

SAN BERNARDINO COUNTY INITIAL STUDY 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:

APN:	0335-101-49
APPLICANT:	KADTEC-ADAM PHILLIPS
COMMUNITY:	LAKE ARROWHEAD, 3 RD SUPERVISORAL DISTRICT
LOCATION:	NORTHSIDE OF HIGHWAY 73, EAST OF HIGHWAY 189 (LAKE ARROWHEAD VILLAGE)
PROJECT No:	P201300079/CUP
STAFF:	REUBEN ARCEO, CONTRACT PLANNER
REP(S):	JULIE MILLER AND VICKIE GOODGLICK
PROPOSAL:	CONDITIONAL USE PERMIT TO ALLOW A SERIES OF OUTDOOR CONCERTS/EVENTS AT LAKE ARROWHEAD VILLAGE

USGS Quad: Lake Arrowhead
T, R, Section: T2N R3W Section 22
Thomas Bros.: Page: 518 Grid: A1
Planning Area: Lake Arrowhead
Overlays: None

PROJECT CONTACT INFORMATION:

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

Contact person: Reuben Arceo, Contract Planner
Phone No: (909) 387-4374
E-mail: Reuben.arceo@lus.sbcounty.gov

Fax No: (909) 387-3223

Project Sponsor: Lake Arrowhead Village
c/o Kadtec-Adam Phillips
P.O. Box 640
Crestline, CA 92325
Phone No: (909) 336-6970

PROJECT DESCRIPTION:

The project provides a venue for various temporary outdoor events including outdoor music concerts; farmers market; car, motorcycle & boat show; expos; dog shows; amateur boxing; art shows; and community events. All events will take place within the boundaries of the Lake Arrowhead Village commercial center which is a 15.4 acre site located on the north side of Highway 173 and east of Highway 189.

The outdoor music concerts and events that use a stage are conducted on the Center Stage area located on the eastern portion of the Lake Arrowhead Village commercial center. (See Exhibit 2). This area consists of the following components:

- 800 square foot stage;
- 2,000 square foot area covered by an open sided tent structure accommodating picnic tables;
- 3,400 square foot grassy knoll seating area; and
- Concession area for beer, wine, food, and merchandise sales.

Note; Square footage is approximate.

Other events such as the farmers market; car, motorcycle & boat show; expos; dog shows; amateur boxing; art shows; and community events will take place throughout the Lake Arrowhead Village commercial center but are primarily held near the vicinity of the Center Stage area.

The number of events per calendar year varies. The Summer Concert Series music concerts are to be held primarily on Friday nights from 6:30pm to 8:30pm from Memorial Day through Labor Day with some music performances to be held on holidays that fall on a weekday. Other music concerts are proposed to be held Saturday and Sundays from Noon to 5pm beginning the weekend of September through the last weekend of October.

Attendance varies depending on the event but ranges from 150 persons per day to 2,000 persons per day. The hours range from 9am to 9pm (except for concerts which end at 8:30pm) depending on the event.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site consists of a portion of the Lake Arrowhead Village commercial center which is a 15.41 acre site located on the north side of Highway 173 and east of Highway 189 as noted in Exhibit 1. The site is developed with a shopping center and includes retail and restaurant uses. It is estimated that of the 4 million visitors to; the mountain region, approximately sixty eight percent (68%) or 2.1 million visit the village¹. All existing improvements are constructed to serve the center including improved roadways, driveways, parking areas, lighting, landscaping, drainage facilities and similar infrastructure improvements. The proposed project does not involve the construction of new permanent improvements or structures.

1. Estimates from Lake Arrowhead Village Marketing.

Table 1. Existing Land Use and Zoning

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Commercial Center	General Commercial (LA/CG)
North	Retail/Lake	Floodway (FW)
South	Retail	General Commercial (LA/CG)
East	Retail/Lake	Single-Residential and Floodway (RS-14M and FW)
West	Condominiums/Retail	General Commercial (LA/CG)

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

Federal: None:

State of California:

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

Local: None

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

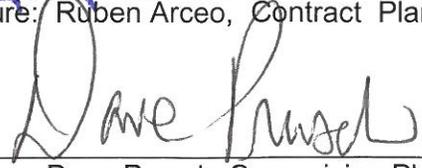
- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been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



