

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:

<p>APN: 0315-231-16</p> <p>APPLICANT: WILLIAM & LISA BURTNER</p> <p>COMMUNITY: ERWIN LAKE, 3RD SUPERVISORAL DISTRICT</p> <p>LOCATION: 11th LANE, SWC, APPROXIMATELY 347 FEET S/O ERWIN RANCH ROAD</p> <p>PROJECT No: P201100317/CF-TTM 18806</p> <p>STAFF: ERNEST PEREA, CONTRACT PLANNER</p> <p>REP(S): SMITH SURVEYING INC...</p> <p>PROPOSAL: GENERAL PLAN AMENDMENT/ZONE CHANGE FROM BV-RL-5 TO BV/RS, AND SUBDIVIDE 7.8 ACRES INTO 18 LOTS</p>	<p>USGS Quad: Moonridge</p> <p>T, R, Section: T2N R2E Section 19NW</p> <p>Thomas Bros.: Page: 4742 Grid: H7</p> <p>Planning Area: Bear Valley</p> <p>Overlays: Fire Safety (FS) 1</p>
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PROJECT CONTACT INFORMATION:

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

Contact person: Ernest Perea, Contract Planner
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Project Sponsor: Smith Surveying Inc.
c/o Minor Smith
P.O. Box 519
Big Bear City, CA 92314
Phone No: (909) 584-7911

PROJECT DESCRIPTION:

The proposed project is a General Plan Amendment and Zone Change from BV/RL-5 (Bear Valley Community Plan/Rural Living-5 acre minimum lot size) to BV/RS (Bear Valley Community Plan/Single Residential) on approximately 7.8 acres and Tentative Tract Map 18816 to eighteen (18) lots ranging in size from 8,549 square feet to 37,959 square feet.

The project proposes to construct approximately 1,800 linear feet of new paved roadway to provide access to the site via a 40 foot wide roadway. The proposed roadway will connect to 10th Lane on the eastern portion of the site and to Erwin Ranch Road to the west. Water and sewer improvements are proposed which include underground conveyance pipes to connect to Community Services District Service Area 53B facilities.

The site will be graded to accommodate the future home sites. Grading will be balanced on-site with approximately 1,400 cubic yards of cut and 1,400 cubic yards of fill. The recordation of the Tentative Tract Map will allow for future construction of detached single-family homes and accessory structures on each lot.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is essentially flat with a gentle slope from the southwest to the northeast. The major vegetation on the site consists of Jeffrey pine forest. There are no drainage courses within the project site. The project site has been disturbed by off-highway vehicle and equestrian use. In addition, in 2008 the project site was part of a County of San Bernardino fuel modification project which removed all trees less than 10 inches in diameter breast height and some brush.

Table 1. Existing Land Use and Zoning

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Vacant	BV/RL-5
North	Vacant	BV/SD-RES
South	Vacant	BV/RL-5 and National Forest
East	Single family homes	BV/RS
West	Vacant	BV/RL-5

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

Federal: None;

State of California: None

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

Local: Community Services District Service Area 53B

EVALUATION FORMAT

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

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

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

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

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

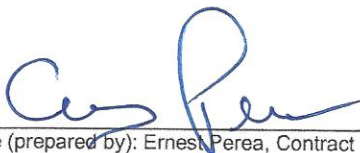
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <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:

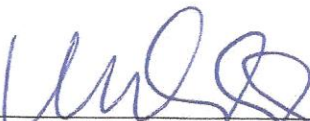
- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have 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 (prepared by): Ernest Perea, Contract Planner

4/5/13

Date



Signature: Heidi Duran, Supervising Planner

4/25/2013

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	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).

The project site is located in an area characterized by generally flat land with the major vegetation consisting of Jeffrey pine forest interspersed with urban type development such as single-family homes, the Big Bear Christian Center and the Big Bear Sports Camp. The project site itself does not meet the criteria for a "scenic vista" described above. Views of the mountain backdrops in the surrounding area would be considered a "scenic vista." Due to the flat topography of the site, views of these landforms will not be impacted by future development of single-family homes on the project site. Therefore, the project will have a less than significant impact on a scenic vista.

I b) **Less Than Significant Impact.** State Route 38, from the Yucaipa sphere of influence northeast to Big Bear Dam has been designated as a scenic route by San Bernardino County. State Route 38 has also been designated as a Scenic Route under the State of California Scenic Highway Program.

The Bear Valley Community Plan requires compliance with the provisions of the Open Space Overlay for areas located within two-hundred (200) feet on both sides of the ultimate

road right-of-way of State and County designated Scenic Highways. The project site is located approximately six-hundred (600) feet northeast of State Route 38, thus it is not located within an Open Space Overlay. In addition, the project site is not readily visible from State Route 38 because of the intervening Jeffrey pine forest located between the highway and the project site.

