



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: March 5, 2020

AGENDA ITEM #3

Project Description

Vicinity Map -

APN: 0332-094-32

Applicant: Arrowhead Villas Mutual Service Company

Community: Arrowhead Villas / 2nd Supervisorial District

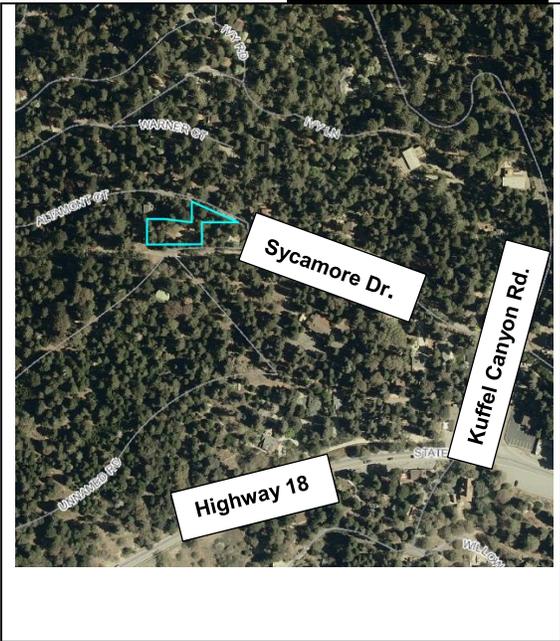
Location: Generally northwest of Highway 18 and Kuffel Canyon Road, west of and between Altamont Ct and Sycamore Dr., in the Lake Arrowhead area.

Project No: P201900072

Staff: Jim Morrissey, Contract Planner

Rep: James Owens

Proposal: Conditional Use Permit (CUP) for the construction of two 170,000 gallon water reservoirs and a six-foot security fence within the front yard setback area; and a Major Variance to construct the water tanks within the front and side yard setback areas.



61 Hearing Notices Sent on : February 19, 2020

Report Prepared By: Jim Morrissey

SITE INFORMATION:

Parcel Size: 0.31 acre

Terrain: Portion previously graded flat, balance of area relatively steep slope.

Vegetation: Planned reservoir area has been cleared, remainder is native forest vegetation.

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Vacant, partially improved due to prior use for reservoir	Single Residential-14,000 sq. ft. min. lot size (RS-14M)
North	Single Family, Vacant	Single Residential-14,000 sq. ft. min. lot size (RS-14M)
South	Vacant, Water Reservoir	Resource Conservation (RC)
East	Single Family	Single Residential-14,000 sq. ft. min. lot size (RS-14M)
West	Single Family	Single Residential-14,000 sq. ft. min. lot size (RS-14M)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	N/A	N/A
Water Service:	Arrowhead Villas	Applicant
Sewer Service:	N/A	N/A

STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the Mitigated Negative Declaration, **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval, **APPROVE** the Major Variance, **ADOPT** the Findings as contained in the Staff Report, and **DIRECT** staff to file a Notice of Determination ¹

¹ In accordance with Section 86.08.010 of the Development Code, the Planning Commission action may be appealed to the Board of Supervisors

VICINITY MAP:
Aerial view of the Project Site



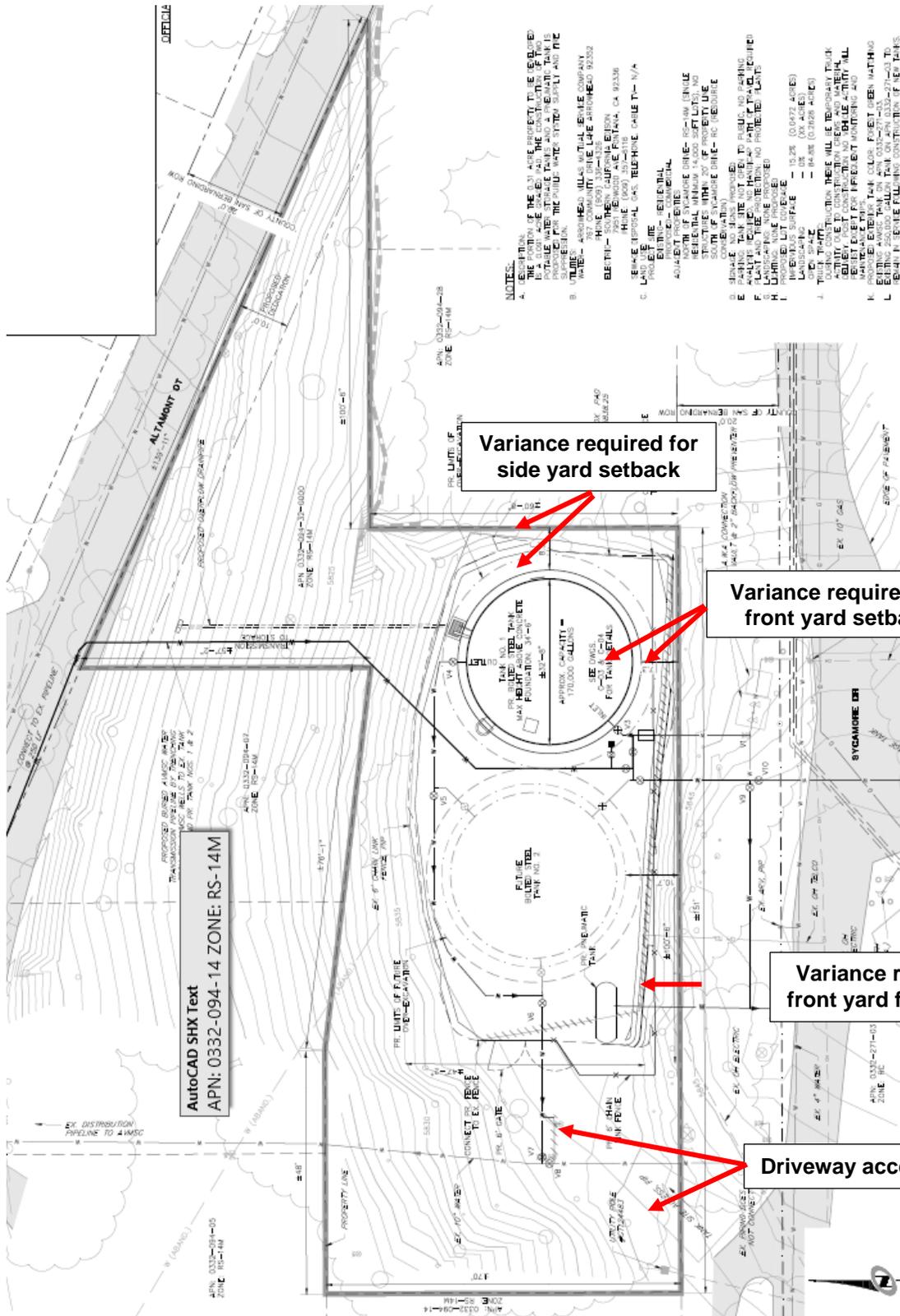
LAND USE DISTRICT MAP:



AERIAL MAP:



SITE PLAN:



- NOTES:**
- A. THE PORTION OF THE 0.31 ACRE PROPERTY TO BE SEVERED IS A 0.01 ACRE TRACT AS SHOWN ON THE COUNTY OF SAN BERNARDINO PLANS AND THE CONSTRUCTION OF TWO PROPOSED TANKS FOR THE ARROWHEAD VILLAS MUTUAL SERVICE COMPANY.
 - B. UTILITIES - ARROWHEAD VILLAS MUTUAL SERVICE COMPANY
 - C. BLEED-IN - SOUTH OF THE CALIFORNIA ENERGY SERVICES (CES) 10000 ALE FURNACE, CA 92336
 - D. SEE THE TYPICAL GAS TELEPHONE CHUTE - N/A
 - E. PROJECT USE - RECREATIONAL
 - F. ADJACENT TO THE RECREATIONAL
 - G. NORTH OF SYCAMORE DRIVE - RS-14M (ENCL. RECREATIONAL MINIMUM 15,000 SQ FT LOTS) AND SOUTH OF SYCAMORE DRIVE - RS-14M (ENCL. RECREATIONAL MINIMUM 15,000 SQ FT LOTS)
 - H. CONSERVATION (SEE ENCL.)
 - I. PARKING TANK SITE NOT OPEN TO PUBLIC, NO PARKING
 - J. ANALYSE TANKS FOR LEAKS AND PATHS TO BE IDENTIFIED
 - K. LANDSCAPING SHALL BE PROVIDED
 - L. LIGHTING SHALL BE PROVIDED
 - M. INTERIUS SURFACE - 10.2% (0.0472 ACRES)
 - N. INTERIUS SURFACE - 0% (0% ACRES)
 - O. TRUCK TRAIL - 16.4% (0.2626 ACRES)
 - P. DURING CONSTRUCTION THERE WILL BE TEMPORARY TRUCK TRAIL AND TRUCK TRAIL SHALL BE MAINTAINED AT ALL TIMES
 - Q. TRUCK TRAIL SHALL BE MAINTAINED AT ALL TIMES
 - R. TRUCK TRAIL SHALL BE MAINTAINED AT ALL TIMES
 - S. TRUCK TRAIL SHALL BE MAINTAINED AT ALL TIMES
 - T. TRUCK TRAIL SHALL BE MAINTAINED AT ALL TIMES
 - U. TRUCK TRAIL SHALL BE MAINTAINED AT ALL TIMES
 - V. TRUCK TRAIL SHALL BE MAINTAINED AT ALL TIMES
 - W. TRUCK TRAIL SHALL BE MAINTAINED AT ALL TIMES
 - X. TRUCK TRAIL SHALL BE MAINTAINED AT ALL TIMES
 - Y. TRUCK TRAIL SHALL BE MAINTAINED AT ALL TIMES
 - Z. TRUCK TRAIL SHALL BE MAINTAINED AT ALL TIMES

Variance required for side yard setback

Variance required for front yard setback

Variance required for front yard fence height

Driveway access

AutoCAD SHX Text
 APN: 0332-094-14 ZONE: RS-14M

SITE PHOTOS

Looking east along Sycamore Drive from the Project Site



Looking west along Sycamore Drive from Project Site



Access drive from Sycamore Drive into reservoir area with existing fencing



Looking from graded reservoir pad towards entry/access drive at west end of site



Looking from graded reservoir pad towards northeast corner of improved area



Looking south from Sycamore Drive towards existing Arrowhead Villas Water Reservoir



Looking north from Altamont Drive toward existing graded reservoir pad



PROJECT DESCRIPTION:

The Arrowhead Villas Mutual Services Company (Applicant) is requesting the approval of a Conditional Use Permit (CUP) for the construction of two 32'-8" diameter steel potable water tanks on a previously developed portion of the subject property (Project). Each of the proposed water storage tanks will have an estimated height of 34' 6" above existing and finished grade and a capacity of 170,000 gallons. In addition to the installation of the two steel water tanks, the Project proponent has proposed the installation of new yard pipe, a pneumatic tank, and chain-link fence improvements at the proposed tank site. The existing/proposed building pad for the new reservoirs is approximately four to nine feet below the adjoining Sycamore Drive roadway grade. The Project proponent has additionally proposed the installation of new water distribution and drainage piping north of the tank site along Altamont Court. Potable water piping is proposed to be installed approximately five to six feet below the existing roadway grade. To accommodate the proposed Project the Applicant anticipates the need to remove an unspecified number of mature trees within and adjacent to the proposed tank site.

A variance is necessary to construct the water tanks within the front and side yard building setback areas of a residential zone. As such, the proposed reservoirs would be within approximately seven feet from the front property line (rather than the required 15 feet) and about eight and one-half feet from the side property line (rather than the required 15 feet).

PROJECT ANALYSIS:

Site Planning: The Project site is an irregular shaped parcel with frontage on roadways to the north and south. Single family residences adjoin the subject property to the east and west along Sycamore Drive. Access to the proposed reservoirs will utilize an existing driveway from Sycamore Drive. The site will not be occupied and only accessed by maintenance staff.

Construction Related Actions: Reservoirs can be either bolted together or welded. Construction within the mountains presents the potential for fire if on-site welding occurs. The Applicant has not determined which method would be utilized, but in an effort to reduce costs they have indicated they would likely bolt the side panels together. However, if the tanks are to be welded, welding would occur on-site. In that event, the Applicant will be required to have the construction contractor implement preventive and responsive measures per National Fire Protection Association (NFPA) Standard 51B, Standard for Fire Prevention During Welding, Cutting, and Other Hot Work (2019 Edition), as well as require the contractor's (or his welding/tank installation subcontractor's) on-site foreman to possess a valid NFPA Hot Work Safety Certificate. The preventive and responsive measures would include prohibition of welding during high wind and high fire risk days, use of welding blankets or curtains, clearing combustible materials from the earthen surface near welding areas, and having a monitor on-site during welding activities and for 30 minutes following cessation of daily welding activities. These criteria are consistent with the requirements of the County Fire Department in the Conditions of Approval (Exhibit A).

Code Compliance Summary: The proposed Project is an infrastructure related facility within a residential Land Use District that does not feature improvements typical of most development projects, such as parking spaces, access aisles, and landscaping. No on-site parking is proposed nor is additional landscaping necessary due to existing forest vegetation on the balance of the property. The location of the proposed reservoirs will encroach within the required front and side yard setbacks, as previously noted, necessitating a variance. The fence height will also exceed residential standards, but is permitted provided it is associated with a use permit, such as this CUP. A comparison of Project features to the applicable Development Code standards for the RS Land Use District is illustrated in Table 2 below:

Table 2: PROJECT CODE COMPLIANCE

Project Component	Development Code Standard/Single Residential		Project Plans
Water Reservoirs (Utility Facility)	CUP		CUP
Landscaping	N/A		85% (approx. undisturbed forest area on parcel)
Building Setbacks	Front Street Side Rear	15' 15' 10'	7' (approx.) 8.5' (approx.) 75' (approx.) as approved with Major Variance
Building Height	35 feet maximum		34' -6"
Lot Coverage	40%		15%

Variance: As indicated above, the proposed Project includes a Major Variance to allow the water reservoirs to be constructed within the front and side yard setbacks, reducing the front setback from 15 feet to approximately seven feet and the easterly side yard setback from 15 feet to eight and one-half feet. The Applicant's justification for requesting a variance is due to the extraordinary conditions applicable to the subject property. The subject property is constrained due to the steep topography and the need for a large graded pad suitable for the proposed use. Although the proposed variance will allow the reservoirs to encroach within the standard front and side yard setbacks, the reduction in building setbacks will not adversely affect other properties because the structures are not occupied, will not generate adverse noise levels and are conditioned to be painted forest green in order to match the existing tank located in the area. The justification supporting the approval of a Major Variance is included within the recommended findings (Exhibit D).

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

In compliance with the California Environmental Quality Act (CEQA), an independent Initial Study/Mitigated Negative Declaration (IS/MND) (Exhibit B) has been completed for the Project and staff determined that the proposal will not have any adverse impacts that will remain potentially significant, with implementation of the proposed mitigation measures and recommended Conditions of Approval (Exhibit A). A Notice of Availability/Notice of Intent (NOA/NOI) to adopt the MND was advertised to initiate a 20-day public comment period, which concluded on January 15, 2020. No comments were received.

The following are summaries of topics addressed in the IS/MND:

Aesthetics: The proposed Project does not propose any exterior lighting. The exterior surface of the tanks will be painted forest green matching the existing color of the current tank. This measure has been incorporated as a condition of approval.

Biological: A Biological Resource Assessment was prepared for the proposed Project. The Assessment indicated the following:

- None of the eight potentially occurring plant communities listed in the California Natural Diversity Database were identified during on-site field surveys.
- No insects, fish or amphibians were identified due to lack of habitat, host plants or aquatic resources.

- Some reptile species had a low to moderate potential for occurrence on the property.
- A number of bird species have the potential to be present on the property.
- The San Bernardino flying squirrel was the only mammal determined to have a high potential for occurrence on the property.
- Suitable habitat was identified for the Southern Rubber Boa and San Bernardino Flying Squirrel.

Based upon the findings of the report pre-construction surveys have been recommended to ensure potentially occurring listed species, such as the southern rubber boa and San Bernardino flying squirrel, along with surveys for nesting birds and roosting bats, are not affected by construction related activities. Mitigation measures requiring these surveys have been listed in the Initial Study and are reflected in the proposed conditions of approval.