 Signature: Ruben Arceo, Contract Planner

3/17/2014

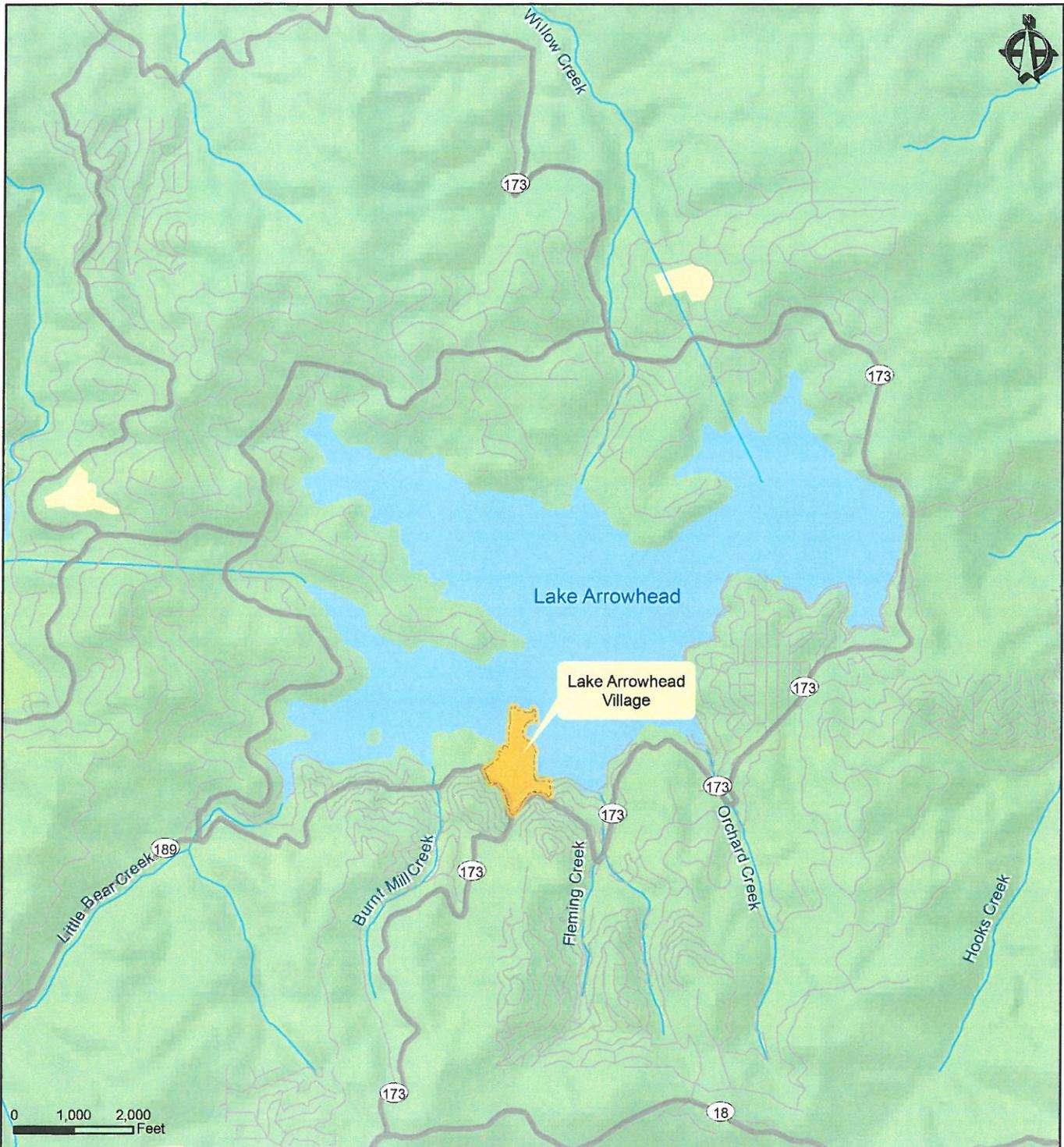
 Date



3/17/2014

 Date

Signature: Dave Prusch, Supervising Planner



Vicinity Location Map

Exhibit 1



Exhibit 2

Site Plan



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

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

I a) **Less Than Significant Impact.** According to San Bernardino County General Plan Policy OS 5.1, features meeting the following criteria will be considered for designation as scenic resources (i.e. scenic vista):

- 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 (the area within the field of view of the observer).
- Offers a distant vista that provides relief from less attractive views of nearby features (such as views of mountain backdrops from urban areas).

Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The Lake Arrowhead Village commercial center is not considered a scenic vista. Therefore, the project will have a less than significant impact on a scenic vista.

I b) **Less Than Significant Impact.** Highway 173 is eligible for designation as a scenic highway by the State but has not been officially designated. However, the County General Plan does designate the highway as a County Scenic Route.

Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. Therefore, the project will have a less than significant impact on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

I c) **Less Than Significant Impact.** A project is generally considered to have a significant impact on visual character if it substantially changes the character of the project site such that it becomes visually incompatible or visually unexpected when viewed in the context of

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its surroundings. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. Therefore, the project will not substantially change the visual character of the area.

- I d) **Less Than Significant Impact.** Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center which has existing lighting. The project will not add new sources of light or glare. In addition, project activities are required to comply with the mandatory requirements of the County Development Code Chapter 83.07 "Glare & Outdoor Lighting" standards.

	Potentially Significant Impact	Less than Significant with Mitigation Incorpor.	Less than Significant	No Impact
II. AGRICULTURE and FORESTRY RESOURCES -				
<p>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 Department 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 the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board.</p>				
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)) or timberland (as defined in Public Resources Code section 4526)?	<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 nonforest use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check if project is located in the Important Farmlands Overlay):

- II a-e) **No Impact.** Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no agricultural uses, forest land, or timberland on the site. Therefore, the project would have no impact on any of the resources described in Section II a-e above.