Based on the above, the proposed 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 its surroundings. The project site is located in an area characterized by generally flat land with the major vegetation consisting of Jeffrey pine forest interspersed with urban type development such as single-family homes, the Big Bear Christian Center and the Big Bear Sports Camp. In order to accommodate the proposed roadway and future building pads, Jeffrey pines will have to be removed which will change the visual character of the project site to some degree. However, trees will only be removed to allow for the construction of the proposed single-family homes and other related improvements so that the project site will be similar to character to the other developed residential areas in the immediate vicinity.

Based on the above, future development of single-family homes will not substantially change the visual character of the area.

- I d) **Less Than Significant Impact.** The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area because the lighting for proposed use will consist of outdoor lighting sources typically associated with single-family residences (e.g. security lighting, landscape accent lighting etc.). Additionally, any future development will be required to comply with the County Development Code Glare & Outdoor Lighting standards.

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

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Potentially
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Impact**II. AGRICULTURE and FORESTRY RESOURCES -**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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.

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) **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no agricultural uses on the site currently. The proposed project would thus have no impact to designated farmland.
- II b) **No Impact.** The project site is located within the Rural Living (RL-5) zone. Agricultural uses are allowed as an ancillary use to the primary residential use. Therefore, there would not be a conflict with existing zoning for agricultural use. In addition, there is no Williamson Act contract that affects the project site according to the County Assessor's Office.
- II c) **No Impact.** The project site is located within the Rural Living (RL-5) zone and the project is proposing to change the zone to Residential Single (RS). Therefore, the project would not conflict with existing zoning for, or cause rezoning of, forest land.
- II d) **No Impact.** The project site meets the definition of "forest land" as defined by Public Resources Code Section 12220(g) because the site can support 10-percent native tree cover of any species (i.e. Jeffrey pine).

According to the *Burtner Property Forest Resource Inventory & Wildfire Hazard Assessment* prepared for the project site by Tim Morin, RPF, the mean trees per acre is 120. Based on a project site acreage of 7.8 acres the estimated number of trees is 936.

However, the County has established the Resource Conservation (RC) Land Use Zoning District in part to encourage the preservation of open space, watershed and wildlife habitat areas and to establish areas where open space and non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may co-exist. As noted in the previous responses, the project site is not designated as RC but rather is currently designated as RL-5 (Rural Living) and proposed to be changed to RS (Single Residential). Thus the project site was not identified as requiring preservation as forest land.

Based on the above, no significant forest land will be lost or converted to non-forest use as a result of the project

- II e) **No Impact.** See responses to Questions IIa through II d above. In addition, the project would not be located on or adjacent to farmland; therefore, the project would not convert farmland to non-agricultural use. No impact would occur.

Indirect impacts on forest land can occur in two ways: (1) by urban development increasing property values, or extending infrastructure, thereby placing pressure on adjacent forest land to convert to non-forest use; or (2) through land use conflicts between the proposed use and the forest use leading eventually to the diminishment of the forest use (for example, reduction of forest land as a result of deforestation due to development).

The lands surrounding the project site are either developed with residential uses or contain vacant forest land. The vacant forest land adjacent to the site is designated RL-5 and is

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planned for future residential development. Because forest land uses are not planned in the area surrounding the site, the project would not result in conversion of forest land to nonforest use.

Therefore, no significant adverse impacts are identified or anticipated for Agricultural and Forestry Resources and no mitigation measures are required.

	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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Discuss conformity with the South Coast Air Quality Management District Plan, if applicable):

III a) **Less Than Significant Impact.**

III b) Less Than Significant Impact. The CEQA Guidelines indicate that a significant impact would occur if the proposed Project would violate any air quality standard or contribute significantly to an existing or projected air quality violation. The applicable thresholds of significance for air emissions generated by the Project are established by the South Coast Air Quality Management District (SCAQMD) and are described in Table 2.

Table 2. SCAQMD Significant Emission Thresholds

Criteria Pollutant	Daily Threshold (pounds)
Carbon Monoxide (CO)	550
Oxides of Nitrogen (NOx)	100
Volatile Organic Compounds (VOC)	75
Oxides of Sulphur (SOx)	150
Particulate Matter (PM10)	82
Particulate Matter (PM2.5)	82
Source: SCAQMD Air Quality Management District	

Emissions generated by the project for both construction and operation were modeled using the California Emissions Estimator Model (CalEEMod). The results are shown in Tables 3 through 5 below.