Cultural: A Phase I Cultural Resource Assessment was prepared for the subject property and notices were provided to potential affected Tribes, consistent with Assembly Bill 52. The San Manuel Band of Mission Indians responded and indicated the potential for cultural resources exist on the subject property and requested mitigation measures be incorporated in the event inadvertent resources are uncovered during construction. These measures have been incorporated as conditions of approval.

PUBLIC COMMENTS:

Project notices were sent to surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. Staff also met on-site with the Applicant and some property owners to discuss the proposed Project. Written comments were received as part of the distribution of the initial Project Notice and have been attached as Exhibit C, and discussed below. No comments were received during the aforementioned environmental review period.

The written comments received expressed concerns about the placement of the reservoirs above existing homes, the size, the loss of trees/aesthetics, use of the existing reservoir, and the proximity to adjoining property lines, which are briefly discussed below.

- Reservoir location: The reservoirs will be located below Sycamore Drive (to the south) approximately four to nine feet and approximately 30 to 35 feet above Altamont Court (to the north).
- Grading: The reservoirs would be located on the existing graded portion of the site. The soils report recommends excavating and recompacting the existing soils. It is estimated five to six feet of existing soil would be removed and recompact to meet required standards.
- Tree Removal: Some trees will need to be removed to install the new pipeline that extends north of the reservoirs to Altamont Court, and will be done in accordance with the requirements set forth in the Development Code.
- Aesthetics: The reservoirs will be similar in height to the existing reservoir located across Sycamore Drive. The reservoirs will be painted the same color as the existing reservoir. The reservoirs would be visible along Sycamore Drive and in close proximity to the property line. However, due to the existing tree pattern it would be difficult to see them from a distance. A view of the site from Altamont

Court would also be difficult due to the significant off-set in elevation and existing tree pattern.

- Geologic Concerns: A geotechnical evaluation was prepared and reviewed by Staff. Several boring were undertaken on the property to determine the soil composition. The potential for adverse effects due to a landslide or geologic event to adversely affect the reservoirs were considered low. Distance to closest existing known fault is over one mile from the property.
- Expiration of Lease: The land leased from the Forest Service for the existing reservoir will expire within approximately 10 years. Arrowhead Villas is concerned about the continuation of the lease and whether the Forest Service will want to expedite the transition of the land to have the tank removed.
- Continued use of the existing reservoir: The existing water reservoir will continue to be used for some period of time after the construction of the new reservoirs, but it would only provide limited supplemental water for their system.

Homeowners located immediately to the west and the southwest of the Project site had initially expressed concerns about the location of the reservoirs and what they would look like and how they would operate. Staff spoke with several homeowners about the Project, and, based on those discussions, staff believes that the property owner's questions were answered and their concerns addressed.

RECOMMENDATION: That the Planning Commission:

1. **ADOPT** the Mitigated Negative Declaration (Exhibit B);
2. **APPROVE** the Conditional Use Permit (CUP) for the construction of two 170,000 gallon water reservoirs and a six-foot high security fence within the front and sideyard setback areas, subject to the recommended Conditions of Approval (Exhibit A);
3. **APPROVE** the Major Variance to allow the water reservoirs to be constructed within the front and side yard setbacks, reducing the front setback from 15 feet to approximately seven feet and the easterly side yard setback from 15 feet to eight and one half feet;
4. **ADOPT** the Findings as contained in the Staff Report (Exhibit D); and
5. **DIRECT** staff to file the Notice of Determination.

ATTACHMENTS:

- EXHIBIT A: Conditions of Approval
- EXHIBIT B: Initial Study/Mitigated Negative Declaration
- EXHIBIT C: Project Notice Comments
- EXHIBIT D: Findings
- EXHIBIT E: Site Plan

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL
Arrowhead Villas Water Reservoirs
Conditional Use Permit

GENERAL REQUIREMENTS
Ongoing and Operational Conditions

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

1. **Project Approval Description.** This Conditional Use Permit (CUP) is conditionally approved for the construction of two 170,000 gallon steel potable water reservoirs, approximately 34.5 feet in height and 32.75 feet in diameter, a pneumatic tank and a six foot high security fence on a 0.31 acre parcel, with a Major Variance to allow the water reservoirs to be constructed within the front and side yard setbacks, reducing the front setback from 15 feet to approximately seven feet and the easterly side yard setback from 15 feet to eight and one half feet.

This Project shall be constructed and operated in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the Conditions of Approval contained herein, the approved site plan and all other approved reports. The developer shall provide a copy of the approved conditions and the site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these conditions of approval and continuous use requirements for the Project; APN: 0332-094-32 Project No. P201900072.

2. **Project Location.** The Project site is located generally northwest of State Highway 18 and Kuffel Canyon Road, and specifically west of the intersection of and between Altamont Court and Sycamore Drive, in the Lake Arrowhead area.
3. **Revisions.** Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. **Indemnification.** In compliance with SBCC §81.01.070, the developer shall agree to defend, indemnify, and hold harmless the County or its “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.

5. Expiration. This project permit approval shall expire and become void if it is not "exercised" within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either:
 - a. The permittee has commenced actual construction or alteration under a validly issued building permit, or
 - b. The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)
 - PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.
6. Occupancy of Approved Land Use. Occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
 - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
 - The land use is determined by the County to be abandoned or non-conforming.
 - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.
7. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
8. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
9. Project Account. The Project account number is P201900072. 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 expense 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 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
10. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in

accordance with the directions stated in the Approval letter. The Planning Division shall release their holds on each phase of development by providing to County Building and Safety the following:

- Grading Permits: a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
- Building Permits: a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
- Final Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by the Planning Division.

11. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
12. Additional Permits. The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but not limited to:
 - a. FEDERAL: N/A;
 - b. STATE: Santa Ana Regional Water Quality Control Board (NPDES Permit)
 - c. COUNTY: Land Use Services – Planning/Building and Safety/Code Enforcement/Land Development, County Fire; Public Health – Environmental Health Services, Special Districts, Public Works/ County Surveyor, and
 - d. LOCAL: N/A
13. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. The elements to be maintained include, but are not limited to:
 - a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to ensure proper structural, electrical, and mechanical safety.
 - b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
 - c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be water efficient irrigation.
 - d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
 - e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
 - g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
 - h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
 - i) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval.
 - j) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including “No Parking” and “Fire Lane” designations.

14. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.
15. Lighting. Lighting shall comply with Table 83-7 “Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region” of the County’s Development Code (i.e. “Dark Sky” requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, or by light inside the sign.
16. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030).
17. Cultural Resources. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.
18. Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
19. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours, or on Federal holidays.
20. Construction Noise. The following measures shall be adhered to during the construction phase of the project:
 - All construction equipment shall be muffled in accordance with manufacturer’s specifications.
 - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.
 - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.

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

21. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner and “developer” shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and “developer” (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 (Development Code) Chapter 86.09 – Enforcement.
22. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

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

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

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

27. Refuse Storage/Removal. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call DEHS/LEA at: (800) 442-2283.

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

28. Construction Permits. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.
29. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the developer 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.
30. Welding of Water Tanks. If the tanks are to be welded, the welding would occur on-site. AVMSC shall require the construction contractor to implement preventive and responsive measures per National Fire Protection Association (NFPA) Standard 51B, Standard for Fire Prevention During Welding, Cutting, and Other Hot Work (2019 Edition), as well as requiring the contractor's (or his welding/tank installation subcontractor's) on-site foreman to possess a valid NFPA Hot Work Safety Certificate. The preventive and responsive measures would include prohibition of welding during high wind and high fire risk days, use of welding blankets or curtains, clearing combustible materials

from the earthen surface near welding areas, and having a monitor on-site during welding activities and for 30 minutes following cessation of daily welding activities.

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

31. Franchise Hauler Service Area. This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec - Mountain Disposal).
32. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.
33. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more are required to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
34. Mandatory Commercial Organics Recycling. As of January 1, 2019, AB 1826 (Enacted October 2014) requires businesses that generate four (4) cubic yards of solid waste per week to recycle their organic waste. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

**PRIOR TO ISSUANCE OF GRADING PERMITS
OR LAND DISTURBING ACTIVITIES**

The Following Shall Be Completed

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

35. GHG – Construction Standards. The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:
 - a) Implement the approved Coating Restriction Plans.
 - b) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
 - c) Grading contractor shall provide and implement the following when possible:
 - 1) training operators to use equipment more efficiently.

- 2) identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions.
 - 3) replacing older, less fuel-efficient equipment with newer models.
 - 4) use GPS for grading to maximize efficiency.
 - d) Grading plans shall include the following statements:
 - “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
 - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
 - e) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
 - f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
 - g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
36. Air Quality. The Project proponent is required to comply with all applicable rules and regulations of the South Coast Air Quality Management District (SCAQMD). To limit dust production, the Project proponent must comply with Rules 402 and 403, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures:
- a. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities, and shall implement the following:
 1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
 2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion.
 3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour.
 - b. To minimize the impacts of exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, the Project proponent will be required to implement the following requirements:
 1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
 2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.
37. Diesel Regulations. The operator shall comply with all existing and future California Air Resources Board and South Coast Air Quality Management District regulations related to diesel-fueled trucks, which among others may include: (1) meeting emission standards; (2) retrofitting engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.
38. Burrowing Owl Pre-Construction Survey. *Prior to the issuance of a grading permit, the following note shall be included on grading plans:*

“Within 30 calendar days prior to grading, a qualified biologist shall conduct a survey of the project’s proposed impact footprint and make a determination regarding the presence or absence of potentially occurring listed species including the southern rubber boa and San Bernardino flying squirrel. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the County of san Bernardino Land Use Services Department-Planning Division prior to the issuance of a grading permit.” (Mitigation Measure-BIO-1)

39. Migratory Birds. *Prior to the issuance of a grading permit, the following note shall be included on grading plans:*

“Should construction activities, specifically vegetation/tree removal, be conducted between the months of February and October the following measures shall apply:

(a) Preconstruction Surveys: Nesting bird surveys approximately three to five days prior to construction shall be conducted. Depending on the species, buffer zones of 100 to 500 feet must be established around nesting birds until nesting is confirmed to have failed or fledglings are deemed sufficiently development in independent. In general these buffer zones and protection for nesting birds under the MBTA remain in place between February 15 and August 15. A copy of the migratory nesting bird survey results report shall be provided to the County of san Bernardino Land Use Services Department-Current Planning if the survey identifies the presence of active nests.

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

40. Inadvertent Discoveries. *Prior to the issuance of a grading permit, the following note shall be included on the grading plan:*

“1. In the event that pre-contact cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting the Secretary of the Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during the assessment period.

2. If significant pre-contact resources, as defined by CEQA (as amended 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

3. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project’s grading activities.” (Mitigation Measure CR-1)

41. Construction Noise. *Prior to the issuance of a grading permit and a building, the following note shall be included on grading plans and building plans:*

“In order to reduce noise impacts during construction, construction contractors shall do the following:

a. During the project site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with the manufactures standards.

b. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

- c. *The construction contractor shall limit all construction-related activities that would result in high noise levels between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday excluding holidays.*
- d. *The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.*
- e. *The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.” (Mitigation Measure NOI-1)*

42. Tribal Cultural Resources.

- a) *The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.*
- b) *Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project. (Mitigation Measure TCR-1)*

LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311

- 43. Retaining Wall Plans. Submit plans and obtain separate building permits for any required walls or retaining walls.
- 44. Geotechnical (Soil) Report. A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading and/or building permits.
- 45. Geology Report: A geology report shall be submitted to the Building and Safety Division for review and approval by the County Geologist and fees paid for the review prior to issuance of grading and/or building permits.

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

- 46. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$750 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- 47. FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 06071C7956H dated 08/28/2008. Flood Hazards are undetermined in this area but possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
- 48. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.

49. Grading Plans. Grading and Erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage and WQMP improvements shall be shown on the Grading plans according to the approved Drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
50. On-site Flows. On-site flows need to be directed to drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

DEPARTMENT OF PUBLIC WORKS – Surveyor – (909) 387-8149

51. Survey Monumentation. If any activity on this project will disturb **any** land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying **prior** to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor (Section 8771(b) Business and Professions Code).
52. Record of Survey. Pursuant to Section 8762 (b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:
- Monuments set to mark the property lines or corners;
 - Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel.
 - Any other applicable circumstances pursuant to applicable sections of the Business and Professions Code that would necessitate filing of a Record of Survey.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed:

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

53. Welding of Water Tanks. If the tanks are to be welded, the welding would occur on-site. AVMSC shall require the construction contractor to implement preventive and responsive measures per National Fire Protection Association (NFPA) Standard 51B, Standard for Fire Prevention During Welding, Cutting, and Other Hot Work (2019 Edition), as well as requiring the contractor's (or his welding/tank installation subcontractor's) on-site foreman to possess a valid NFPA Hot Work Safety Certificate. The preventive and responsive measures would include prohibition of welding during high wind and high fire risk days, use of welding blankets or curtains, clearing combustible materials from the earthen surface near welding areas, and having a monitor on-site during welding activities and for 30 minutes following cessation of daily welding activities. A letter shall be submitted indicating this procedure will be followed.
54. Signs. All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040,

Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040).

LAND USE SERVICES DEPARTMENT – Building and Safety (909) 387-8311

55. Construction Plans. Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

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

56. Road Dedication. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications.

Altamont Court (Mountain Local– 40’)

- Road Dedication. A 10 foot grant of easement is required to provide a half-width right-of-way of 20 feet.

57. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.

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

58. Construction Compliance. All construction must comply with all appropriate fire protection installation standards as adopted by the San Bernardino County Fire Department.

59. Private Road Maintenance. For all tracts and large developments the applicant shall submit plans for all private roads and/or fire access roads to the Fire Department. The applicant shall construct and maintain all such roads. In addition, the applicant shall provide to the Fire Department a signed maintenance agreement as detailed in the General Requirement conditions for ongoing road maintenance and snow removal (where applicable). This shall include all primary and secondary access routes that are not otherwise maintained by the public agency. Standard 902.2.1.

60. Primary Access. Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface shall be installed as specified in the General Requirements conditions, including width, vertical clearance and turnouts, if required.

61. Welded Tanks. If the tanks are to be welded, the contractor will be required to implement preventive and responsive measures per National Fire Protection Association (NFPA) Standard 51B, Standard for Fire Prevention during welding, cutting and other hot works (2019 Edition). Hot works permit will be required.

62. Fire Safety Review Area. The County General Plan designates this property as being within the Fire Safety Review Area 1 (One) and all future construction shall adhere to all applicable standards and requirements of this overlay district.

63. Access. The development shall have a minimum of one point of vehicle access. These are for fire/emergency equipment access and for evacuation routes.

64. Above Ground Storage Tanks. Deferred submittal for above ground storage tanks.

65. Combustible Vegetation. Combustible vegetation shall be removed as follows:

- Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (3) feet from all structures or to the property line, whichever is less.
- Where the average slope of the site is 15% or greater – Combustible vegetation shall be removed a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance #3586 [F52]

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

66. Construction and Demolition Waste Management Plan (CDWMP) Part 1. The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights or volumes of solid waste materials expected to be generated from demolition. The CDWMP shall include options to divert from landfill disposal, materials for reuse or recycling by a minimum of 50% of total weight or volume. Forms can be found on our website at www.sbcounty.gov/dpw/solidwaste. An approved CDWMP Part 1 is required before a demolition permit can be issued.

Upon completion of demolition, the developer shall complete SWMD's CDWMP Part 2 and shall provide documentation of diversion of materials including but not limited to receipts, invoices or letters showing material type(s) and weights or volume from diversion facilities or certification of reuse of materials on site. An approved Part 2 of the CDWMP is required prior to issuance of building permits.

PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed

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

67. Fees Paid. Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number P201900072.
68. Shield Lights. Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
69. CCRF/Occupancy. Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate authorizing signatures from each reviewing agency.
70. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
71. Painting of Reservoirs. The water reservoirs will be painted forest green to match the existing water reservoir.

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

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

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

73. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.