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

SUBSTANTIATION

III a) **Less Than Significant Impact.** The project site is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for updating the Air Quality Management Plan (AQMP). The AQMP was developed for the primary purpose of controlling emissions to maintain all federal and state ambient air standards for the District. A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). Conformity with growth forecasts can be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast.

The project site is designated as General Commercial by the County General Plan and has a zoning classification of Lake Arrowhead Community Plan/General Commercial LA/CG. These land use designations have not changed since the adoption of the 2012 Air Quality Management Plan. Therefore, the project will not be in conflict with or obstruct implementation of the 2012 AQMP.

III b-d) **Less Than Significant Impact.** The CEQA Guidelines indicate that a significant impact would occur if the project would violate any air quality standard or contribute significantly to an existing or projected air quality violation. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction is proposed so there will be no construction related air emissions.

Operational emissions would primarily be from vehicle emissions entering and exiting the site for events. Attendance varies depending on the event but ranges from 150 per day to 2,000 per day. However, attendance is staggered over a period of time as events can range from 9am to 9pm. The project would not result in potentially significant CO "hot spots." A project-specific carbon monoxide (CO) "hot spots" analysis was not needed to reach this conclusion. It has long been recognized that CO exceedances ("hot spots") are caused by vehicular emissions, primarily when idling at intersections. Vehicle emissions standards have become increasingly more stringent in the last twenty years.

Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard. The analysis prepared for CO attainment in the South Coast Air Basin by the SCAQMD can be used to assist in evaluating the potential for CO exceedances in the South Coast Air Basin. CO attainment was thoroughly analyzed as part of the SCAQMD's 2003 Air Quality Management Plan (2003 AQMP) and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan).

As discussed in the 1992 CO Plan, peak carbon monoxide concentrations in the South Coast Air Basin are due to unusual meteorological and topographical conditions, and not due to the impact of particular intersections. Considering the region's unique meteorological conditions and the increasingly stringent CO emissions standards, CO modeling was performed as part of 1992 CO Plan and subsequent plan updates and air quality management plans as recently as 2012.

The analysis contained in the above mentioned air quality plans even very busy intersections (e.g. 100,000 vehicles per day) do not result in exceedances of the CO standard. Reflecting these results, the South Coast Air Basin has been designated as attainment for CO since 2007 (SCAQMD 2007).

III e) **Less Than Significant Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The project provides a venue of outdoor events and is not considered an odor producer.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred 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):

V a-d) **No Impact.** Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. As such, the project would have no impact on any of the resources described in Section V a-d above.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
VI. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

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- iii. Seismic-related ground failure, including liquefaction?
- iv. Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

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

VI a-e) **No Impact.** Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The project does not involve the construction of new structures. As such, the project would have no impact on any of the resources described in Section VI a-e above.

VII. GREENHOUSE GAS EMISSIONS - Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

SUBSTANTIATION

VII a) **Less Than Significant Impact.** In December 2011, the County of San Bernardino adopted the "Greenhouse Gas Emissions Reduction Plan" ("GHG Plan"). Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. 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. 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 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 must comply with mandatory Performance Standards contained in the GHG Plan

According to the GHG Plan screening table, the project will emit less than 3,000 MTCO2E per year and is thus below the threshold.

VII b) **Less Than Significant Impact.** As analyzed and discussed in Section VII a), the project will not exceed the 3,000 MTCO2E/YR screening threshold identified in the GHG Plan; therefore, the project is consistent with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines and is therefore consistent with adopted plans, policies, and regulations.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS –

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

- VIII a-c) **No Impact.** Hazardous Material means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the environment. Hazardous materials include, but are not limited to hazardous substances and hazardous waste. The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The project does not involve the construction of new structures or operations that involve significant amounts of hazardous materials. As such, the project would not create hazards related to any of the topics described in Section VIII a-c above
- VIII d) **No Impact.** Based on the *Cortese List Data Resources* webpage maintained by the California Environmental Protection Agency accessed on March 11, 2013, the project site is not included on the list of hazardous materials sites compiled in accordance with Government Code No. 65962.5.
- VIII e) **No impact.** Based on the Hazards Overlay Maps contained in the County of San Bernardino General Plan, the project site is not located within an Airport Safety Review Area.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VIII g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from two or more directions.
- VIII h) **No Impact.** The project site is not located in a Fire Safety Area based on the Hazards Overlay Maps contained in the County of San Bernardino General Plan.

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

- j) Inundation by seiche, tsunami, or mudflow?

SUBSTANTIATION

- IX a) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The project does not involve the construction of new structures or operations that will violate any water quality standards or waste discharge requirements, because the existing Lake Arrowhead Village commercial center incorporates design features to diminish impacts to water quality from surface runoff to an acceptable level as required by state and federal regulations.