Table 3. Project Construction Emissions (Unmitigated)

Pollutant	Maximum Unmitigated (lbs/day)	SCAQMD Threshold	Exceeds Threshold?
CO	25.43	550	NO
NOx	38.96	100	NO
VOC	5.05	75	NO
PM ₁₀	8.60	150	NO
PM _{2.5}	5.26	55	NO
SOx	0.04	150	NO
Note: Road construction emissions were based on 1,800 linear feet of road 40-feet wide for a total of approximately 1.65-acres of disturbed soil. Site preparation was calculated for 5-days utilizing 1 Rubber Tire Dozer 8-hours per day and 1 Tractor/Loader/Backhoe 8-hours per day. Grading was calculated at 10-days utilizing 1 Grader 8-hours per day, 1 Rubber Tire Dozer 8-hours per day, and 1 Tractor/Loader/Backhoe 8-hours per day.			

Table 4. Project Individual Dwelling Unit Construction (Unmitigated)

Pollutant	Maximum Unmitigated (lbs/day)	SCAQMD Threshold	Exceeds Threshold?
CO	9.07	550	NO
NOx	11.83	100	NO
VOC	3.25	75	NO
PM ₁₀	1.70	150	NO
PM _{2.5}	0.93	55	NO
SOx	0.02	150	NO

Note: Since the project includes the construction of 18-single family residential homes which will be developed as lots are sold the construction phase was modeled using CalEEMod for construction of an individual unit. Each single family building site estimated at .44 acres of disturbed. Site Prep 1-day utilizing 1 Grader 8-hours per day and 1 Tractor/Loader/Backhoe 8-hours per day. Grading 2-days utilizing 1 Rubber Tire Dozer 1-hours per day, and 1 Tractor/Loader/Backhoe 8-hours per day. Building Construction 100-days utilizing 2 Tractor/Loader/Backhoes for 8-hours per day. Architectural Coating 5-days utilizing 1 air compressor for 6-hours per day.

Table 5. Project Operational Emissions (Unmitigated)

Pollutant	Maximum Unmitigated (lbs/day)	SCAQMD Threshold	Exceeds Threshold?
CO	21.97	550	NO
NOx	4.42	100	NO
VOC	4.20	75	NO
PM ₁₀	4.15	150	NO
PM _{2.5}	1.17	55	NO
SOx	0.04	150	NO

As shown in Tables 3 through 5, Project emissions will not exceed SCAQMD thresholds even without implementing mitigation measures.

III c)

Less Than Significant Impact. The South Coast Air Basin is in non-attainment for PM_{2.5}, PM₁₀, nitrogen oxide, and ozone, which means that the background level of those pollutants are, at times, higher than the ambient air quality standards. If a proposed project exceeds the threshold levels for the various air quality constituents listed in the previous

section, the proposed project would contribute toward a cumulative impact. The AQMP contains a number of land use and transportation rules and regulations designed to help the region meet the air quality standards set forth in the AQMP. The Project must comply with all of the applicable rules and regulations of the AQMP, specifically Rule 403 (Fugitive Dust) to reduce impacts during construction. In addition, based on the emissions shown in Tables 3 through 5 above, the proposed project is not forecast to exceed regional SCAQMD Thresholds. Therefore, impacts from the proposed project would not result in a cumulative considerable increase for those criteria pollutants in which the area is in non-attainment.

Less Than Significant Impact. The SCAQMD considers the following land uses as III d) “sensitive receptors.”

- schools, playgrounds and childcare centers
- long-term health care facilities
- rehabilitation centers
- convalescent centers
- hospitals
- retirement homes
- residences

The construction of the roadway and grading of the project site will be located adjacent to residential uses to the east. Therefore, a Localized Significance Thresholds (LST) analysis was conducted pursuant to SCAQMD methodology. LSTs 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}). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal 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.

Tables 6 and 7 below describes the results of the LST analysis.

Table 6. LST Analysis-Mass Grading and Road Construction

Pollutant	LST Significance Threshold Lbs/Day*	Project Emissions	Exceeds Threshold?
Oxides of Nitrogen (NO _x) for Construction and Operation	270	38.96	NO
Carbon Monoxide (CO) for Construction and Operation	2,075	25.43	NO
Particulate matter less than 10 microns in aerodynamic diameter (PM ₁₀) for Construction	14	5.06	NO
Particulate matter less than 2.5 microns in aerodynamic diameter (PM _{2.5}) for Construction	9	3.44	NO
*Based on LST SRA #38 Big Bear Lake			

Table 7. LST Analysis-Individual Home Construction

Pollutant	LST Significance Threshold Lbs/Day*	Project Emissions	Exceeds Threshold?
Oxides of Nitrogen (NO _x) for Construction and Operation	118	11.83	NO
Carbon Monoxide (CO) for Construction and Operation	775	9.07	NO
Particulate matter less than 10 microns in aerodynamic diameter (PM10) for Construction	4	1.14	NO
Particulate matter less than 2.5 microns in aerodynamic diameter (PM2.5) for Construction	4	0.73	NO
*Based on LST SRA #38 Big Bear Lake			

e) No 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 proposed use is a subdivision of land to accommodate future residential development. This type of use does not produce odors that would affect a substantial number of people.