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

74. C&D Plan – Part 2. The developer shall complete SWMD’s C&D Plan Part 2”. This summary shall provide documentation of actual diversion of materials including but not limited to receipts or letters from diversion facilities or certification reuse of materials on site. The C&D Plan – Part 2 shall provide evidence to the satisfaction of County Solid Waste that demonstrates that the project has diverted from landfill disposal materials for reuse or recycling by a minimum of 50 percent of total volume of all construction waste.

END OF CONDITIONS

EXHIBIT B

Initial Study/Mitigated Negative Declaration

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

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

PROJECT LABEL:

APNs:	0332-094-32	USGS Quad:	Harrison Mountain
Applicant:	Arrowhead Villas Mutual Services Company 767 Community Drive Lake Arrowhead, CA 92352	T, R, Section:	T: 02N R: 03W Sec: 22
Location	NW region of Sycamore Drive and Altamont Court (Arrowhead Villas)	Thomas Bros	Page 518, Grid: A-3
Project No:	P201900072	Community Plan:	Lake Arrowhead
Rep	Arrowhead Villas Mutual Services Company	LUZD:	LA/RS-14M
Proposal:	A Conditional Use Permit for the installation of two 34 foot diameter steel potable water tanks and a pneumatic tank on a previously developed portion of the subject property and a variance to reduce the front yard setback from 15 feet to approximately seven feet and the easterly side yard setback from 15 feet to eight and one-half feet, and permit six foot high fencing within the front yard setback area on a 0.31 acre parcel.	Overlays:	Fire Safety Area 1 (FS-1), Southern Rubber Boa, potential Flying Squirrel habitat.

PROJECT CONTACT INFORMATION:

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

Contact person: Jim Morrissey, Project Planner
Phone No: (909) 387-4237 **Fax No:** (909) 387-3223
E-mail: jim.morrissey@lus.sbcounty.gov

Project Sponsor Arrowhead Villas Mutual Services Company
 767 Community Drive
 Lake Arrowhead, CA 92352
 (909) 357-6116

PROJECT DESCRIPTION:

The Arrowhead Villas Mutual Services Company is proposing the installation of two 32'-8" diameter steel potable water tanks on a previously developed portion of the subject property. Each of the proposed water storage tanks will have an estimated height of 36 feet above existing and finished grade. In addition to the installation of the two steel water tanks, the Project proponent has proposed the installation of new yard pipe, a pneumatic tank, and chain-link fence improvements at the proposed tank site. The Project proponent has additionally proposed the installation of new water distribution and drainage piping north of the tank site along Altamont Court. Potable water piping is proposed to be installed approximately 5-6 feet below existing roadway grade. To accommodate the proposed Project actions the Project proponent anticipates the need remove an unspecified number of mature trees within and adjacent to the proposed tank site. A variance is necessary due to the location of the proposal within a residential zone that typically has single family homes. The proposed reservoirs would be within approximately seven feet from the front property line (rather than the required 15 feet) and about eight and one-half feet from the side property line (rather than the required 15 feet). Six foot high fencing is also proposed to secure the property, since it is an unmanned facility. The existing/proposed building pad for the new reservoirs is approximately nine feet below the adjoining Sycamore Drive roadway grade and separated from that portion of the roadway within is paved by approximately 20 feet, which includes mature trees and utility vault and backflow preventer. The fencing standards permitted in the RS District in the mountains would not permit high fencing in the front yard area.

Surrounding Land Uses and Setting

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Vacant	LA/RS-14M (Single Residential 14,000)
North	Single-family residential development	LA/RS-14M (Single Residential 14,000)
South	Sycamore Drive followed by single-family residential development	LA/RC (Resource Conservation)
East	Single-family residential development	LA/RS-14M (Single Residential 14,000)
West	Single-family residential development	LA/RS-14M (Single Residential 14,000)

Project Site Location, Existing Site Land Uses and Conditions

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines §15125[a]). The Project does not require the preparation of an Environmental Impact Report

and a Notice of Preparation is not required. Thus, the environmental setting for the Project is the approximate date that the project's Initial Study Checklist commenced in June, 2019.

The project site consists of the majority of APN 0332-094-32 and portions of adjacent travelled ways (Altamont Court and Sycamore Drive). APN 0332-094-32 was formed in 2018 from the merger of four parcels: (0332-094-08), (0332-094-11), (0332-094-12), (0332-094-13) (San Bernardino County Document No. 2018-0102150).

The project site pad is a relatively level graded pad at an elevation of approximately 5,840 feet above mean sea level located adjacent to the north side of Sycamore Drive (refer to Figure 1, Site Location Map). The improved portion of Sycamore Drive is not adjacent to the Project site. Between the paved portion of the roadway and the property line are a water connection meter vault and backflow preventer, a nine foot high slope, and existing vegetation. An existing fence is located at the bottom of the slope and is to be replaced. The pad was apparently constructed by cut-fill grading techniques on a moderately steep north facing slope. The slope gradient ranges from approximately 1 to 1 (horizontal to vertical) to 2 to 1. The site is bounded by Sycamore Drive on the south, single-family residential structures on the east and west and a moderate to steep north facing slope along the north.

In its existing conditions, the project site consists of a pump house and concrete foundation, gate and fence posts, and above- and below-ground piping and appurtenances. These existing structures will be removed prior to the construction of the proposed improvements. The Project site previously included a water reservoir that was removed and replaced by another reservoir to the south of Sycamore Drive.

The vegetation community on the project site is most closely identified as a White Fir- Incense Cedar Forest association (Sawyer et al. 2009). White fir (*Abies concolor*) and incense cedar (*Calocedrus decurrens*) are the dominant species present throughout the proposed project area and accounted for greater than 60% of overall canopy cover.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

State of California: Santa Ana Regional Water Quality Control Board (NPDES Permit)

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

Regional: None.

Local: None

Figure 1. Project Location Map

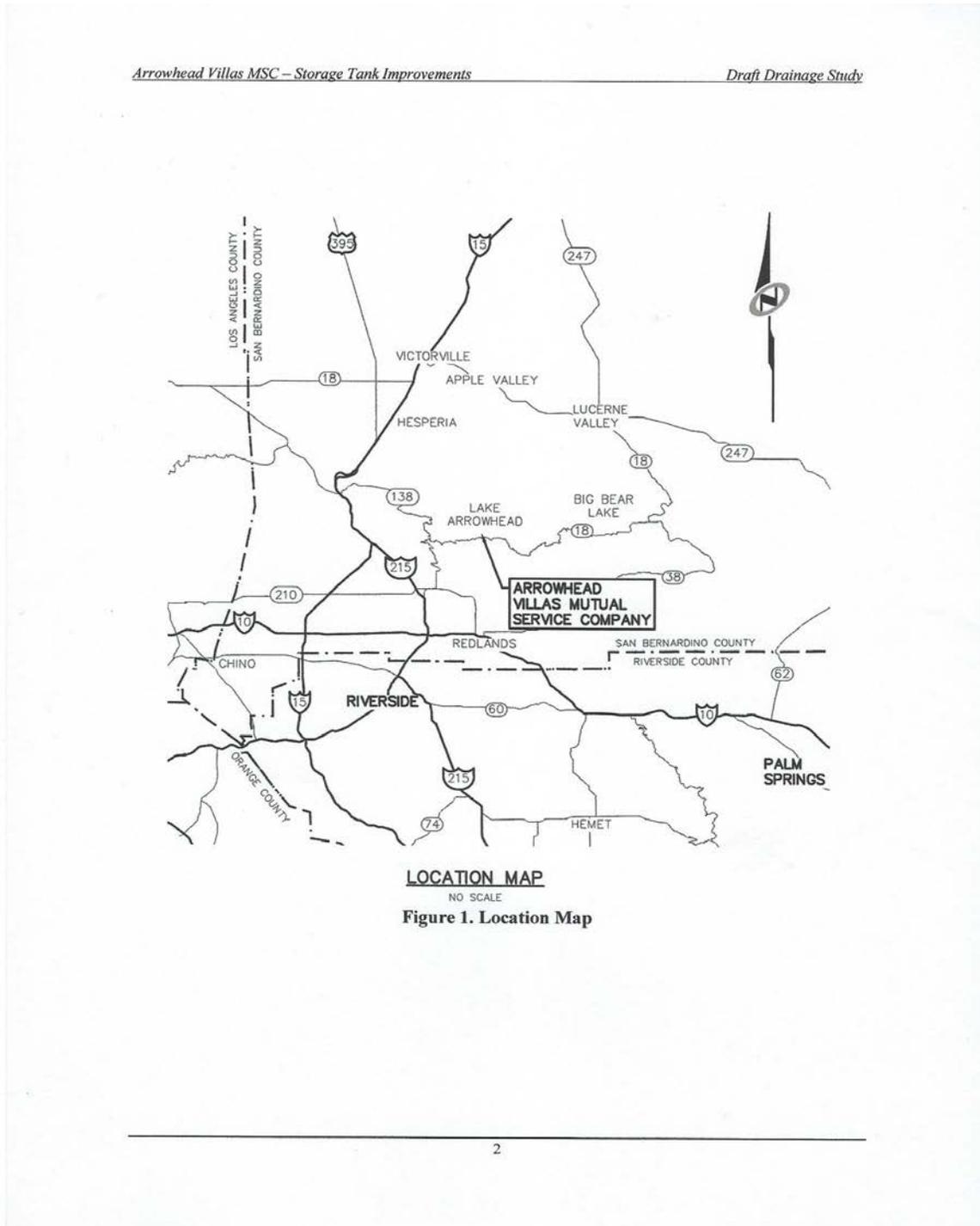


Figure 2. Vicinity Map

← North



Site Photographs



Figure 1. Proposed Project Location Entry Fence (Photo Taken Facing East).

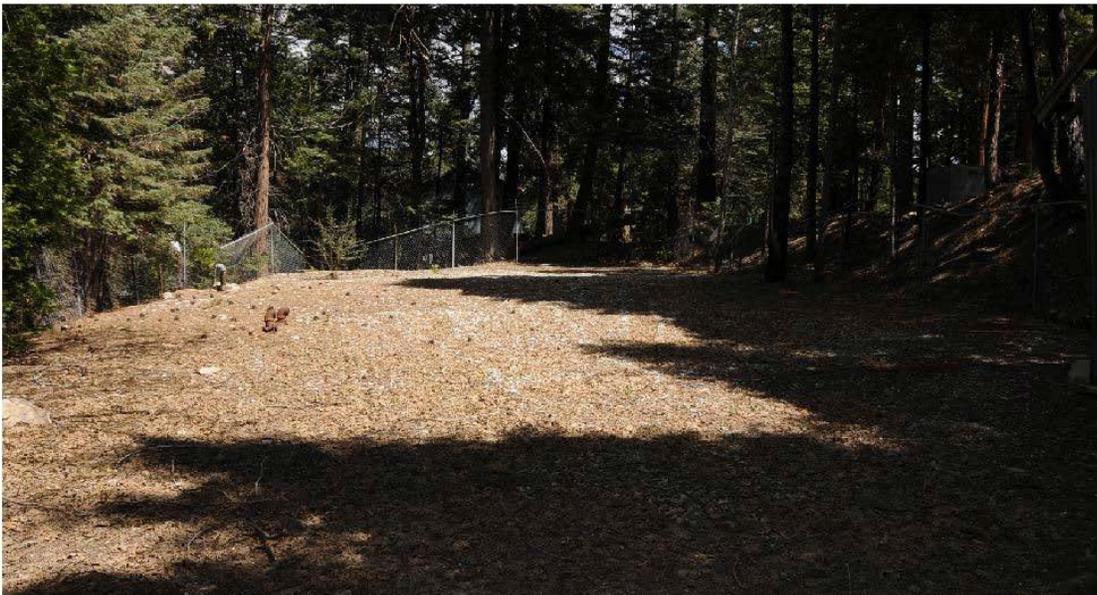


Figure 2. Proposed Project Location Interior Photograph Showing Gravel Base (Photo Taken Facing East).

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

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

Tribal Consultation has occurred with the San Manuel Band of Mission Indians Recommended mitigation measures were provided by the San Manuel Tribe and incorporated into this document as both mitigation measures and conditions of approval.

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

EVALUATION FORMAT

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

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

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)

4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

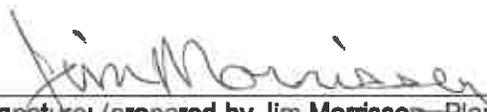
The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

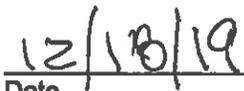
- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input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

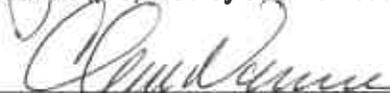
DETERMINATION: (To be completed by the Lead Agency)

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

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


Signature: (prepared by Jim Morrissey, Planner)


Date


Signature: (Chris Warrick, Supervising Planner)


Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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):
 San Bernardino General Plan, 2007; Submitted Project Materials.

- a) **Less Than Significant Impact.** General Plan Open Space Element Policy OS 5.1. states that a feature or vista can be considered scenic if it is:
- A roadway, vista point, or area that provides a vista of undisturbed natural areas,
 - Includes a unique or unusual feature that comprises an important or dominant portion of the viewshed, or
 - Offers a distant vista that provides relief from less attractive views of nearby features (such as views of mountain backdrops from urban areas).

The project site is a relatively level graded pad located adjacent to the north side of Sycamore Drive. The pad was apparently constructed by cut-fill grading techniques on a moderately steep north facing slope. The slope gradient ranges from approximately 1 to 1 (horizontal to vertical) to 2 to 1. The site is bounded by Sycamore Drive on the south, single-family residential structures on the east and west and a moderate to

steep north facing slope along the north.

The project is disturbed, does not include a unique or unusual feature that comprises an important or dominant portion of the viewshed, and does not offer a distant vista that provides relief from less attractive views of nearby features (such as views of mountain backdrops from urban areas) of and by itself. For these reasons, the project site is not considered a scenic vista.

In addition, County General Plan Open Space Element OS 5.3 lists scenic highways throughout the County, both by individual region, such as Valley or Mountain, and within multiple regions. If a proposed project is within 200 feet of a Scenic Highway, the Development Code requires a number of topics to be addressed, including building and structure placement, storage, above ground utilities, and grading. The nearest County Scenic Highway is State Route 18 located approximately 680 feet south of the project site. As such, the project site is not within a County Scenic Highway.

Based on the above analysis, impacts are less than significant.

- b) **No Impact.** California's Scenic Highway Program was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Sections 260 through 263.

According to the California Department of Transportation, the project site is not located within a State Scenic Highway. In addition, according to the County of San Bernardino General Plan the Project site is not within a scenic route (Ref. General Plan Pg. IV-16). As such, there is no impact.

- c) **Less Than Significant Impact.** According to the U.S. Census Bureau, to qualify as an urban area, the territory identified according to criteria must encompass at least 2,500 people, at least 1,500 of which reside outside institutional group quarters. The Census Bureau identifies two types of urban areas:

- Urbanized Areas (UAs) of 50,000 or more people;
- Urban Clusters (UCs) of at least 2,500 and less than 50,000 people.

According to the Census 2000 Riverside-San Bernardino Urbanized Area Outline Maps, the project site is located within an "Urban Cluster." As such, the project is subject to mandatory Development Code requirements governing scenic quality which will ensure that the project will not conflict with applicable zoning and other regulations governing scenic quality. Impacts are less than significant.

- d) **No Impact.** The project does not propose any lighting. The exterior surface of the tanks have non-reflective materials. As such, there are no impacts.

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

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

SUBSTANTIATION: (Check if project is located in the Important Farmlands Overlay):
San Bernardino County General Plan, 2007; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials.

a) **No Impact.** The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program. As such, the project has no potential to convert such lands to a non-agricultural use and no impact would occur.

b) **No Impact.**

Agricultural Zoning

Generally, a conflict with existing zoning for agriculture use would occur if a project would intrude into agricultural areas and create conflicts between agriculture uses and non-agriculture uses. The project site is currently zoned LA/RS-14M (Single Residential 14,000). The LA/RS-14M district provides sites for single-family residential uses and similar and compatible uses. The zoning on the adjacent properties is LA/RS-14M to the north, east, and west and LA/Resource Conservation to the south. The RC district provides sites for open space and recreational activities, single-family homes on very large parcels and similar and compatible uses. Neither the LA/RS-14M district or the RC district are considered to be an agricultural zone. In addition, there are no primary agricultural uses on the project site or in the immediate vicinity. As such, the project will not create a conflict with agricultural zoning.