The project site is currently served by the Lake Arrowhead Community Services District for potable water services which is subject to independent regulation by local and state agencies that ensure compliance for water quality standards which is subject to independent regulation by local and state agencies that ensure compliance for water quality standards.

The project site is currently served by the sewer system operated by the Lake Arrowhead Community Services District which is subject to independent regulation by local and state agencies that ensure compliance for water quality standards which is subject to independent regulation by local and state agencies that ensure compliance for waste discharge standards.

- IX b) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The project does not involve the construction of new structures. As such, groundwater recharge areas will not be impacted.
- IX c) **No Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site, because the Project does not propose any substantial alteration to a drainage pattern, stream or river and the Project is required to submit and implement a Water Quality Management Plan and a Storm Water Pollution Prevention Plan as discussed in Subsection IXa above.
- IX d) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The project does not involve the construction of new structures. As such, the project will not substantially alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site because the project does not propose any alteration to a drainage pattern, stream or river.
- IX e) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The project does not involve the construction of new structures so surface runoff will not be increased. The existing Lake Arrowhead Village commercial center incorporates design features to diminish impacts to water quality from surface runoff to an acceptable level as

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required by state and federal regulations.

IX f) **No Impact.** See Response IXIII a) above.

IX g-j) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. Therefore, the project will not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

IX h) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. Therefore, the project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

IX i) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within a dam inundation of flood hazard area as identified by the Hazards Overlay Maps contained in the County of San Bernardino General Plan.

IX j) **No Impact.** The project area does not appear on the Tsunami Inundation Maps prepared by the California Department of Conservation, therefore there are no impacts from tsunamis forecasted to occur.

Based on the Hazards Overlay Maps contained in the County of San Bernardino General Plan, the project site is not located in an area prone to landslides, soil slips, or slumps. Therefore, the proposed project would have no impact from mudflow.

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

SUBSTANTIATION

- X a) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. As such, the project will not physically divide an established community.
- X b) **Less Than Significant Impact With Mitigation Incorporated.** The analysis contained in this Initial Study Checklist addresses the potential conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Based on this analysis, it is determined that the project will not have a significant impact on any of the environmental resources described in this Initial Study with implementation of the mitigation measures set forth in this Initial Study Checklist.
- X c) **No Impact.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XI. MINERAL RESOURCES - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (Check if project is located within the Mineral Resource Zone Overlay):

XI a-b) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. As such, the project will not 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.

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

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

The information contained in this section is based in part on information provided by *P.A. Penardi & Associates. Acoustical Consultant*, Member of Acoustical Society of America,

- XII a) **Less Than Significant Impact With Mitigation Incorporated.** The project has the potential to expose persons to or generate noise levels in excess of standards established in the County's General Plan, Noise Ordinance, or applicable standards of other agencies as a result of outdoor music concerts held on the Center Stage bandstand of the project site.

Overview of the Existing Noise Environment

The primary existing noise sources in the project area are traffic noise (generated by engine vibrations, the interaction between the tires and the road, and the exhaust system) from Highway 173 and Highway 189 near the project site as well as boating activities. Noise levels on and in the vicinity of the project site will change as a result of the outdoor music concerts.

Ambient Noise Levels

An ambient noise survey was conducted by *P.A. Penardi & Associates* was initiated in August 2012 and environmental noise measurements were performed on several occasions during the summer of 2012 and 2013 both in the Lake Arrowhead Village and in the vicinity of the Village. The measurements were performed at four locations near residential structures using a Bruel & Kjaer 2218 Type 1 Precision Integrating sound level meter during concerts when the bands were playing and during their breaks, and with and without power boat activity on the lake. Monitoring locations are shown in Exhibit 3.

Dates and approximate times noise measurements were taken are described as follows:

- 8/4/12: 2 hours, measured on lake at two locations.
- 8/25/12: 1.5 hours, measured at condos and SF residence.
- 9/3/12: 1 hour, measured at condos and SF residence.
- 9/30/12: 1 hour, measured at condos.
- 5/11/13: 1 hour, measured at condos.
- 5/23/13: 1 hour, measured at condos using pink noise.
- 8/14/13: 1 hour, measured at condos using pink noise (post sound curtains installation).

It's important to note that the environmental noise measurements often were not made continuously during the site visits because of interference from miscellaneous sources e.g., boats on the lake and vehicular traffic in the Village. The collection of sound data was interrupted during these extraneous events so that only the sounds of interest were integrated.

Table 2 lists the locations and noise measurements.

Table 2. Location of Noise Measurements and Noise Levels

Site No.	Description	Noise Measurement
1	A condominium complex located approximately 130 feet west of the Center Stage bandstand.	In excess of 55 dB(A) (58 to 62 dBA)
2	A single-family residence located approximately 1,500 feet north of the Center Stage bandstand, across the lake north of the Village.	46 dB(A), 48 dB(A) and 52 dB(A) with band playing
3	A single-family residence located approximately 4,000 feet north the Center Stage bandstand, across the lake in the North Bay area.	50 dB(A) with band playing
4	A 2-story single-family residence located approximately 640 feet south of the Center Stage bandstand.	48 dB(A) with band playing.

