MONITORING MITIGATION MEASURES: (Condition compliance will be verified by existing procedure [CCRF]):

MITIGATION MEASURES – BIOLOGICAL

BIO-1

Tree Protection. Prior to vegetation clearing, grading, or other disturbance, the Project site shall be surveyed to identify all large trees (i.e., greater than 20 inches in diameter at 4.5 feet from the ground). Trees identified on the Project site as having a diameter in excess of 20 inches at 4.5 feet from the ground shall be documented and tagged. Any development that may occur within the Project site and in the individual lots shall avoid impacts to tagged trees and their root structures. If such trees cannot be avoided, their removal shall be coordinated with the County of San Bernardino to minimize impacts to the extent feasible. All construction or landscaping improvements, including irrigation, will be prohibited on or around the exposed root structures or within the drip-line of these trees. These restrictions on development of the individual lots must be clearly presented and explained to any potential prospective developers and/or homeowners prior to assumption of title and close of escrow. This condition of approval shall be identified as a Note on the Composite Development Plan (CDP).

BIO-2

Prohibited Trees and Plants. Owners of the lots are prohibited from using invasive, non-native plant Species. Owners shall be restricted to the use of native tree and plant species. This condition of approval shall be identified as a Note on the Composite Development Plan (CDP).

GENERAL REFERENCES

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

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

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

Mojave Desert Air Quality Management District (MDAQMD), 2009, California Environmental Quality Act (CEQA) and Federal Conformity Guidelines.

CEQA Guidelines, Appendix G

California Standard Specifications, July 1992

San Bernardino County General Plan, adopted 2007 (Available online at http://www.co.san-bernardino.ca.us/landuseservices/general_plan/Default.asp)

San Bernardino County Development Code, adopted 2007 (Available online at <http://www.co.san-bernardino.ca.us/landuseservices/DevCode/Default.asp>)

County of San Bernardino Hazard Overlay Map **FI09**

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 Stormwater Program, Model Water Quality Management Plan Guidance, June 2004

County of San Bernardino Road Planning and Design Standards

Environmental Impact Report, San Bernardino County General Plan, 2007

Traffic Impact Analysis, November 2006, Albert Wilson & Associates

PROJECT SPECIFIC REPORTS

Hydrology Analysis for Parcel Map 17563, prepared by Smith Surveying, 12/09/2007

2006 Spring Botanical Survey Report for Tentative Parcel Map 17563, July, 2006

EXHIBIT I

CORRESPONDENCE

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INTEROFFICE MEMO



DATE September 24, 2009

FROM Loretta Mathieu, Planner
LAND USE SERVICES DEPARTMENT/
Current Planning Division

TO Robert Dawson, Deputy Director
John Schatz, Supervising Planner

PHONE 387-4111

MAIL CODE 0182

SUBJECT **GENERAL PLAN AMENDMENT/TENTATIVE PARCEL MAP17563/P200600255, LIVE HOLDINGS, LLC/APN: 0304-231-31/FAWNSKIN/3RD SUPERVISORIAL DISTRICT**

STAFF EVALUATION

After reviewing the project maps and submittal materials, including comments received from County referral agencies, staff feels it can support the proposed GPA and Parcel Map because the project appears consistent with San Bernardino County's General Plan, Development Code and Community Plans; including the following:

1. The proposed amendment is consistent with the General Plan and any applicable community plan or specific plan because the General Plan establishes the Single Residential (RS) Land Use Zoning District in locations that are not adjacent to Regional Industrial (IR) or Agricultural (AG) Districts and in areas that are within 1 mile of an existing major arterial. The project area is 1.3 miles away from State Hwy 38 (North Shore Drive), a Mountain Major Highway. The land use district currently designated on the site is Rural Living, 10-acre minimum parcel size (BV/RL-10). Properties surrounding the site are designated BV/RS on the west, BV/RL-40 on the south, BV/RL-20 on the north and BV/RC on the east.
2. The proposed amendment to change the existing RL-10 land use zoning district to RS would not be detrimental to the public interest, health, safety, convenience or welfare of the County because the applicant is proposing to subdivide a 6.4-acre parcel into two 3-acre (more or less) parcels. **Even with the proposed zone change to RS, residential development on the site is limited to one dwelling unit per three acres because over half of the site contains slope greater than 30%, requiring that all future development comply with FS-1 development standards.** The six-acre site will continue to provide a buffer between the relatively dense residential development allowed in the RS zone designated on property west of the site and the open space/forest land adjacent to the site on the east.
3. Consistency with Bear Valley Community Plan. In recognition of the community's desire to preserve the alpine character and protect the area's natural resources, projects that propose to increase the density of residential land uses or provide additional commercial land use districts or zones with the plan area should only be considered if the change will be compatible with surrounding uses, and will provide for a logical transition in the plan area's development.

BV/LU 1.2 B. The proposed amendment will provide a reasonable and logical extension of the existing land use pattern in the surrounding area. The proposed amendment will extend the RS (Single Residential) Land Use Zoning District that currently exists immediately adjacent to the project site on the west.