Williamson Act

Pursuant to the California Land Conservation Act of 1965, a Williamson Act Contract enables private landowners to voluntarily enter into contracts with local governments for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive lower property tax assessments based upon farming and open space uses as opposed to full market value. The project site is not under a Williamson Act Contract. As such, there is no impact with respect to a Williamson Act Contract.

c-e) **No Impact.** The project site is zoned RS-14M (Single Residential, 14,000). The LA/RS-14M district provides sites for single-family residential uses and similar and compatible uses. A zone change is not proposed. As such, the project will not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

The land to the south of the project site across Sycamore Drive is designated as LA/Resource Conservation which provides sites for open space and recreational activities, single-family homes on very large parcels and similar and compatible uses. Generally, a conflict with existing zoning for forest land, timberland, or timberland zoned for Timberland Production would occur if a project would intrude into forest or timberlands areas and create conflicts between those uses and non-forest/timberland

uses.

The construction of water storage tanks on the project site will not conflict with the RC zoning district or the forest lands to the south because it is separated from forest lands by Sycamore Drive and would not directly, or indirectly, physically impact the land to the south. There is no impact.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: *(Discuss conformity with the South Coast Air Quality Management Plan, if applicable):*
 Air Quality and Greenhouse Gas Analysis (Appendix A).

a) **Less Than Significant Impact.** The South Coast Air Quality Management District (“District”) is required to produce air quality management plans directing how the South Coast Air Basin’s air quality will be brought into attainment with the national and state ambient air quality standards. The most recent air quality management plan is the *2016 Air Quality Management Plan (AQMP)* and it is applicable to the project site.

The SCAQMD *California Environmental Quality Act (CEQA) Air Quality Handbook* (April 1993) provides two main indicators of a project’s consistency with the applicable AQMP: (1) whether the project would increase the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the 2016 AQMP; and (2) whether the project would exceed the 2016 AQMP’s assumptions for the final year for the AQMP. These criteria are discussed below.

Consistency Criterion No. 1: *The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the 2016 Air Quality Management Plan.*

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. As evaluated under Issue III (b), below, the air emission

from construction and operation of the project will not exceed regional or localized significance thresholds for any criteria pollutant during construction or during long-term operation. Accordingly, the project's regional and localized emissions would not contribute substantially to an existing or potential future air quality violation or delay the attainment of air quality standards.

Consistency Criterion No. 2: *The proposed project will not exceed the assumptions in the 2016 Air Quality Management Plan.*

Consistency Criterion No. 2 refers to the proposed project's potential to exceed the assumptions in the AQMP is primarily assessed by determining consistency between the proposed project's land use designations and potential to generate population growth. In general, projects are considered consistent with, and would not conflict with or obstruct implementation of, the AQMP if the growth in socioeconomic factors is consistent with the underlying regional plans used to develop the AQMP. The CEQA Air Quality Handbook states that, "New or amended General Plan Elements (including and use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP" (SCAQMD 1993). However, strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies.

The project proposes the installation of two 34 foot diameter steel potable water tanks on a previously developed portion of the subject property which are intended to upgrade services to existing development. No additional population growth will result from the project.

Based on the above analysis, the project will not obstruct implementation of the applicable air quality plan and is therefore consistent with the 2016 AQMP.

b) **Less Than Significant Impact.**

Federal Air Quality Standards

Under the Federal Clean Air Act, the Federal Environmental Protection Agency establishes health-based air quality standards that California must achieve. These are called "national (or federal) ambient air quality standards" and they apply to what are called "criteria pollutants." Ambient (i.e. surrounding) air quality standard establish a concentration above which a criteria pollutant is known to cause adverse health effects to people. The national ambient air quality standards apply to the following criteria pollutants:

- Ozone (8-hour standard)
- Respirable Particulate Matter (PM10)
- Fine Particulate Matter (PM2.5)
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NOx)
- Sulphur Dioxide (SO2), and
- Lead.

State Air Quality Standards

Under the California Clean Air Act, the California Air Resources Board also establishes health-based air quality standards that cities and counties must meet. These are called “state ambient air quality standards” and they apply to the following criteria pollutants:

- Ozone (1-hour standard)
- Ozone (8-hour standard)
- Respirable Particulate Matter (PM10)
- Fine Particulate Matter (PM2.5)
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NOx)
- Sulphur Dioxide (SO2), and
- Lead

Regional Air Quality Standards

The Lake Arrowhead/Bluejay area of unincorporated San Bernardino County is located within the South Coast Air Basin which is under the jurisdiction of the South Coast Air Quality Management District (“District”). The District develops plans and regulations designed to achieve these both the national and state ambient air quality standards described above.

Attainment Designation

An “attainment” designation for an area signifies that criteria pollutant concentrations does not exceed the established standard. In contrast to attainment, a “nonattainment” designation indicates that a criteria pollutant concentration has exceeded the established standard. Table 3 shows the attainment status of criteria pollutants in the South Coast Air Basin.

Table 3. Attainment Status of Criteria Pollutants in the South Coast Air Basin.

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1 hour standard	Nonattainment	No Standard
Ozone – 8 hour standard	Nonattainment	Nonattainment
Respirable Particulate Matter (PM10)	Nonattainment	Nonattainment
Fine Particulate Matter (PM2.5)	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Attainment
Nitrogen Dioxide (NOx)	Attainment	Attainment
Sulfur Dioxide (SO2)	Attainment	Attainment
Lead	Attainment	Attainment
<i>Source: California Air Resources Board, 2015</i>		

Both construction and operational emissions for the project were estimated by using the California Emissions Estimator Model (CalEEMod) which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable such as California Environmental Quality Act (CEQA) documents and is

authorized for use by the South Coast Air Quality Management District ("District").

Construction Emissions

Construction activities associated with the project will result in emissions of CO, VOCs, NO_x, SO₂, PM₁₀, and PM_{2.5}. Construction related emissions are expected from the following construction activities:

- Site Preparation;
- Grading;
- Tank Installation (including appurtenant structures/facilities); and
- Paving.

The estimated maximum daily construction emissions without mitigation are summarized in Table 4.

Table 4. Construction Emissions (Pounds per Day)

Maximum Daily Emissions	Emissions (pounds per day)					
	NO _x	VOC	CO	SO _x	PM ₁₀	PM _{2.5}
	7.80	0.73	5.88	0.01	0.62	0.41
Regional Threshold	100	75	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
<i>Source: SCAQMD and CalEEMod</i>						

As shown in Table 4, emissions resulting from the project construction would not exceed thresholds established for NO_x and mitigation is not required.

Operational Emissions

The estimated maximum daily operational emissions without mitigation are summarized in Table 5 and 7 below.

Table 5. Operational Emissions (Pounds per Day)

Maximum Daily Emissions	Emissions (pounds per day)					
	NO _x	VOC	CO	SO _x	PM ₁₀	PM _{2.5}
	0.007	0.003	0.005	0.0002	0.001	0.0003
Regional Threshold	55	55	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
<i>Source: SCAQMD and CalEEMod</i>						

As shown in Table 5, emissions resulting from the project operation would not exceed thresholds established by the District for emissions of any criteria pollutant. As such, the project will have a less than significant impact during on-going operational activity and no mitigation is required.

c) **Less Than Significant Impact.**

Sensitive Receptors

Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. The closest sensitive receptors would be the residential homes to the north and east of the project site.

Localized Impacts

As part of the South Coast Air Quality Management District's environmental justice program, attention has been focusing more on the localized effects of air quality. Although the region may be in attainment for a particular criteria pollutant, localized emissions from construction and operational activities coupled with ambient pollutant levels can cause localized increases in criteria pollutant that exceed national and/or State air quality standards. The South Coast Air Quality Management District has established Localized Significance Thresholds (LST) which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities.

Localized Significance Thresholds are only applicable to the following criteria pollutants: oxides of nitrogen (NO_x), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM₁₀) and particulate matter less than 2.5 microns in aerodynamic diameter (PM_{2.5}). Localized Significance Threshold's represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable national or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

Construction-Related Localized Emissions

Construction localized impacts were evaluated pursuant to the South Coast Air Quality Management District's *Final Localized Significance Thresholds Methodology*. This methodology provides screening tables for one through five-acre project construction scenarios, depending on the amount of site disturbance during a day. Maximum daily oxides of nitrogen (NO_x), carbon monoxide (CO), and particulate matter (PM₁₀ and PM_{2.5}) emissions will occur during construction of the project, grading of the project site, and paving of streets and driveways. Table 6 summarizes on-site emissions as compared to the local screening thresholds established for Source Receptor Area (SRA) 35 (Bluejay).

Table 6. Localized Significance Impacts

Pollutant	LST Significance Threshold Lbs/Day*	Project Emissions (mitigated)	Exceeds Threshold?
(NO _x) for Construction and Operation	118	7.80	NO
(CO) for Construction and Operation	775	5.88	NO
PM 10 for Operation	1	<0.1	NO
PM10 for Construction			

	4	1.12	NO
PM 2.5 for Operation	1	<0.1	NO
PM2.5 for Construction	4	0.68	NO
*Based on LST SRA #35 1-acre @ 25 meters			

CO Hot Spots

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

Toxic Air Contaminants (TAC)

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. The Office of Environmental Health Hazard Assessment (OEHHA) has issued the Air Toxic Hot Spots Program Risk Assessment Guidelines and Guidance Manual for the Preparation of Health Risk Assessments, February 2015, to provide a description of the algorithms, recommended exposure variates, cancer and non-cancer health values, and the air modeling protocols needed to perform a health risk assessment (HRA) under the Air Toxics Hot Spots Information and Assessment Act of 1987. All substances that are evaluated for cancer risk and/or non-cancer acute, 8-hour, and chronic health impacts. In addition, identify any multi-pathway substances that present a cancer risk or chronic non-cancer hazard via non-inhalation routes of exposure. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the proposed project would not result in a long-term substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the project. In addition, the project is a water tank facility which is the type of use that does not generate the type of vehicle traffic (i.e. diesel trucks) that would expose people to TAC's.

- d) **Less Than Significant Impact.** According to the South Coast Air Quality Management District *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project proposes several water reservoirs which is a land use typically not associated with emitting objectionable odors.

Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed project would also be required to comply with South Coast Air Quality Management District Rule 402 to prevent occurrences of public nuisances. Therefore, odors

associated with the proposed project construction and operations would be less than significant and no mitigation is required.

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

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

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

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

San Bernardino County General Plan, 2007; Submitted Project Materials; General Biological Resources Assessment (Appendix B)

- a) **Less Than Significant Impact With Mitigation Incorporated.** The vegetation community on the project site is most closely identified as a White Fir- Incense Cedar Forest association (Sawyer et al. 2009). White fir (*Abies concolor*) and incense cedar (*Calocedrus decurrens*) are the dominant species present throughout the proposed project area and accounted for greater than 60% of overall canopy cover.

Proposed project construction activities associated with the installation of a new water tanks and associated water delivery infrastructure will have direct impacts to the vegetation communities through the removal of existing trees and vegetation. The direct impacts associated with proposed construction activities are not likely to have long-term significant effects to biological resources at the local or regional scales. No direct impact to rare, threatened, or endangered species or their associated habitats are anticipated as a result of proposed construction activities.

However, since the southern rubber boa and flying squirrel can quickly occupy a site, a pre-construction survey is required to confirm absence of protected species as required by Mitigation Measure BIO-1 below.

Mitigation Measure-BIO-1: Burrowing Owl Pre-Construction Survey. Prior to the issuance of a grading permit , the following note shall be included on grading plans:

“Within 30 calendar days prior to grading, a qualified biologist shall conduct a survey of the project’s proposed impact footprint and make a determination regarding the presence or absence of potentially occurring listed species including the southern rubber boa and San Bernardino flying squirrel. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the County of san Bernardino Land Use Services Department-Planning Division prior to the issuance of a grading permit.”

- b) With implementation of Mitigation Measures BIO-1, impacts are less than significant. **No Impact.** There are no surface waters on site or any riparian habitat or other sensitive natural community located on the project site. As such, there is no impact
- c) **No Impact.** No state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) exist on the site. As such, there is no impact.

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

Wildlife Corridors

The proposed project is located within a California Essential Habitat Connectivity Area based on a review of CDFW geospatial wildlife corridor and habitat linkage datasets. Due to the proposed projects relatively small footprint and location within a currently developed community, the proposed action is unlikely to have a significant impact to regional wildlife movement patterns.

Migratory Birds

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

Mitigation Measure -BIO-2- Migratory Birds. Prior to the issuance of a grading permit , the following note shall be included on grading plans:

“Should construction activities, specifically vegetation/tree removal, be conducted between the months of February and October the following measures shall apply:

(a) Preconstruction Surveys: Nesting bird surveys approximately three to five days prior to construction shall be conducted. Depending on the species, buffer zones of 100 to 500 feet must be established around nesting birds until nesting is confirmed to have failed or fledglings are deemed sufficiently development in independent. In general these buffer zones and protection for nesting birds under the MBTA remain in place between February 15 and August 15. A copy of the migratory nesting bird survey results report shall be provided to the County of san Bernardino Land Use Services Department-Current Planning if the survey identifies the presence of active nests.

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

With implementation of Mitigation Measure BIO-2, impacts are less than significant.

- e) **Less Than Significant Impact.** To accommodate the proposed project actions the project proponent anticipates the need to remove an unspecified number of mature trees within and adjacent to the proposed tank site. The removal of trees on the project site would be subject to Section 88.01.070 (b) of the San Bernardino County Municipal Code which contains regulations related to the protection and management of trees. Mandatory compliance with standard regulatory requirements would preclude any potentially significant impacts caused by conflict with local policies or ordinances protecting trees.

- f) **No Impact.** The Project site is not located within any Habitat Conservation Plan or Natural Community Conservation Plan (CDFW 2019). Therefore, the Project would have no potential to conflict with any adopted Habitat Conservation Plan or Natural Community Conservation Plan.

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

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

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

Bernardino County General Plan, 2007; Submitted Project Materials; Phase I Cultural Resources Assessment Appendix C)

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

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

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
2. A resource included in a local register of historical resources, as defined in section

5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Records Search

The South Central Coastal Information Center (SCCIC) at California State University, Fullerton conducted a records search of previously documented cultural resources sites and cultural resources surveys on the project area and within one-mile radius of the Project area. The search included a review of all historic and prehistoric cultural resources and any built-environment resources. Additionally, this review includes an archival search of the existing cultural resources reports on file with the Information Center. Also included was a search of the California Points of Historical Interest (CPHI), California Historical Landmarks (CHL), California Register of Historical Resources (CALREG), National Register of Historic Places (NRHP), and California State Historic Properties Directory (CHPD) listings.

Field Survey

A pedestrian field survey investigation was conducted on September 27, 2018. The field survey was conducted by walking parallel 10-meter transects with occasional meandering transects throughout the project area.

Conclusions

Based on the results of the Records Search and Field Survey, no historical resources pursuant to §15064.5 were discovered on the Project site. As such, there is no impact.

- b) **Less Than Significant Impact With Mitigation Incorporated:** Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

As noted under Issue Va) above, a record search and field survey were conducted for the project site and no archaeological resources pursuant to §15064.5 were discovered. However, the Cultural Resources Assessment prepared for the project (Appendix C) states that if previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

The following mitigation measure is required to implement the above described requirement and in order to minimize impacts to the maximum extent feasible:

Mitigation Measure CR-1: Inadvertent Discoveries. Prior to the issuance of a grading permit, the following note shall be included on the grading plan:

“1. In the event that pre-contact cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting the Secretary of the Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during the assessment period.

2. If significant pre-contact resources, as defined by CEQA (as amended 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

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

With implementation of Mitigation Measure CR-1, impacts are less than significant.

- c) **Less Than Significant Impact** The project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. In the event human remains are discovered during project grading or other ground disturbing activities, the project would be required to comply with the applicable mandatory provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours of obtaining access to the property and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

With mandatory compliance with California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq., impacts are less than significant.