Source: P.A. Panardi & Associates, Acoustical Consultant, March 6, 2014.

As shown on Table 2, on one occasion the sound levels exceeded the 55 dB (A) threshold at Site #4.

County of San Bernardino Noise Standards

General Plan

The County has adopted a Noise Element (2007) in its General Plan. One of the general goals of the County Noise Element is to develop and adopt specific policies and an effective implementation program to abate and avoid excessive noise exposures in the County by requiring that effective noise mitigation measures be incorporated into the design of new noise-generating and new noise-sensitive land uses. Specific policies have been adopted by the County to accomplish the goals of the Noise Element, including the following as summarized below:

- The County will abate and avoid excessive noise exposure through noise mitigation measures incorporated into the design of new noise-generating and new noise-sensitive land uses, while protecting areas within the County where the present noise environment is within acceptable limits (Goal N1).
- When industrial, commercial, or other land uses, including locally regulated noise sources, are proposed for areas containing noise-sensitive land uses, noise levels generated by the proposed use will not exceed the performance standards listed in Chapter 83.01, Table 83-2 of the County’s Development Code at the boundary of areas planned or zoned for residential or other noise-sensitive land uses (Goal N1.3).

Development Code

Table 3 (Noise Standards for Stationary Noise Sources) describes the noise standard for emanations from a stationary noise source, as it affects adjacent properties:

Table 3. Noise Standards for Stationary Noise Sources

Affected Land Uses (Receiving Noise)	7 am-10 pm Leq	10 pm-7 am Leq
Residential	55 dB(A)	45 dB(A)
Professional Services	55 dB(A)	55 dB(A)
Other Commercial	60 dB(A)	60 dB(A)
Industrial	70 dB(A)	70 dB(A)
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 1, 8 or 24 hours.		
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 sensitivity range of the human ear.		
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 pm to 7 am). In this way Ldn takes into account the lower tolerance of people for noise during nighttime periods.		
Source: Table 83-2 of County of San Bernardino Development Code		

Impact Analysis

As shown on Table 2, the sound levels generated by outdoor concert events would expose the nearest sensitive receptor (condominium located 130 feet west of the Center Stage bandstand) during some events. Additional acoustical studies were conducted by P.A. Panardi & Associates in the effort to further reduce the sound levels in the vicinity of the Center Stage bandstand. In May 2013, an electronic pink-noise source fed through the house audio system verified that the sound path to the condominium complex traveled through the “corridor” between the Basix building and the one to the south (See Exhibit 4). Since pink noise is a relatively constant source, as opposed to a live band, it allowed P.A. Panardi & Associates to “calibrate” the system and confirm the conclusion that, if the sound level at the house mixer location were to be held to a level not exceeding 85 dB (A), the sound level at the condominium complex would be no greater than 55 dB (A). Therefore, the following mitigation measure is required to reduce impacts to less than significant.

NOI 1. On-Stage Noise Control Monitoring: Prior to the commencement of any concert or event that generates sound from the Center Stage bandstand area, the operator of the event shall control the sound level as measured at the mixing console in the audience area under the tent to 85 dB (A) to ensure that the sound level at the nearest sensitive receptor (condominium complex located 130 feet west of the Center Stage bandstand) shall be no greater than the 55 dB (A) applicable limit.