BV/LU 1.3 A. Regulates the density of development in sloping hillside areas in order to reduce fire hazards, prevent erosion and to preserve existing vegetation and the visual qualities of the plan area. The project will not increase densities because development of the site will result, at most, in the construction of two single family residences on parcels of three acres in size, in compliance with the Fire Safety Overlay and with the goals and policies of the Bear Valley Community Plan. Additionally, the project will be required to comply with the County's Plant and Tree Protection Plan when the site is developed. It is consistent with Policy BV/LU 1.3 that regulates the density of development in sloping hillside areas in order to reduce fire hazards, prevent erosion and to preserve existing vegetation and the visual qualities of the plan area.

It should be noted that during an informal assessment of the proposal, Advance Planning felt the proposed RS zoning would be inappropriate on this site due to the topographic conditions.

Mathieu, Loretta - Planning

From: Rust, Don - Planning
Sent: Wednesday, August 01, 2007 11:20 AM
To: Mathieu, Loretta - Planning
Subject: FW: Request to be included as an interested party for notification of all San Bernardino County mountain projects

Loretta,

Please send Steve Farrell any Public Hearing Notices regarding the Live Holdings (Fawnskin) project.

Don Rust
(909) 387-4115

-----Original Message-----

From: steve [mailto:spamsqf@verizon.net]
Sent: Monday, June 25, 2007 12:04 PM
To: Rust, Don - Planning
Subject: Request to be included as an interested party for notification of all San Bernardino County mountain projects

Hi Don,

As you suggested, I am sending an "official" request to be added to the "interested party" lists for Mountain projects from Big Bear Valley to Crestline.

Email notice is appreciated, (at spamsqf@verizon.net)

If mailing is appropriate, I would ask that there be two addresses used.

For projects in the Big Bear Valley area (and especially Fawnskin), please use

Steven Farrell
Friends of Fawnskin
PO Box 422
Fawnskin, CA 92333

For everything west (snow valley to Cedar Pines Park) please use:

Steven Farrell
Mtns Group Sierra Club
PO Box 2287
Crestline CA 92325

Thanks much. And if you need anything else, please let me know.

Steve



**SAN BERNARDINO COUNTY LAND USE SERVICES DEPARTMENT
PLANNING DIVISION PROJECT NOTICE**

San Bernardino County Land Use Services Department/Planning Division
385 North Arrowhead Avenue, First Floor, San Bernardino, CA. 92415-0182

DEC 04 2006 Page 1 of 2

ATTENTION PROPERTY OWNERS

The development proposal listed below has been filed with the County Land Use Services Department/Planning Division. You are invited to comment because your property is located near the proposed project. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by this department no later than December 08, 2006 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Project Planner, DON RUST at (909) 387-4115 or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3249.

ASSESSOR PARCEL NUMBER: 0304-231-34 (See map below for more information)
PROJECT NUMBER P200600255/CF
APPLICANT CALFAM, LLC
LAND USE DISTRICT BV/RL-10
(ZONING):
IN THE COMMUNITY OF: FAWSKIN/3RD/ SUPERVISORIAL DISTRICT
LOCATED AT: FLICKER ROAD, NORTHEAST END; APPROXIMATELY 130' EAST OF DEER TRAIL LANE
PROPOSAL A) GENERAL PLAN LAND USE DISTRICT AMENDMENT FROM BV/RL-10 TO BV/RL-1 B)
TENTATIVE PARCEL MAP 17563 TO CREATE 2 PARCELS ON 6.8 ACRES.

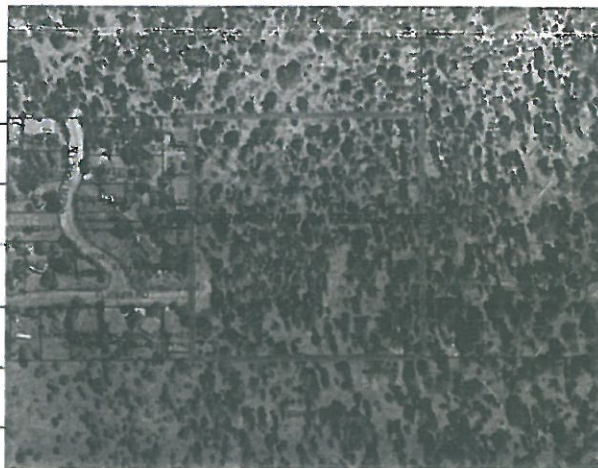
If you want to be notified of the project decision, print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

Comments (If you need additional space, please attach additional pages).

VICINITY MAP



Roger Engemann
731 madre Street
Pasadena, CA 91107
626 304-0890



Rog Eng 11/28/06

SIGNATURE

DATE

AGENCY

IF YOU CHALLENGE ANY DECISION REGARDING THE ABOVE PROPOSAL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED IN WRITTEN CORRESPONDENCE DELIVERED TO THE LAND USE SERVICES/DEPARTMENT/PLANNING DIVISION AT, OR PRIOR TO, THE TIME IT MAKES ITS DECISION ON THE PROPOSAL OR, IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING.

DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.