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

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

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

a) **Less Than Significant Impact.**

Implementation of the project would result in increases in demand for electricity as compared to the currently undeveloped project site, which does not have any energy consuming uses. Construction of the project would create temporary increased demands for electricity and vehicle fuels compared to existing conditions. Operational use of energy includes the heating, cooling, and lighting of buildings; water heating; operation of electrical systems and plug-in appliances within buildings; parking lot and outdoor lighting; and the transport of electricity, natural gas, and water to the areas where the resource would be consumed. Southern California Edison (SCE) provides electrical power to the project area.

Short-Term Construction Impacts

Construction of the project would require electricity use to power some of the construction-related equipment. The electricity use during construction would vary during different phases of construction, where the majority of construction equipment during grading would be gas-powered or diesel-powered, and the later construction phases would require electricity-powered, such as interior construction and architectural coatings.

Table 7 shows the estimated energy consumption for project construction.

Table 7. Energy Consumption Estimate for Project Construction.

Construction Phase	Number of Construction Days	Average Worker and Vendor Trips Per Day	Horse Power Hours per Construction Phase	Construction Equipment		Worker and Vendor Trips
				Energy Use (1)	Gas & Fuel Use (2)	Gas & Fuel Use (3)
Site Preparation	1	5	776		42	2.58
Grading	1	10	1,164		63	5.16
Tank Construction	100	3	2,476		134	154.65
			TOTALS	3.65 kWh	239 Gal.	162.39 Gal.

1: Calculation is based on an average construction energy cost of \$2.28 per month of energy use per 1,000 square feet of building space (4,000 s.f. .091 acre) over the total duration of construction (5-months), at the rate of 8 cents per kilowatt hour (kWh).
 2: Calculation is based on expected horsepower (HP) hours and an average factor of 1 gallon of fuel per 18.5 horsepower-hour.
 3: Calculation is based on number of expected worker and vendor trips per day, multiplied by an average trip length of 6.90 miles and based on the average fuel economy of a light duty automobile of 26.77 miles per gallon.
 4. This calculation overstates the HP hours per construction phase because it does not apply a load factor.

Since the project area is already served by onsite electrical infrastructure, adequate electrical infrastructure capacity is available to accommodate the electricity demand during construction would not require additional or expanded electrical infrastructure.

The amount of energy and fuel use anticipated by the project's construction are typical for the type of construction proposed because there are no aspects of the project's proposed construction process that are unusual or energy-intensive. Project construction equipment would conform to the applicable ARB emissions standards, acting to promote equipment fuel efficiencies. In addition, demand for construction-related electricity and fuels would be spread out over the life of the construction phases of the project but would not require a permanent commitment of energy or diesel fuel resources for this purpose. Therefore, impacts from energy use during short-term construction activities would be less than significant.

Long-Term Operational Impacts

Operation of the project would create additional demands for electricity as compared to existing conditions but the use of electricity is only needed for the pneumatic pump and would be minimal. The net increase in electricity is well within SCE's systemwide net increase in electricity supplies of approximately 15,273 GWh annually over the 2012-2024 period (CEC, Electricity Consumption by County, 2018). Therefore, there are sufficient planned electricity supplies in the region for the estimated net increase in electricity demands, and buildout under the proposed project would not require expanded electricity supplies.

Additionally, plans submitted for building permits of development projects in the project area

would be required to include verification demonstrating compliance with the 2016 Building and Energy Efficiency Standards and are also required to be reviewed. The project would also be required to adhere to the provisions of CALGreen, which established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

Conclusion

Even though the project would increase the consumption of electricity, the project would not increase demand such that SCE would need to plan for new regional electricity or natural gas facilities, the construction of which could cause significant environmental effects.

Based on the above analysis, the proposed Project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation

- b) **No Impact.** The County of San Bernardino General Plan Renewable Energy and Conservation Element (REC Element) is an established regulatory framework, and is supportive of other county, state, and federal plans. REC Element Policy 1.1 states: *“Continue implementing the energy conservation and efficiency measures identified in the County of San Bernardino Greenhouse Gas Emissions Reduction Plan. As noted in the analysis for Issue VIIIa-b, Greenhouse Gas Emissions, the Performance Standards for Commercial and Industrial Project pursuant to Appendix F of the County of San Bernardino Greenhouse Gas Emissions Reduction Plan will be included as Conditions of Approval for the Project. As such, the Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. There is no impact.*

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

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

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

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

San Bernardino County General Plan, 2007; Submitted Project Materials, Geotechnical Investigation (Appendix E).

- ai) **No Impact.** The project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known faults underlie the site. Because there are no faults located on the project site, there is no potential for the project to expose people or structures to adverse effects related to ground rupture.
- a ii) **Less Than Significant Impact.** The project site is located in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of project approval, the project would be required to construct the proposed structures in accordance with the California Building Code. The County's Building and Safety Department would review the building plans through building plan checks, issuance of a building permit, and inspection of the buildings during construction, which would ensure that all required California Building Code seismic safety measures are incorporated into the buildings. Compliance with the California Building Code as verified by the County's review process, would reduce impacts related to strong seismic ground shaking to less than significant.
- a iii) **Less Than Significant Impact.** Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are:
- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur:
 - Intense seismic shaking;
 - Presence of loose granular soils prone to liquefaction; and
 - Saturation of soils due to shallow groundwater.

The dense to very dense decomposed granitic rock underlying the proposed water tanks are typically not prone to liquefaction. Considering that the underlying materials are not susceptible to liquefaction and the lack of a near-surface groundwater table, it is our opinion that the potential damage to the proposed water tanks due to liquefaction is considered low.

aiv) **No Impact.** The water tank site is located on a relatively flat graded pad constructed on a moderately steep mountain side. However, based on the investigation, there are no known landslides on the project site, and the site is not located in the path of any known landslides. The geologic materials underlying the proposed tank site are not known to be prone to landslides or slope instability in properly engineered slopes.

b) **Less Than Significant Impact.**

Construction

During construction, the project has the potential to contribute to soil erosion and the loss of topsoil. Grading and excavation activities that would be required for the project would expose and loosen topsoil, which could be eroded by wind or water. A Construction General Permit would be obtained and a Storm Water Pollution Prevention Plan (SWPPP) would be prepared prior to construction. Potential impacts would be mitigated for through sediment, erosion, and non-storm water control methods identified in the SWPPP pursuant to the requirements of the NPDES General Construction Permit. Implementation of a SWPPP would ensure the project does not result in significant impacts to water quality due to construction-related activities.

Operations

As required by the County of San Bernardino Land Use Services Department – Land Development Division, erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the Project. No sediment is allowed to leave the job site. Grading and erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage Plan improvements shall be shown on the Grading plans according to the approved Drainage study. With implementation of these mandatory requirements, impacts are less than significant.

As a result, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant with implementation of the mandatory requirements for the preparation of a SWPPP.

c) **Less Than Significant Impact.**

Landslide

As noted in the response to Issue VIIaiv above, the site is relatively flat and is not considered susceptible to landslides

Lateral Spreading

Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes but it is also caused by landslides. As noted in the response to Issue VIIaiv above, the site is relatively flat and is not considered susceptible to

lateral spreading.

Subsidence

Subsidence is the downward movement of the ground caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable since they shrink and swell depending on their moisture content. The site is not located in an area of known ground subsidence due to the withdrawal of subsurface fluids. Accordingly, the potential for subsidence occurring at the site due to the withdrawal of oil, gas, or water is considered low.

Liquefaction

As noted in the response to Issue VIIa-iii above, the potential for liquefaction is considered to be low.

Collapse

Collapse, or dynamic settlement, can occur in both dry and saturated loose to medium dense sandy soils. These sand particles can become more densely packed and settle when subject to seismic shaking. The dense to very dense decomposed granitic rock underlying the proposed water tanks are typically not prone to dynamic settlement. As such, the potential for damage to the proposed water tanks due to seismically-induced settlement at the site is low.

Conclusion

Although the potential for impacts are either negligible or low, mandatory compliance with the requirements of the *California Building Code* as identified in a site specific geotechnical design would be reviewed by the County for appropriate inclusion, as part of the building plan check and development review process, would reduce any impacts to a less than significant level.

- d) **Less Than Significant Impact.** Although testing of near surface on-site soils indicate a low expansion potential, compliance with detailed design-level geotechnical studies and building plans pursuant to the *California Building Code* will ensure any impacts from expansive soils are less than significant. Compliance with the recommendations of the geotechnical study for soils conditions, is a standard practice and would be required by the County Building and Safety Department. Therefore, compliance with the requirements of the *California Building Code* as identified in a site specific geotechnical design would be reviewed by the County for appropriate inclusion, as part of the building plan check and development review process, would reduce the potential for expansive soils to a less than significant level.
- e) **No Impact.** The project does not generate wastewater so no septic tanks or alternative wastewater disposal systems where sewers are proposed. There is no impact.

f) **No Impact.**

Paleontological Resources

Paleontological resources are the preserved fossilized remains of plants and animals. Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine- to medium grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient soils. They are also found in coarse-grained sediments, such as conglomerates or coarse alluvium sediments. Fossils are rarely preserved in igneous or metamorphic rock units. Fossils may occur throughout a sedimentary unit and, in fact, are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance, amateur collecting, or natural causes such as erosion.

The project site is a relatively level graded pad that was apparently constructed by cut-fill grading techniques. Because of the previous grading, the project will not directly or indirectly destroy a unique paleontological resource.

To further reduce the potential for impacts, the project will be subject to the County's standard condition which requires the developer to contact the County Museum for determination of appropriate measures if any finds are made during project construction.

Unique Geologic Feature

Unique geologic features are those that are unique to the field of geology. Generally, in the field of geology, a geologic feature is unique if it:

- Is the best example of its kind locally or regionally;
- Embodies the distinctive characteristics of a geologic principle that is exclusive locally or regionally;
- Provides a key piece of geologic information important in geology or geologic history;
- Is a "type locality" (the locality where a particular rock type, stratigraphic unit or mineral species is first identified) of a geologic feature;
- Is a geologic formation that is exclusive locally or regionally; or
- Contains a mineral that is not known to occur elsewhere in the area.

Based on the Geotechnical Investigation prepared for the project (Appendix D), the project site is located in San Bernardino County within the Transverse Ranges geomorphic province. The project site is located on and adjacent to a moderately steep sloping hilly and mountainous terrain. The mountains are underlain by Cretaceous granitic rocks. These features are not considered to be unique for the area.

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

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

SUBSTANTIATION: *San Bernardino County General Plan, 2007; Submitted Project Materials, Source: Air Quality and Greenhouse Analysis, Appendix A.*

- a) **Less Than Significant Impact.** In September 2011, the County of San Bernardino adopted the "Greenhouse Gas Emissions Reduction Plan" ("GHG Plan"). The Plan was subsequently updated in March 2015. The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 in consistency with State climate change goals pursuant to AB32. The GHG Plan has been designed in accordance with Section 15183.5 of the State CEQA Guidelines which provides for streamline review of climate change issues related to development projects when found consistent with an applicable greenhouse gas emissions reduction plan.

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

Projects exceeding this threshold must meet a minimum 31 percent emissions reduction in order to garner a less than significant determination. This can be met by either (1) achieving 100 points from a menu of mitigation options provided in the GHG Plan or (2) quantifying proposed reduction measures. Projects failing to meet the 31 percent reduction threshold would have a potentially significant impact related to climate change and greenhouse gas emissions.

A GHG emissions inventory was conducted for the project utilizing the California Emissions Estimator Model (CalEEMod) as shown in Table 8.

Table 8. Total Project Greenhouse Gas Emissions

Source	GHG Emissions MT/yr			
	N2O	CO2	CH4	CO2e
Mobile Sources	0.00	0.18	0.0001	0.18
Area	0.00	0.00	0.00	0.00
Energy	0.00	0.00	0.00	0.00
Solid Waste	0.000	0.00	0.00	0.00
Water/Wastewater	0.00	0.38	0.0002	0.38
30-year Amortized Construction GHG				0.48
TOTAL				1.04
SCAQMD Threshold				3,000
Exceed Threshold?				NO

As shown in Table 8, the project's GHG emissions are less than the initial screening threshold of 3,000 MTCO₂E per year. Projects that do not exceed this threshold require no further climate change analysis. However, Performance Standards pursuant to Appendix F of the County of San Bernardino *Greenhouse Gas Emissions Reduction Plan* will be included as Conditions of Approval for the project.

b) **Less Than Significant Impact.**

State Plan

The *Climate Change Scoping Plan* was first approved by the California Air Resources Board (CARB) in 2008 and must be updated every five years. The *First Update to the Climate Change Scoping Plan* was approved by CARB on May 22, 2014. The *Climate Change Scoping Plan* provides a framework for actions to reduce California's GHG emissions, and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. As such, the *Climate Change Scoping Plan* is not directly applicable to the project in most instances. However, the project is not in conflict with the *Climate Change Scoping Plan* because its individual greenhouse gas emissions are below screening thresholds as noted in the response to Issue VIII(a) above and the project will implement such greenhouse reduction measures Water Efficient Landscaping, Title 24 Energy Efficiency Requirements, and recycling and waste reduction requirements.

Regional Plan

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

Performance Standard pursuant to Appendix F of the County of San Bernardino *Greenhouse Gas Emissions Reduction Plan* will be included as conditions of approval for the project.

Based on the analysis above, the project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Impacts are less than significant.

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

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

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

a-b) **Less Than Significant Impact.**

Construction Activities

Heavy equipment that would be used during construction of the project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. The potential for accidental releases and spills of hazardous materials during construction is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the project than would occur on any other similar construction site.

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials

Operational Activities

During the operational phase of the project, hazardous or potentially hazardous materials would not be routinely handled, stored, or dispensed on the project site in substantial quantities. Cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance of buildings and landscaping would be utilized on-site. Some medicines and medical supplies would also be used on-site, of limited type and quantity.

These potentially hazardous materials, however, would not be of a type or occur in sufficient quantities to pose a significant hazard to the public and safety or the environment. Businesses are required by law to ensure employee safety by identifying hazardous materials in the workplace, providing safety information to workers that handle hazardous materials, and adequately training workers. The project would be required to comply with applicable federal, state, and local requirements related to the handling of hazardous materials. Thus, hazardous materials used during project operation would not pose any substantial public health risk or safety hazards. Therefore, long-term operational impacts are less than significant.

- c) **No Impact.** The project site is not located within one-quarter (0.25) mile of a mile from an existing or proposed school. The nearest school is Lake Arrowhead Elementary School located approximately 2.5 miles north of the project site. In addition, as discussed in the responses to issues VII a-b above, the all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies

and regulations with respect to hazardous materials.

- d) **No Impact.** The project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There is no impact.
- e) **No Impact.** The project site is not located within an airport land use plan or within 2 miles of a public use airport or private airstrip. The nearest airport is the Big Bear Airport located approximately 17 miles to the northeast of the project site. The project does not propose any habitable structures. As such, the project would not result in a safety hazard or excessive noise for people residing or working in the project area
- f) **No Impact.** Access to the project site is proposed from Sycamore Drive or Altamont Court which are partially improved roadways. The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the project would be required to maintain adequate emergency access for emergency vehicles from Sycamore Drive and Altamont Court and connecting roadways as required by the County. Furthermore, the project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the project would not interfere with an adopted emergency response or evacuation plan, there is no impact.
- g) **No Impact.** The County has mapped areas that are susceptible to wild land fires within the Fire Hazard Overlay. The Fire Hazard Overlay is derived from areas designated in high fire hazard areas in the General Plan and locations derived from the California Department of Forestry, U.S. Forest Service, and the County Fire Department. According to the San Bernardino Fire Safety Area-1 (FS-1) the project involves the construction of water tanks and does not introduce new structures or people to risk of loss, injury, or death from wildland fires.

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

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials, Preliminary Drainage Study (Appendix D).

a) **Less Than Significant Impact.**

Construction Impacts

Construction of the project would involve clearing, grading, paving, utility installation, building construction, and the installation of landscaping, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction activities in the absence of any protective or avoidance measures.

As required by the County of San Bernardino Land Use Services Department – Land Development Division, erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the Project. No sediment is allowed to leave the job site. Grading and erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage Plan improvements shall be shown on the Grading plans, according to the approved Drainage study. With implementation of these mandatory requirements, impacts are less than significant.