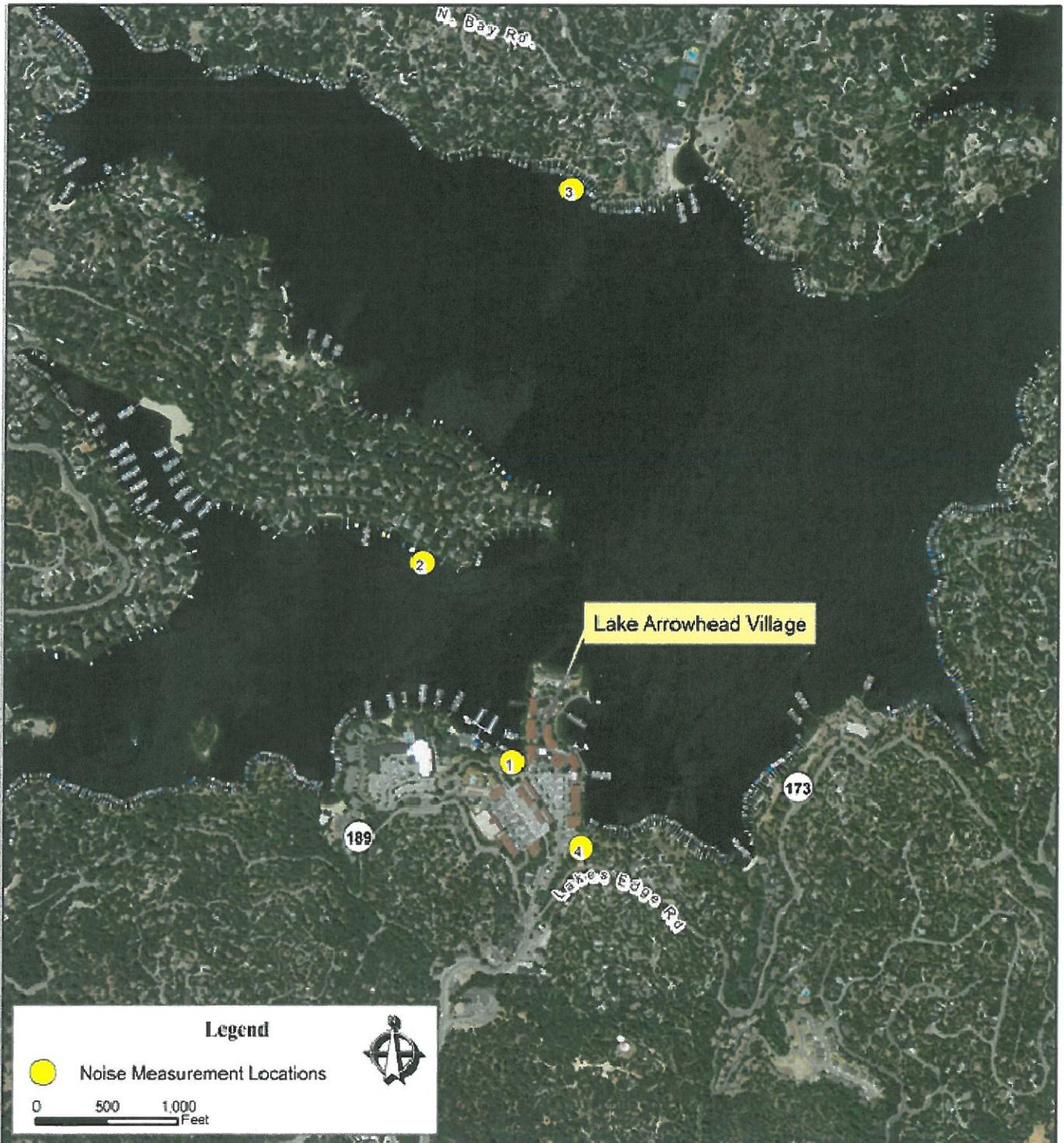
In addition, in order to mitigate impacts to the maximum extent feasible, the following mitigation measure is required:

NOI-2. Acoustically Absorptive Curtains: Prior to the commencement of any concert or event that generates sound from the Center Stage bandstand area, the operator of the event shall install acoustically absorptive curtains on the exterior walls of the two buildings that form the sound “corridor” (as shown on Exhibit 4 of this Initial Study document) to the condominium complex located 130 feet west of the Center Stage bandstand area.

With respect to "intermittent single events", these type of events would be indicative of noise events such as aircraft over flights, train passages, or power boat activity. The sounds generated by the concerts are not considered "intermittent single events." However, if the highest sound level measured on the Lake at Site #2 (52 dBA on one occasion before the introduction of remedial measures), the intrusive interior sound level within that residence are estimated to be no greater than approximately 32 dBA (assuming closed windows) which is well below the typically recommended limit of 45 dBA (individual maximum or Ldn/CNEL).

With respect to sleep disturbance, the concerts are held from 6:30-8:30 p.m. which are not typical sleeping hours. Additionally, there is evidence that there is little sleep disturbance if noise from single events are less than 40 dBA.

- XII b) **Less Than Significant Impact.** Common sources of ground-borne vibration are trains, buses on rough roads, and construction activities such as blasting, pile-driving and operating heavy earth-moving equipment. The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction is proposed. Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise.
- XII c) **Less Than Significant Impact With Mitigation Incorporated.** As discussed above under Issue XII (a), noise levels could exceed County thresholds during some concerts. Although the concerts are only held during certain days of the year and are not continuous, the project could be considered to contribute to a permanent increase in ambient noise levels as the approval of the Conditional Use Permit would allow concerts to occur on an on-going long term basis as long as the Conditional Use Permit remains active. The analysis presented under Issue XII (a) concluded that with the incorporation of Mitigation Measures NOI-1 and NOI-2 impacts would be less than significant.
- XII d) **Less Than Significant Impact With Mitigation Incorporated.** As discussed above under Issue XII (a), noise levels could exceed County thresholds during some concerts resulting in temporary or periodic noise impacts. The analysis presented under Issue XII (a) concluded that with the incorporation of Mitigation Measures NOI-1 and NOI-2 impacts would be less than significant.
- XII e) **Less Than Significant Impact.** The project site is located more than two (2) miles from the Lake Arrowhead Airport. Therefore the project will not expose persons to excessive noise levels from aircraft operations from public use airports.
- XII e) **No Impact.** The project is not located within two miles of a private airstrip and therefore will not expose persons to excessive noise levels from aircraft operations from private airstrips.