Operational Impacts

Pursuant to the requirements of the County’s National Pollutant Discharge Elimination System permit, a Storm Water Pollution Prevention Plan (SWPPP) is required for managing the quality of storm water or urban runoff that occur during construction.

With implementation of mandatory requirements for a SWPPP, impacts are less than significant.

- b) **Less Than Significant Impact.** The proposed Project involves construction of water storage tank and would not generate demand for water. However, development of the project would increase impervious surface coverage on the site which would in turn reduce the amount of direct infiltration of runoff into the ground. This would have a less than significant impact on groundwater recharge basins that are managed for that purpose, since those recharge areas do not encompass the Project site. As such, the project will not interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

Based on the above analysis, impacts to groundwater supplies and recharge would be less than significant and no mitigation measures are required.

ci-iv) **Less than Significant Impact.**

Existing Drainage Patterns

The Project site’s watershed consists of one drainage basin, Basin 100, and is comprised of three sub-basins totaling approximately 0.40 acres. The land cover for the watershed is comprised of trees, asphalt, and natural ground with an average

slope of 0.22 ft./ft. The Project on-site area, Sub-Basin 102, consists of a pump house and concrete foundation, gate and fence posts, and above- and below-ground piping and appurtenances. The total impervious area for the watershed is approximately 1,023 sq. ft. which includes a portion of Sycamore Drive. The storm water runoff generated from the upgradient off-site area, Sub-Basin 104, will flow north onto the Project site area as sheet flow and combine with the on-site runoff. Runoff will continue northward down a slope through Sub-Basin 100 onto Altamont Court. These flows eventually reach Lake Arrowhead, approximately 0.9 miles downstream, which is part of the Deep Creek Watershed within the Mojave Hydrologic Unit (HU).

Proposed Drainage Patterns and Improvements

Proposed Project improvements consists of the construction of two bolted steel water storage tanks at a site that previously contained two water storage tanks. The redevelopment activities will take place in the project site area, Sub-Basin 102. The proposed condition watershed is approximately 0.4 acres in size and will maintain the existing drainage patterns. Storm water runoff generated in Sub-Basin 104 will continue to drain onto the Project site area where it will combine with the runoff generated in Sub-Basin 102 and sheet flow northward down the slope onto Altamont Court.

Results show an increase of 0.03 cfs (0.91%) in the 100-year discharge generated from the Project site between the existing and proposed conditions. The increase in flow rate can be attributed to the increased impervious area from the proposed two bolted steel water storage tanks. The average travel time in the existing and proposed conditions are 6.14 minutes and 6.12 minutes, respectively. The average travel time in the proposed condition decreased by 0.02 minutes. This minor increase in the 100-year flow will not adversely affect downstream flooding conditions.

As required by the County of San Bernardino Land Use Services Department – Land Development Division, erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the Project. No sediment is allowed to leave the job site. Grading and erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage Plan improvements shall be shown on the Grading plans according to the approved Drainage study. With implementation of these mandatory requirements, impacts are less than significant.

- d) **No Impact.** The Project area lies within the San Bernardino National Forest within FEMA Flood Insurance Rate Map (FIRM) Panel 06071C7956H, with an effective date of August 28, 2008. The project is located within a FEMA designated “other flood areas” Zone D which is an area “which flood hazards are undetermined, but possible”.

According to San Bernardino County Land Use Plan General Plan Hazard Overlay Map FH23B, the Project site is not located within a Flood Plain Safety (FP) Overlay District and is not subject to flooding

According to the California Department of Conservation, California Official Tsunami Inundation Maps the site is not located within a tsunami inundation zone.

Seismic seiches are standing waves set up on rivers, reservoirs, ponds, and lakes when seismic waves from an earthquake pass through the area. The Project site is not located near a water body that could produce a seiche.

- e) **Less Than Significant Impact.** With implementation of the drainage system improvements and features described under Issues Xci-iv above, the Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts are less than significant.

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

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

SUBSTANTIATION:

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

- a) **No Impact.** An example of a project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The site is approximately 0.31 acres in size and is bounded by Sycamore Drive on the south, single-family residential structures on the east and west and a moderate to steep north facing slope along the north. As such, the project will not divide an established community and there are no impacts.
- b) **Less Than Significant Impact.** Plans that are adopted to mitigate an environmental effect include, but are not limited to the South Coast Air Quality Management District's Air Quality Management Plan, the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the Lahontan Region Basin Plan. As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the project would otherwise not conflict with any applicable goals, objectives, and policies of the County of San Bernardino General Plan or Development Code. Additionally, the project would not conflict with any applicable policy document, including the South Coast Air Quality Management District's Air Quality Management Plan, the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the Lahontan Region Basin Plan. As such, impacts are less than significant.

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

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

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

a-b) **No Impact.** According to the *Mineral Land Classification of a Part of Southwestern San Bernardino County: Western San Bernardino Mountain Area map* prepared by the Department of Conservation, identifies the project area as MRZ-4. MRZ-4 is defined in the exhibit legend as “Areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. The site has never been used for mineral resources extraction.

The project site is currently zoned LA/RS-14M (Single Residential 14,000) The LA/RS-14M district provides sites for single-family residential uses and similar and compatible uses. Thus, implementation of the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the state. There are no impacts.

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

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

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

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

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

Construction Noise

As shown on Table 9, noise levels generated by heavy construction equipment can range from approximately 68 dBA to 99 dBA when measured at 50 feet.

Table 9. Typical Construction Equipment Noise Levels

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)
Pile Drivers	81 to 96
Rock Drills	83 to 99
Jack Hammers	75 to 85

Type of Equipment	Range of Sound Levels Measured(dBA at 50 feet)
Pneumatic Tools	78 to 88
Pumps	68 to 80
Dozers	85 to 90
Tractors	77 to 82
Front-End Loaders	86 to 90
Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87
Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek & Newman, 1987,	

Noise from construction activities are typically limited to the hours of operation established under a jurisdiction's Municipal Code. Section 83.01.080(g) (3) of the *County of San Bernardino Development Code* indicates that construction activity is considered exempt from the noise level standards between the hours of 7:00a.m. to 7:00 p.m. except on Sundays and Federal holidays. Regardless of the Project's consistency with the *Development Code* as described above, construction activities would increase noise levels at potentially affected off-site sensitive receiver locations (i.e. residential uses adjacent to the site). In order to reduce construction noise levels to the maximum extent feasible, the following mitigation measure is required.

Mitigation Measure NOI-1: Construction Noise. Prior to the issuance of a grading permit and a building, the following note shall be included on grading plans and building plans:

"In order to reduce noise impacts during construction, construction contractors shall do the following:

a. During the project site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with the manufactures standards.

b. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

c. The construction contractor shall limit all construction-related activities that would

result in high noise levels between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday excluding holidays.

d. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.

e. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.”

Operational Noise (Stationary)

The County of San Bernardino defines their noise regulations and standards within the Noise Element from the General Plan and Development Code. The County’s General Plan and Noise Ordinance (Section 83.01.080) is used to evaluate potential stationary noise impacts to and from the proposed project. In addition, Section 83.01.30 outlines the applicable noise standards for the proposed project. This assessment will compare the project noise levels to the residential noise limits since the proposed project is located in an area zoned for residential land uses. The project impacts were compared to the County’s residential noise standards.

Section 83.01.080(C) from the Development Code discusses the noise standards for stationary noise source and states the following:

(1) Table 83-2 from the noise ordinance describes the noise standard for emanations from a stationary noise source, as it affects adjacent properties:

<i>Table 83-2: Noise Standards for Stationary Noise Sources</i>		
<i>Affected Land Uses (Receiving Noise)</i>	<i>7AM - 10PM (Leq)</i>	<i>10:00PM - 7AM (Leq)</i>
<i>Residential</i>	<i>55 dB(A)</i>	<i>45 dB(A)</i>
<i>Professional Services</i>	<i>55 dB(A)</i>	<i>55 dB(A)</i>
<i>Other Commercial</i>	<i>60 dB(A)</i>	<i>60 dB(A)</i>
<i>Industrial</i>	<i>70 dB(A)</i>	<i>70 dB(A)</i>
<i>Leq = (Equivalent Energy Level). The sound level corresponding to a steady-state sound level containing the same total energy as a time varying signal over a given sample period, typically one, eight, or 24 hours.</i>		
<i>dB (A) = (A-weighted Sound Pressure Level). The sound pressure level, in decibels, as measured on a sound level meter using the A- weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound, placing greater emphasis on those frequencies within the sensitive range of the human ear.</i>		
<i>Ldn = (Day-Night Noise Level). The average equivalent A-weighted sound level during a 24-hour day obtained by adding 10 decibels to the hourly noise levels measured during the night (from 10:00 p.m. to 7:00 a.m.). In this way Ldn takes into account the lower tolerance of people for noise during nighttime periods.</i>		

(2) *Noise Limit Categories.* No person shall operate or cause to be operated a source of sound at a location or allow the creation of noise on property owned, leased, occupied, or otherwise controlled by the person, which causes the noise level, when measured on another property, either incorporated or unincorporated, to exceed any one of the following:

(A) *The noise standard for the receiving land use as specified in Subdivision (b) (Noise-Impacted Areas), above, for a cumulative period of more than 30 minutes in any hour.*

(B) *The noise standard plus five dB (A) for a cumulative period of more than 15 minutes in any hour.*

(C) *The noise standard plus ten dB (A) for a cumulative period of more than five minutes in any hour.*

(D) *The noise standard plus 15 dB (A) for a cumulative period of more than one minute in any hour.*

(E) *The noise standard plus 20 dB (A) for any period of time.*

The project is proposed to be an unmanned site with potable water tanks, a pneumatic tank for maintaining system pressure and associated piping and water conveyance infrastructure. There is a minimal need for employees or visitors to be on site. One or two employees may be on site during daylight hours up to two hours per day for water sampling and facility inspection. There is no need for large trucks over two axles. Small pick-up trucks may be used to haul materials for sampling and maintenance purposes.

The water storage tank is a passive system that is not anticipated to be a productive noise-generating source. The pneumatic tank on the site will require equipment to maintain pressure and for this analysis it is assumed that a typical non-oil filled air compressor will be used.

A typical air compressor similar to an Ingersoll Rand will produce 69 dBA at the source. Noise will attenuate over distance and at 20-feet from a compressor the noise level is calculated to be 42.97 dBA. County noise requirements as indicated in Table 83-2 requires levels below 45 dBA between the hours of 10:00 PM and 7:00 AM. The project description indicates that there are no residences within 20-feet of the site and as such the noise produced by a compressor will be attenuated below levels required in the General Plan and Municipal Code and would be considered less than significant impact.

b) **Less Than Significant Impact.** Section 83.01.090 of the Development Code states:

“No ground vibration shall be allowed that can be felt without the aid of instruments at or beyond the lot line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to two-tenths (0.2) inches per second measured at or beyond the lot line.”

Construction Vibration

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from construction activities most likely to cause vibration impacts are:

Heavy Construction Equipment: Although all heavy mobile construction equipment has the potential of causing at least some perceptible vibration while operating close to buildings, the vibration is usually short-term and is not of sufficient magnitude to cause building damage.

Trucks: Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes.

Given the small size of the project site and the type of construction, it is not anticipated that construction vibration will be significant.

Operational Vibration

Typically, groundborne vibration sources that could potentially affect nearby properties are from rail roads and trucks traveling at higher speeds on freeways and highways. The project does not have rail access nor is it a major transportation facility or roadway. Therefore, the operational impacts associated with ground-borne vibration would be less than significant at nearby sensitive uses

- c) **No Impact.** The project site is not located within an airport land use plan or within 2 miles of a public use airport or private airstrip. The nearest airport is the Big Bear Airport located approximately 17 miles to the northeast of the project site. The project does not propose any habitable structures. As such, the project would not expose people residing or working in the project area to excessive noise levels. There is no impact.

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

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

SUBSTANTIATION:

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

- a) **No Impact.** Arrowhead Villas Mutual Services Company (AVMSC) is the permitted public water supplier for the community of Arrowhead Villas. AVMSC provides water to approximately 793 people sourced from the Crestline-Lake Arrowhead Water Agency and AVMSC's network of wells, pipelines, storage tanks, and pump stations. AVMSC is regulated by the State Water Resources Control Board's Division of Drinking Water, and is identified as Public Water System No. CA3610093. The intent for the proposed potable water storage facilities project is to increase long term reliability, system pressure, and fire suppression capabilities for its existing customers. These improvements would not provide additional capacity that would be growth inducing. Therefore, the project will have no impact on population growth.
- b) **No Impact.** The Project would not displace substantial numbers of existing people or existing housing units, or require the construction of replacement housing, as no housing units exist on the site. There is no impact.

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

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

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

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

SUBSTANTIATION:

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

a) **Less than Significant Impact.**

Fire Protection

The San Bernardino County Fire Department serves the project site from Lake Arrowhead Station #91. The project proposes the construction of water tanks and appurtenant facilities. As such, it will not result in the need for new or physically altered fire facilities. Impacts are less than significant.

Police Protection

The San Bernardino County Sheriff's Department provides police protection services to the project site from the Twin Peaks Station. The project proposes the construction of water tanks and appurtenant facilities. As such, it will not result in the need for new or physically altered police facilities. Impacts are less than significant.

Schools

The intent for the proposed potable water storage facilities project is to increase long term reliability, system pressure, and fire suppression capabilities for its existing customers. These improvements would not provide additional capacity that would be growth inducing. Therefore, the project will not increase population growth that would generate additional students.

Parks

The intent for the proposed potable water storage facilities project is to increase long term reliability, system pressure, and fire suppression capabilities for its existing customers. These improvements would not provide additional capacity that would be growth inducing. Therefore, the project will not increase population growth that would generate the need for additional parks.

Other Public Facilities

As discussed above, the project would not contribute to a substantial increase in the overall population, necessitating either construction or expansion of a hospital, community based clinic, or other health services facility or program. Impacts are less than significant.

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

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

SUBSTANTIATION:

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

- a) **No Impact.** The intent for the proposed potable water storage facilities project is to increase long term reliability, system pressure, and fire suppression capabilities for its existing customers. These improvements would not provide additional capacity that would be growth inducing. Therefore, the project will not increase population growth that would generate the need for additional parks. Because of the nature of the project, the project would not result in an increase in the use of existing neighborhood and regional parks. There are no impacts
- b) **No Impact.** The project consists of constructing water tanks and appurtenant facilities. There are no impacts.

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

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials

- a-b) **Less Than Significant Impact.** The project proposes the construction of water tanks and appurtenant facilities. AVMSC shall have minimal need for employees or visitors to be on site. One or two employees may be on site during daylight hours up to two hours per day for water sampling and facility inspection. As such, the project will not generate traffic nor construct roadway improvements to the degree that the Project will conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.
- c) **No Impact.** The Project does not propose any roadway improvements. The Project proposes the construction of water tanks and appurtenant facilities so it will not increase hazards due to incompatible uses. As such, there are no impacts.
- d) **Less Than Significant Impact.** The Project would include the installation of new water distribution and drainage piping north of the tank site along Altamont Court. There may be times during construction when one-way controlled traffic or short traffic halts on Altamont Court are required. This would be temporary and would not permanently affect the ability of emergency vehicles to use Altamont Court. Impacts are less than significant.

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

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

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

SUBSTANTIATION:

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

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

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

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical

resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Records Search

The South Central Coastal Information Center (SCCIC) at California State University, Fullerton conducted a records search of previously documented cultural resources sites and cultural resources surveys on the project area and within one-mile radius of the Project area. The search included a review of all historic and prehistoric cultural resources and any built-environment resources. Additionally, this review includes an archival search of the existing cultural resources reports on file with the Information Center. Also included was a search of the California Points of Historical Interest (CPHI), California Historical Landmarks (CHL), California Register of Historical Resources (CALREG), National Register of Historic Places (NRHP), and California State Historic Properties Directory (CHPD) listings.

Field Survey

A pedestrian field survey investigation was conducted on September 27, 2018. The field survey was conducted by walking parallel 10-meter transects with occasional meandering transects throughout the project area.

Conclusions

Based on the results of the Records Search and Field Survey, no historical resources pursuant to §15064.5 were discovered on the Project site. As such, there is no impact.

a)ii) **Less Than Significant Impact With Mitigation Incorporated.** Tribal Cultural Resources are either of the following:

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

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

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

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section

5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Assembly Bill (AB) B52

AB 52 also created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project.

The San Manuel Band of Mission Indians requested consultation and indicated that tribal cultural resources could be present on the site. As a result, the following mitigation measure is required:

Mitigation Measure TCR-1-Tribal Cultural Resources.

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

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

With implementation of Mitigation Measure TCR-1, impacts are less than significant.

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

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

SUBSTANTIATION:

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

- a) **Less Than Significant Impact With Mitigation Incorporated.** In addition to the installation of the two (2) steel water tanks, the Project proponent has proposed the installation of new yard pipe, a pneumatic tank, and chain-link fence improvements at the proposed tank site. The Project proponent has additionally proposed the installation of new water distribution and drainage piping north of the tank site along Altamont Court. Potable water piping is proposed to be installed approximately 5-6 feet below existing roadway grade.

The installation of the above described facilities as proposed by the Project would

result in physical impacts to the surface and subsurface of the project site. These impacts are considered to be part of the project's construction phase and are evaluated throughout this Initial Study/Mitigated Negative Declaration. In instances where significant impacts have been identified, Mitigation Measures have been required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study/Mitigated Negative Declaration would not be required.

- b) **No Impact.** The Project involves the construction of two (2) steel water tanks and related facilities. As such, no water supplies are required to serve the Project.
- c) **No Impact.** The Project involves the construction of two (2) steel water tanks and related facilities. As such, no waste water treatment is required to serve the Project.
- d) **Less Than Significant Impact.**

Construction Waste

Waste generated during the construction phase of the Project would primarily consist of discarded materials from the construction of streets, common areas, infrastructure installation, and other project-related construction activities. The California Green Building Standards Code ("CALGreen") requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The County of San Bernardino, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects required to submit a Waste Management Plan. Mandatory compliance with CALGreen solid waste requirements will ensure that construction waste impacts are less than significant.

Operational Waste

Waste generated during the operation of the Project would be minimal and would typically involve refuse from maintenance activities.

- e) **No Impact.** The California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the Act established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the San Bernardino County Board of Supervisors adopted the *County of San Bernardino Countywide Integrated Waste Management Plan* which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

The Project involves the construction of two (2) steel water tanks and related facilities. As such, it is not anticipated that the Project would involve activities that would conflict

with federal, state, and local management and reduction statutes and regulations related to solid waste.

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

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

SUBSTANTIATION:

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

The State Responsibility Areas (SRA) dataset on the Cal Fire website identifies areas of legal responsibility for fire protection, including State Responsibility Areas (SRA), Federal Responsibility Areas (FRA), and Local Responsibility Areas (LRA). CAL FIRE has a legal responsibility to provide fire protection on all State Responsibility Area (SRA) lands, which are defined based on land ownership, population density and land use.

According to State Responsibility Area Viewer maintained by the Board of Forestry and Fire Protection, the Project site is located within a State Responsibility Areas (SRA). In addition, the County has mapped areas that are susceptible to wild land fires within the Fire Hazard Overlay. The Fire Hazard Overlay is derived from areas designated in high fire hazard areas in the General Plan and locations derived from the California Department of Forestry, U.S. Forest Service, and the County Fire Department. The Project site is located within Fire Safety Area 1 (FS-1).

- a) **No Impact.** The Project site is not located near a designated evacuation route. The Project is not making any changes to the existing circulation system so an adopted

emergency response plan or emergency evacuation plan will not be substantially impaired.

- b-c) **Less Than Significant Impact.** The water tank site is located on a relatively flat graded pad constructed on a moderately steep mountain side. However, based on the investigation, there are no known landslides on the Project site, and the site is not located in the path of any known landslides. The geologic materials underlying the proposed tank site are not known to be prone to landslides or slope instability in properly engineered slopes.

In addition to the installation of the two (2) steel water tanks, the Project proponent has proposed the installation of new yard pipe, a pneumatic tank, and chain-link fence improvements at the proposed tank site. The Project proponent has additionally proposed the installation of new water distribution and drainage piping north of the tank site along Altamont Court. Potable water piping is proposed to be installed approximately 5-6 feet below existing roadway grade.

The installation of the above described facilities as proposed by the Project would not exacerbate wildfire risks.

- d) **Less Than Significant Impact.** The water tank site is located on a relatively flat graded pad constructed on a moderately steep mountain side. However, based on the investigation, there are no known landslides on the Project site, and the site is not located in the path of any known landslides. The geologic materials underlying the proposed tank site are not known to be prone to landslides or slope instability in properly engineered slopes.

In addition, development of the Project results an increase of 0.03 cfs (0.91%) in the 100-year discharge generated from the Project site between the existing and proposed conditions. The increase in flow rate can be attributed to the increased impervious area from the proposed two bolted steel water storage tanks. The average travel time in the existing and proposed conditions are 6.14 minutes and 6.12 minutes, respectively. The average travel time in the proposed condition decreased by 0.02 minutes. This minor increase in the 100-year flow will not adversely affect downstream flooding conditions.

Based on the above analysis, in the event that a fire that impacts the Project site, post-fire slope instability or drainage changes would not expose people or structures to significant risks.

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

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

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

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

- c) **Less Than Significant Impact With Mitigation Incorporated.** In instances where impacts have been identified, Mitigation Measures NOI-1 is required to reduce impacts to less than significant levels. Therefore, Project does not have impacts which will cause substantial adverse effects on human beings, either directly or indirectly.

XVIII MITGATION MEASURES.

(Any mitigation measures which are not 'self-monitoring' shall have a Mitigation Monitoring and Reporting Program prepared and adopted at the time of project approval)

Mitigation Measure-BIO-1: Burrowing Owl Pre-Construction Survey. Prior to the issuance of a grading permit, the following note shall be included on grading plans:

“Within 30 calendar days prior to grading, a qualified biologist shall conduct a survey of the project’s proposed impact footprint and make a determination regarding the presence or absence of potentially occurring listed species including the southern rubber boa and San Bernardino flying squirrel. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the County of san Bernardino Land Use Services Department-Planning Division prior to the issuance of a grading permit.”

Mitigation Measure -BIO-2- Migratory Birds. Prior to the issuance of a grading permit, the following note shall be included on grading plans:

“Should construction activities, specifically vegetation/tree removal, be conducted between the months of February and October the following measures shall apply:

***(a) Preconstruction Surveys:** Nesting bird surveys approximately three to five days prior to construction shall be conducted. Depending on the species, buffer zones of 100 to 500 feet must be established around nesting birds until nesting is confirmed to have failed or fledglings are deemed sufficiently development in independent. In general these buffer zones and protection for nesting birds under the MBTA remain in place between February 15 and August 15. A copy of the migratory nesting bird survey results report shall be provided to the County of san Bernardino Land Use Services Department-Current Planning if the survey identifies the presence of active nests.*

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

Mitigation Measure CR-1: Inadvertent Discoveries. Prior to the issuance of a grading permit, the following note shall be included on the grading plan:

“1. In the event that pre-contact cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting the Secretary of the Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during the assessment period.

2. If significant pre-contact resources, as defined by CEQA (as amended 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a

Monitoring and Treatment Plan. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

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

Mitigation Measure NOI-1: Construction Noise. Prior to the issuance of a grading permit and a building, the following note shall be included on grading plans and building plans:

"In order to reduce noise impacts during construction, construction contractors shall do the following:

a. During the project site excavation and grading, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with the manufactures standards.

b. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

c. The construction contractor shall limit all construction-related activities that would result in high noise levels between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday excluding holidays.

d. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.

e. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings."

Mitigation Measure TCR-1-Tribal Cultural Resources.

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

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

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

GENERAL REFERENCES

Cal Recycle, Solid Waste Information System (SWIS),
<https://www2.calrecycle.ca.gov/SWFacilities/Directory/>

California Department of Transportation. *Caltrans Scenic Highway Corridor Map*.
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm

California Energy Commission, *Electricity Consumption by County*, 2017
<http://ecdms.energy.ca.gov/elecbycounty.aspx>

Census 2000 Urbanized Area Maps. <https://www.census.gov/geo/maps-data/maps/ua2kmaps.html>.

County of San Bernardino. 2007. *County of San Bernardino 2007 Development Code*.
<http://cms.sbcounty.gov/lus/Planning/DevelopmentCode.aspx>

County of San Bernardino. 2007. *County of San Bernardino 2007 General Plan*.
<http://cms.sbcounty.gov/lus/Planning/GeneralPlan.aspx>

County of San Bernardino Greenhouse Gas Emissions Reduction Plan, September 2011,
www.sbcounty.gov/Uploads/lus/GreenhouseGas/FinalGHGFull.pdf

County of San Bernardino Hazard Overlay Map FH27B.
<http://cms.sbcounty.gov/lus/Planning/ZoningOverlayMaps/HazardMaps.aspx>

Federal Emergency Management Agency, Flood Insurance Rate Maps, <https://msc.fema.gov>

South Coast Air Quality Management District, Final 2016 Air Quality Management Plan www.aqmd.gov

State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. <https://www.conservation.ca.gov/dlrp/fmmp/>

PROJECT-SPECIFIC REFERENCES

Appendices: (Under Separate Cover or on Compact Disk)

- A. *Air Quality & Greenhouse Gas Modeling*, Romo Planning Group, Inc., September 24, 2019.
- B. *Biological Resources Report*, Randel Wildlife Consulting, Inc., May, 2019.

- C. Phase I *Cultural Resources Assessment*, RCA Associates, Inc., March 13, 2019.
- D. *Draft Drainage Study*, NV5, October, 2019.
- E. *Geotechnical Investigation*, NV5 West, Inc., August 17, 2019.

EXHIBIT C

Project Notice Comments

RECEIVED

2019 JUL 24 AM 10:36

LAND USE SERVICES
ADMINISTRATION

July 17, 2019

San Bernardino County Land Use Services
385 N. Arrowhead Ave. First Floor
San Bernardino, CA 92415-0187
Planning Project Committee

Applicant: Arrowhead Villas Mutual Service Company
Assessor Parcel Number: 0332-094-32
Project Number P2019000072/CUP
Jim Morrissey, Planner

Dear Committee:

I am writing on behalf of myself and Marlee Edge - joint owners of 28456 Altamont Court in Sky Forest.

We are writing this letter to object to the planned project of two 170,000-gallon water reservoirs and a chain link fence of the marked property lines. The projected build area is a very steep hillside, and we don't think we should disturb the earth to make room for these tanks. We believe the installation of these two large tanks right above multiple homes is unsafe. We believe that these tanks right above our property and the installation of the chain link fence will be unsightly and lower our property value. Residents in this neighborhood bought these mountain homes to get away from the footprint of city life. We value the quiet and peaceful nature views. We do not agree with the installation of two giant, ugly water tanks that will undoubtedly obstruct our views and drop our property values.

There are already two large tanks on flat land just above this projected area. We do not object to building the tanks up above in the flat area adjacent to the two existing tanks. They are discreetly tucked away and do not currently obstruct any wooded views of any homes nearby. The chain link fences around those two tanks is installed close to the tanks and not seen right up to the property lines.

Please consider the residents who invested some of their life savings to purchase these quaint mountain homes and adjust the plans to find a compromise for both the current property owners and the Arrowhead Villas Mutual Service Company.

Please don't hesitate to call me at (818) 681-9429 or email me at alysonedge@burbankusd.org.

Sincerely,



Alyson Edge
Marlee Edge



**SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE**
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

Referral Date:
July 09, 2019

ATTENTION PROPERTY OWNERS

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning no later than **July 23, 2019** 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 Planner, **JIM MORRISSEY** at (909) 387-4234 or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0332-094-32 (See map below for more information)

PROJECT NUMBER: P201900072/CUP

APPLICANT: ARROWHEAD VILLAS MUTUAL SERVICE COMPANY

LAND USE DISTRICT (ZONING): LA/RS-14m

IN THE COMMUNITY OF: ARROWHEAD VILLAS/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: NW REGION OF SYCAMORE DR AND ALTAMONT CT ARROWHEAD VILLAS 92352

PROPOSAL: **CONDITIONAL USE PERMIT TO ESTABLISH TWO 170,000 GALLON WATER RESERVOIRS, APPROXIMATELY 34.5 FEET IN HEIGHT, FOR THE PURPOSE OF PROVIDING WATER TO THE ARROWHEAD VILLAS AND A MAJOR VARIANCE TO REDUCE THE FRONT YARD SETBACK FOR THE RESERVOIRS FROM 15 FEET TO APPROXIMATELY 2 FEET AND THE EASTERLY SIDE YARD SETBACK FROM 15 FEET TO APPROXIMATELY 8 FEET AND ALLOW A SIX FOOT HIGH FENCE ALONG ALL PROPERTY LINES ON A 0.31 ACRE PARCEL, BETWEEN ALTAMONT ROAD AND SYCAMORE DRIVE.**

If you want to be notified of the project decision, please 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):

Comments 18 July 2019

Need more information of location of fence near Altamont Court side also concern of size and 2 larger tanks fitting into space of older smaller tanks in a neighborhood setting Wilbur Henderson 951-6828935 E-mail K6JADWTH@Att.Net

VICINITY MAP



SIGNATURE _____ **DATE** _____ **AGENCY** _____

IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

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.

Joan Van Hooten
5120 Vista Hermosa St.
Long Beach, CA 90815

RECEIVED
2019 JUL 18 AM 10:58
LAND USE SERVICES
ADMINISTRATION

July 15, 2019

To: San Bernardino County Land Use Services
From: Joan and Joseph Van Hooten, 28444 Altamont Ct., Sky Forest, CA
Re: Arrowhead Villas Mutual Service Company - Project Number P201900072/CUP

As owners of a home on Altamont Ct. for over thirty years, we strongly object to the proposed establishment of two 170,000-gallon water reservoirs, approximately 34.5 feet tall along Sycamore and Altamont Ct. The project is objectionable for many reasons. We ask that serious consideration be given to potential dangers to property and people, diminished aesthetic appeal, and to consequent decline to property values as the decision to grant this building project, fence, and accompanying setback is made:

When realized, the project will result in 340,000 gallons of water looming directly over homes on a residential street.

- Recent geologic activity brings attention to the real danger of earthquakes in the mountain areas. Both the San Andreas and San Jacinto faults plus numerous smaller faults lie near Arrowhead Villas. Most people in the inland areas of Southern California live within ten miles of an active fault. The California Earthquake Authority estimates a 75% likelihood of a devastating earthquake (7-8+ Magnitude) occurring in San Bernardino County within the next 30 years. Given the known earthquake danger, it is unimaginable that any resident of this area would tolerate construction of massive water storage tanks above homes in their neighborhood. Surely no resident purchased a home with this expectation. We suggest that the placement of this amount of water over or near homes in an earthquake zone is foolhardy and dangerous to people living below the project due to the potential for flooding following an earthquake or leaking as the tanks age over time.
- Flood danger is further enhanced by the fact that the land proposed for the water tanks is considerably higher than that of the lots directly below them on Altamont. Any flooding there would rush further down the mountain harming homes and people below this street.
- Should an earthquake occur that requires evacuation of residents on Altamont Ct. or for first responders to come onto Altamont, flooding from damaged tanks could cause damage that would greatly impair ingress or egress.
- The proposed water tanks will be 34.5 feet tall, approximately the same height as a two-story home. Considering this equivalency in height, the proposal to place tanks two feet from four rear lot lines seems significantly flawed, one which would force these homeowners to look at ugly structures when they would never be asked to look at another construction placed there. The same is true for a diminished side setback.
- We may assume that a 6'-tall fence constructed on property lines will be constructed from chain link or another similar material that most homeowners would regard as ugly additions to the neighborhood. We object to this on the grounds of aesthetics.
- Residents along Sycamore and Altamont value the forest that surrounds our homes and

adjoining lots and prevent erosion of land during storms and periods of melting snow. Doubtless much of the forested growth now prevalent along Altamont will be removed during this proposed construction process. People do not buy homes in the mountains to look at water tanks; they come to the mountains to enjoy the natural beauty of the area. We elected to purchase our home on Altamont as a retreat to beauty.