Noise Measurement Locations

Exhibit 3



Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XIII. POPULATION AND HOUSING - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

- XIII a) **Less Than Significant Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction is proposed. Therefore, the project will not Induce substantial population growth in the area
- XIII b) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. Therefore there will be no displacement of a substantial numbers of existing housing units
- XIII c) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. Therefore there will be no displacement of a substantial numbers of people.

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

XIV a) Less Than Significant Impact.

The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities.

Fire Protection

The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction will occur. As such the project will not generate a need for additional fire suppression services. The most likely service need will be for paramedic services. The nearest fire station serving the project site is County Fire Station No. 91 located at 301 S. State Hwy 173, Lake Arrowhead.

Police Protection

The Sheriff's Department will impose standard conditions of approval on the project to ensure that events will not require diversion of so great a number of Sheriff's deputies to ensure that an event(s) interfere with normal protection to the rest of the area.

Schools

The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction will occur. As such, no impacts to schools will occur.

Parks

The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction will occur. Therefore, the proposed project is not expected to result in the substantial physical deterioration of existing neighborhood and regional parks or recreational facilities.

Other Public Facilities

The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction will occur. Therefore, the proposed project is not expected to result in the substantial physical deterioration of existing neighborhood and regional parks or recreational facilities

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XV. RECREATION

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- XV a) **Less Than Significant Impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, because the project provides a venue for outdoor events that will occur within portions of the fully developed Lake Arrowhead Village commercial center..
- XV b) **Less Than Significant Impact.** The project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment, because the project provides a venue for outdoor events that will occur within portions of the fully developed Lake Arrowhead Village commercial center.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XVI. TRANSPORTATION/TRAFFIC - Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy
Establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass Transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

XVI a) **Less Than Significant Impact With Mitigation Incorporated.** Primary access for the project site is from Highway 173 And Highway 189. Highway 73 and Highway 189 are classified as two-lane mountain major highway by the Lake Arrowhead Community Plan. Future 2030 conditions for the Lake Arrowhead Community Plan area indicate that both State Highways within the plan area are projected to experience more congestion than existing conditions but are projected to remain at acceptable Levels of Service. (Ref. Lake Arrowhead Community Plan Table 4).

During events traffic volumes will increase temporarily as vehicles enter and exit the project site. Attendance varies depending on the event but ranges from 150 per day to 2,000 per day. The hours can range from 9am to 9pm on a worst case scenario (assuming events start at 9am and end at 9pm). But the traffic is dispersed throughout the day and patrons can attend multiple events without leaving the site. The majority of retail stores during the summer months close at 8pm while restaurants remain open until 10 or 11pm. Given the alternating exchange of traffic throughout the day, therefore, traffic congestion is not anticipated to have a significant impact. However, because traffic impacts are directly affected by the number, duration, and mix of events on a given day, the following mitigation measure is required.

TR-1. Fifteen (15) calendar days prior to the commencement of any event, the operator of the event shall contact the California Highway Patrol to inform them of the event(s) and schedule in order to determine if temporary traffic control measures are required.

XVI b) **Less Than Significant Impact With Mitigation Incorporated.** Within San Bernardino County, the San Bernardino Associated Governments (SANBAG) was designated as the Congestion Management Agency (CMA). Through this program SANBAG can monitor regional transportation facilities and catalog their daily operating Levels of Service in an effort to identify existing travel patterns and better plan for future transportation improvements in response to shifting travel patterns. Both Highway 173 and Highway 189 are roadways that have been designated as Congestion Management Program (CMP) facilities.

The County of San Bernardino Congestion Management Program, 2009 Update established a Level of Service (LOS) E, or the current level, whichever is farthest from LOS A, as the LOS standard for intersections or segments on the Congestion Management Program system of roadways. The analysis presented under Issue XVI (a) concluded that with the incorporation of Mitigation Measures TR-1 impacts would be less than significant.

XVI c) **Less Than Significant Impact.** Based on the Hazards Overlay Maps contained in the County of San Bernardino General Plan, the project site is not located within an Airport Safety Review Area. Therefore the project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVI d) **Less Than Significant Impact.** The project provides a venue for outdoor events that will occur within portions of the fully developed Lake Arrowhead Village commercial center. No roadways will be altered as a result of the project. There are no incompatible uses, such as agricultural uses, that will result in the roadways being used by farm equipment or other similar vehicles.

XVI e) **Less Than Significant Impact.** The project will not result in inadequate emergency access, because the project has sufficient access point from two or more directions.

XVI f) **No Impact.** The project provides a venue for outdoor events that will occur within portions of the fully developed Lake Arrowhead Village commercial center. No roadways will be

altered as a result of the project. Pedestrian and bicycles will be able to use the existing roadways for access.

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

SUBSTANTIATION

XVII a) **Less Than Significant Impact.** The project site is currently served by the sewer system operated by the Lake Arrowhead Community Services District which is subject to independent regulation by local and state agencies that ensure compliance for water quality standards which is subject to independent regulation by local and state agencies that ensure compliance for waste discharge standards mandated by the Lahontan Regional Water Quality Control Board. Therefore, the project will not exceed wastewater treatment requirements of the Lahontan Regional Water Quality Control Board.