- Like any prudent homeowner, we do not want our property values to decline. We have stuck with our Sky Forest investment through the various ups and downs of property values through the past thirty years. As property values return to the mountains in the current economic revival, we do not look forward to our particular investment declining in value due to unwise decisions by the County. If the tanks are built as proposed, this is inevitable.
- We fail to see why - and it has not been explained in the materials provided by the County - why new tanks cannot be constructed near the existing two tanks that currently provide water to residents of Arrowhead Villas. They are out of view by neighbors and located on reasonably flat land behind Sycamore in the San Bernardino National Forest. Surely if they were permitted there years ago, new ones can be built there now - well away from residents who will suffer from being offended by their unattractive appearance and frightened by the potential for property flood damage and personal injury.

In summary, we oppose the construction of the water tanks because we fear damage from flooding, and we object strenuously to removal of our much-loved forest and the flat-out ugliness of two huge water tanks and ancillary construction in our neighborhood.

Sincerely,



Joan Van Hooten



Joseph Van Hooten

EXHIBIT D

Findings

FINDINGS: Conditional Use Permit:

This Conditional Use Permit (CUP) for the construction of two 170,000 gallon water reservoirs and a six-foot security fence within the front yard setback area on a 0.31 acre site (Project) located northwest of Highway 18 and Kuffel Canyon Road, west of and between Altamont Ct and Sycamore Dr., in the Lake Arrowhead area.

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040, and supporting facts for the Project's CUP:

- 1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, walls and fences, yards, and other features pertaining to the application.**

The proposed use of the site for water reservoirs reflects the previous use of the site and one that does not necessitate typical improvements and design features found for other residential or commercial uses. The site was previously used for water reservoirs and, as such, exists as a graded site suitable for reestablishment of this use. Access to the site is still available and adequate space is available for on-site maintenance. The improved site will be enclosed by six foot high fence for reasons of health and safety of the general public. Due to the unmanned nature of the use and its public purpose and need, six foot high fencing to provide a secure facility is appropriate.

The subject property has adequate land area to meet the stated operational needs of the use and all applicable County Development Code standards. The Project proposal does not meet the required setbacks, but separate findings have been made to address this variance from the development standards.

- 2. The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.**

The proposed Project will utilize existing driveway access drives into and out of the property from a non-maintained County roadway.

- 3. The proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means that the use will not generate excessive noise, traffic, vibration, or other disturbance.**

Minimal grading is necessary and adequate fire protection will be provided if welding is to occur during construction. There are no residences within 20-feet of the proposed reservoirs and as such the noise produced by the Project will be attenuated below levels required in the General Plan and County Development standards. The use will not interfere with the present or future ability to use solar energy systems, due to the open air nature of the design.

4. **The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan and any applicable community or specific plan.**

The proposed land use is allowed as a conditionally permitted use in the RS (Single Residential) Land Use District and implements the goals and policies of the General Plan through its implementation of the County's planning objectives. The Project specifically implements the following goals:

General Plan Policy CI 11.11: Coordinate with all agencies providing water service and protection to achieve local and regional planning.

- Project Characteristics/Implementation

The proposed Project is necessary to maintain service to area residents, because the existing water reservoir located near the site, but on National Forest land, must be closed.

General Plan Goal CI 16: The County will protect its residents and visitors from injury and loss of life and protect property from fires through the continued improvement of existing Fire Department facilities and the creation of new facilities, but also through the improvement of related infrastructure that is necessary for the provision of fire service delivery such as water systems and transportation networks.

- Project Characteristics/Implementation

The purpose of the proposed water system related Project is to increase long term reliability, system pressure, and fire suppression for local customers.

5. **There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed development without significantly lowering service levels.**

The new reservoirs will replace an existing water reservoir and be located on property that previously contained several water reservoirs. The result of the new reservoirs will be an increase water pressure to the southern portion of Arrowhead Villas service area.

6. **The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare.**

The Project has been evaluated by County departments and as part of the environmental review process to respond to specific development needs and reduce potential environmental impacts.

7. **The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.**

The proposed Project can provide future opportunities for the installation of solar energy systems due to the open and unimproved nature of the use and the proposed shade structures would not interfere with the placement of solar systems on adjoining properties.

FINDINGS: Major Variance:

Major Variance to allow the water reservoirs to be constructed within the front and side yard setbacks, reducing the front setback from 15 feet to approximately seven feet and the easterly side yard setback from 15 feet to eight and two-thirds feet.

1. **The granting of the Variance will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems.**

The reduction in building setbacks will not adversely affect adjoining access or movement along Sycamore Drive due to the lower elevation of the property and the minimum 30 foot distance from the proposed reservoirs to the existing street pavement. The separation from the adjoining property to the east will be reduced, but the use is a structure that is not occupied and would not generate adverse noise levels. The location of the reservoirs will also be similar to reservoirs that were previously placed on the property and are conditioned to be painted forest green in order to match the existing color of the current tank located adjacent to the Project site. The reservoirs will be similar in height to the existing reservoir located across Sycamore Drive. Although the reservoirs would be visible along Sycamore Drive, due to the existing tree pattern it would be difficult to see them from a distance. A view of the site from Altamont Court would also be difficult due to the significant off-set in elevation and existing tree pattern.

2. **There are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use that do not apply to other properties in the same vicinity and land use zoning district.**

The Project site is constrained due to the steep topography and the need for a large graded pad suitable for several water reservoirs. The subject property is currently graded and was previously occupied by several water reservoirs. The proposed reservoirs would be placed on an existing graded pad which extends close to the edge of the Sycamore Drive and the easterly property line, the latter of which adjoins an existing residence. The proposed water reservoirs represent a unique use within a single family land use district and essential feature for development within that district.

3. **The strict application of the land use zoning district deprives the subject property of privileges enjoyed by other properties in the vicinity or in the same land use zoning district.**

Other surrounding properties have been developed with residential uses, which have setbacks for residential purposes, while the proposed use is similar to a utility that operates for the benefit of residents in the area. The proposed use would not generate vehicle trips, except for periodic inspection and maintenance, nor would notable noise levels be generated.

4. **The granting of the Variance is compatible with the maps, objectives, policies, programs, and general land uses specified in the General Plan and any applicable specific plan.**

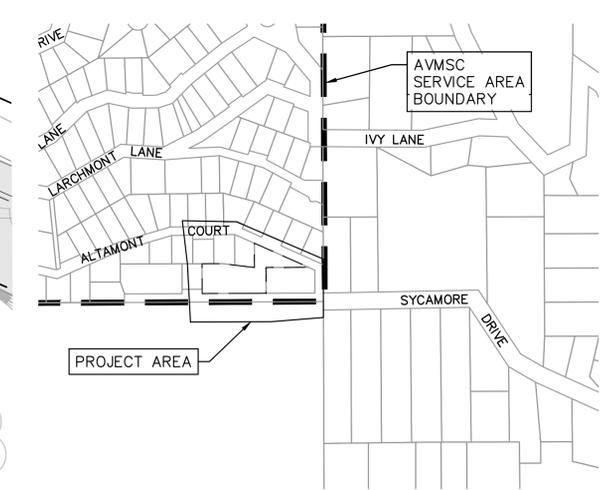
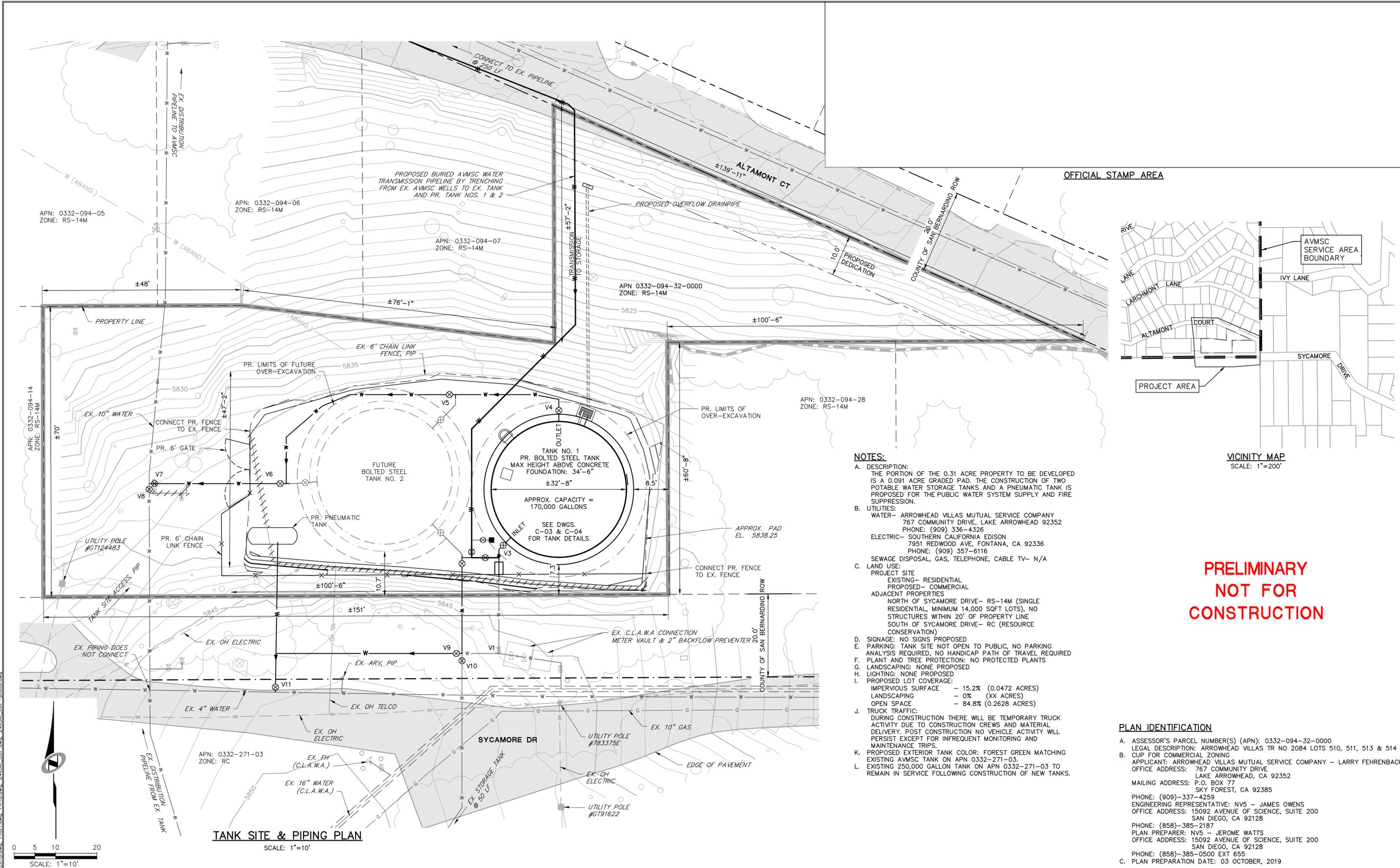
The County General Plan encourages improvements to infrastructure and is consistent with the permitted land uses of the Single Residential Land Use Zoning District.

ENVIRONMENTAL FINDINGS

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in compliance with the California Environmental Quality Act (CEQA). No public comments were received challenging the determination as outlined in the IS/MND. The Project will not have a significant effect on the environment with the implementation of all the required conditions of approval and mitigation measures. The IS/MND adequately described the environmental impacts that will result from the Project and reflects the County's independent judgment.

EXHIBIT E

Site Plan



- NOTES:**
- A. DESCRIPTION: THE PORTION OF THE 0.31 ACRE PROPERTY TO BE DEVELOPED IS A 0.091 ACRE GRADED PAD. THE CONSTRUCTION OF TWO POTABLE WATER STORAGE TANKS AND A PNEUMATIC TANK IS PROPOSED FOR THE PUBLIC WATER SYSTEM SUPPLY AND FIRE SUPPRESSION.
 - B. UTILITIES:
 - WATER- ARROWHEAD VILLAS MUTUAL SERVICE COMPANY
767 COMMUNITY DRIVE, LAKE ARROWHEAD 92352
PHONE: (909) 336-4326
 - ELECTRIC- SOUTHERN CALIFORNIA EDISON
7951 REDWOOD AVE, FONTANA, CA 92336
PHONE: (909) 357-6116
 - SEWAGE DISPOSAL, GAS, TELEPHONE, CABLE TV- N/A
 - C. LAND USE:
 - PROJECT SITE
EXISTING- RESIDENTIAL
PROPOSED- COMMERCIAL
 - ADJACENT PROPERTIES
NORTH OF SYCAMORE DRIVE- RS-14M (SINGLE RESIDENTIAL, MINIMUM 14,000 SQFT LOTS), NO STRUCTURES WITHIN 20' OF PROPERTY LINE
SOUTH OF SYCAMORE DRIVE- RC (RESOURCE CONSERVATION)
 - D. SIGNAGE: NO SIGNS PROPOSED
 - E. PARKING: TANK SITE NOT OPEN TO PUBLIC, NO PARKING ANALYSIS REQUIRED, NO HANDICAP PATH OF TRAVEL REQUIRED
 - F. PLANT AND TREE PROTECTION: NO PROTECTED PLANTS
 - G. LANDSCAPING: NONE PROPOSED
 - H. LIGHTING: NONE PROPOSED
 - I. PROPOSED LOT COVERAGE:
 - IMPERVIOUS SURFACE - 15.2% (0.0472 ACRES)
 - LANDSCAPING - 0% (XX ACRES)
 - OPEN SPACE - 84.8% (0.2628 ACRES)
 - J. TRUCK TRAFFIC: DURING CONSTRUCTION THERE WILL BE TEMPORARY TRUCK ACTIVITY DUE TO CONSTRUCTION CREWS AND MATERIAL DELIVERY. POST CONSTRUCTION NO VEHICLE ACTIVITY WILL PERSIST EXCEPT FOR INFREQUENT MONITORING AND MAINTENANCE TRIPS.
 - K. PROPOSED EXTERIOR TANK COLOR: FOREST GREEN MATCHING EXISTING AVMSC TANK ON APN 0332-271-03.
 - L. EXISTING 250,000 GALLON TANK ON APN 0332-271-03 TO REMAIN IN SERVICE FOLLOWING CONSTRUCTION OF NEW TANKS.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PLAN IDENTIFICATION

A. ASSESSOR'S PARCEL NUMBER(S) (APN): 0332-094-32-0000
LEGAL DESCRIPTION: ARROWHEAD VILLAS TR NO 2084 LOTS 510, 511, 513 & 514
CUP FOR COMMERCIAL ZONING
APPLICANT: ARROWHEAD VILLAS MUTUAL SERVICE COMPANY - LARRY FEHRENBACH
OFFICE ADDRESS: 767 COMMUNITY DRIVE
LAKE ARROWHEAD, CA 92352
MAILING ADDRESS: P.O. BOX 77
SKY FOREST, CA 92385
PHONE: (909)-337-4259
ENGINEERING REPRESENTATIVE: NV5 - JAMES OWENS
OFFICE ADDRESS: 15092 AVENUE OF SCIENCE, SUITE 200
SAN DIEGO, CA 92128
PHONE: (858)-385-2187
PLAN PREPARER: NV5 - JEROME WATTS
OFFICE ADDRESS: 15092 AVENUE OF SCIENCE, SUITE 200
SAN DIEGO, CA 92128
PHONE: (858)-385-0500 EXT 655
C. PLAN PREPARATION DATE: 03 OCTOBER, 2019

TANK SITE & PIPING PLAN
SCALE: 1"=10'

NO.	BY	DATE	REVISIONS:

DATE: 10/10/19 TIME: 4:53:27 PM
SERVER: LAYOUT: Layout1_PlotPlan
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PAGE SETUP: 24x36_PDF-NoMerge
DESIGNER: SJG PROJ. MGR: JFO

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



POTABLE WATER STORAGE TANK IMPROVEMENTS
PLAN VIEW
CUP APPLICATION SECTION G

PREPARED FOR: LAND USE SERVICES DEPARTMENT PLANNING DIVISION DATE SUBMITTED: OCT 2019

DRAWING NUMBER PLOT PLAN 1 OF 1 DRAWINGS	SCALE VERTICAL: 1"= NA HORIZONTAL: 1"= 10'
JOB NUMBER 226817-0000209	