XVII b) **No Impact.** The project site is currently served by the sewer system operated by the Lake Arrowhead Community Services District. The project is not proposing the construction of new

water or wastewater treatment facilities or expansion of existing facilities.

- XVI lc) **No Impact.** As discussed in Section VIII, *Hydrology and Water Quality*, the proposed project will not increase storm flow rates from the site and will therefore not create any additional impacts on downstream storm drain facilities that will necessitate expansion of existing facilities or construction of new facilities.
- XVII d) **Less Than Significant Impact.** The project site is currently served by the Lake Arrowhead Community Services District for potable water services. The project provides a venue for outdoor events that will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction is proposed. As such, no permanent land uses that generate the need for water will occur (i.e. restaurants, shops, etc.) During events, bottled water is available for patrons..
- XVI le) **Less Than Significant Impact.** The project site is currently served by the sewer system operated by the Lake Arrowhead Community Services District. The project provides a venue for outdoor events that will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction is proposed. As such, no permanent land uses that generate the need for wastewater treatment will occur (i.e. restaurants, shops, etc.). Therefore, the project will not result in the need for additional capacity to treat wastewater.
- XVII f) **Less Than Significant Impact.** The project provides a venue for outdoor events that will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction is proposed. As such, no permanent land uses that generate solid waste will occur (i.e. restaurants, shops, etc.). Solid waste generated by an event will be picked up by Burrtec and most likely taken to the San Timoteo Sanitary Landfill in Redlands, which has a remaining capacity of 13,605,488 CY and an estimated closure date of 2043. (Ref. Cal Recycle Webpage accessed on March 11, 2014). As such, the proposed project would not adversely affect the ability of existing landfills to meet projected demands.
- XVII g) **Less Than Significant Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste, therefore any impact will be less than significant.

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- XVII a) **Less Than Significant With Mitigation Incorporated:** All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study Checklist. Throughout this Initial Study Checklist, where impacts were determined to be potentially significant, mitigation measures have been imposed to reduce those impacts to less-than-significant levels. Accordingly, with incorporation of the mitigation measures imposed throughout this Initial Study Checklist, the project would not substantially degrade the quality of the environment and impacts would be less than significant.
- XVII b) **Less Than Significant impact:** The analysis in this Initial Study Checklist demonstrated that the project is in compliance with all applicable mitigation plans including but not limited to, water quality control plan, air quality maintenance plan, integrated waste management plan, and plans or regulations for the reduction of greenhouse gas emissions such as AB 32 and SB 375.

In addition, the project would not produce impacts, that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because potential adverse environmental impacts were determined to be less than significant with

implementation of mitigation measures identified in this Initial Study Checklist.

XVII c) **Less Than Significant Impact With Mitigation incorporated:** The project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study Checklist. In instances where the project has potential to result in direct or indirect adverse effects to human beings, including impacts related to Noise and Traffic, mitigation measures NOI-1, NOI-2, and TR-1 have been applied to reduce the impact to below a level of significance. With required implementation of mitigation measures identified in this Initial Study Checklist, the project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

XVIII. MITIGATION MEASURES

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

SELF MONITORING MITIGATION MEASURES: (Condition compliance will be verified by existing procedure): None

Mitigation Measures

NOI 1. On-Stage Noise Control Monitoring: Prior to the commencement of any concert or event that generates sound from the Center Stage bandstand area, the operator of the event shall control the sound level as measured at the mixing console in the audience area under the tent to 85 dB (A) to ensure that the sound level at the nearest sensitive receptor (condominium complex located 130 feet west of the Center Stage bandstand) shall be no greater than the 55 dB (A) applicable limit.

NOI-2. Acoustically Absorptive Curtains: Prior to the commencement of any concert or event that generates sound from the Center Stage bandstand area, the operator of the event shall install acoustically absorptive curtains on the exterior walls of the two buildings that form the sound "corridor" (as shown on Exhibit 4 of this Initial Study document) to the condominium complex located 130 feet west of the Center Stage bandstand area.

TR-1. Fifteen (15) calendar days prior to the commencement of any event, the operator of the event shall contact the California Highway Patrol to inform them of the event(s) and schedule in order to determine if temporary traffic control measures are required.

GENERAL REFERENCES:

California Environmental protection Agency, Cortese List Data Resources website accessed March 11, 2014.

Cal Recycle website accessed March 11, 2014.

CEQA Guidelines, Appendix G

County of San Bernardino Development Code, April 12, 2007.

County of San Bernardino General Plan, March 13, 2007.

Lake Arrowhead Community Plan, April 12, 2007.

PROJECT SPECIFIC REFERENCES:

Vickie Goodglick, Marketing & Events Manager, Lake Arrowhead Village, Email transmittals Dated March 13, 2014

Noise Information, P.A. Penardi & Associates