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

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

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

The information contained in this section is based in part on the Burtner Parcel Division Project Southern Rubber Boa Habitat Assessment and Rare Plant Survey prepared by Tanner Environmental Services dated December 9, 2011

IV a) **Less Than Significant with Mitigation Incorporated.**

Wildlife Species

The *Habitat Assessment* prepared for the project site did not identify any suitable habitat for any on any species identified as a candidate, sensitive or special status species and concluded that no focused surveys were necessary. However, because of concerns raised by the California Department of Fish & Wildlife (CDFW), a focused survey for the *southern rubber boa* was conducted on the project site as well as a 100 foot buffer around the project site. Based on the results of the survey, no habitat capable of supporting the *southern rubber boa* was present on the project site or adjacent to the project site. However, in order to mitigate impacts to the maximum extent feasible, the following mitigation measure is required:

BIO-1: A qualified biologist is required to monitor the project site during road construction and grading to ensure that no southern rubber boa are present or move into the construction zone. Following initial grading and depending whether southern rubber boa were observed during initial grading, conduct random visits and spot checks. If southern rubber boa are present, the grading and road construction work shall be halted and the County of San Bernardino Planning Land Use Services-Planning Division and the CDFW field office serving the project area shall be notified. Grading and road construction may continue after any impacts are addressed and clearance to proceed is given by the County and the CDFW.

Plant Species

The *Habitat Assessment* prepared for the project site did not identify any suitable habitat for any on any plant species identified as a candidate, sensitive or special status species or *pebble plain habitat* and concluded that no focused surveys were necessary.

- IV b) **Less Than Significant Impact.** The project will not have a substantial adverse effect on riparian habitat because none was identified on the site by the *Habitat Assessment*.
- IV c) **No Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because no wetlands were identified on the project site by the *Habitat Assessment*.
- IV d) **Less Than Significant With Mitigation Incorporated.** According to the *Habitat Assessment* the project site has the potential to support migratory birds and raptor nests. The following mitigation measure is required:

BIO-2: If grading and road construction is conducted between February 15 and August 15, a pre-construction survey for nesting birds shall be conducted three (3) to five (5) days prior to such construction activities. Depending on the species, buffer zones of one-hundred (100) to five-hundred (500) feet must be established around nesting birds and monitored on a weekly basis until nesting is confirmed to have failed or fledglings are deemed sufficiently developed and independent. In general, these buffer zones and protection for nesting birds under the Migratory Bird Treaty Act shall remain in place between February 15 and August 15.

- IV e) **Less Than Significant Impact.** The only development proposed at this time is for the construction of the primary roadway serving the project site. Development Code Section 88.01.050 regulates the removal of trees. The project will be required to comply with the provisions of this section of the Development Code if trees eligible for protection are to be removed. This is a mandatory requirement and not considered a mitigation measure.
- IV f) **No Impact.** The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

	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) **No Impact.** This project will not cause a substantial adverse change in the significance of an above ground historical resource, because there are no structures of any kind existing on the site.
- V b) **Less Than Significant Impact with Mitigation.** The project site is not identified on the Cultural Resources Sensitivity Overlay Maps contained in the County of San Bernardino General Plan. However, because there is the potential to construct one single-family residence on each lot, the following Mitigation Measure is required to reduce any impacts to the maximum extent feasible:

CR-1: CDP Note – Cultural Resources. The following CDP note shall be listed on the CDP prior to recordation:

If archaeological resources are uncovered during ground disturbing activities, all work in that area shall cease. A qualified expert (e.g. archaeologist) as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation.

- V c) **Less Than Significant Impact with Mitigation Incorporated.** The project site is not identified on the Cultural Resources sensitivity Overlay Maps contained in the County of San Bernardino General Plan. However, to afford the maximum protection for any potential disturbance of paleontological resources, the following mitigation measure is required:

CR-2. CDP Note – Paleontological Mitigation Program. The following CDP note shall be listed on the CDP prior to recordation: In the event paleontological resources are

discovered during any earth disturbing activities, a qualified vertebrate paleontologist must develop a program to mitigate impacts to such resources, consistent with the provisions of the California Environmental Quality Act. The program shall include, but not be limited to:

1. Monitoring of excavation in areas identified as likely to contain paleontologic resources by a qualified paleontologic monitor. Paleontologic monitors shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens.

2. Preparation of recovered specimens to a point of identification and permanent preservation including washing of sediments to recover small invertebrates and vertebrates.

3. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage (e.g., SBCM). The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impact to significant paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented.

4. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontologic resources.

- V d) **Less Than Significant Impact.** In the event of an accidental discovery or recognition of any human remains, California State Health and Safety Code Section 7050.5 dictates that no further disturbances shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public Resources Code Section 5097.98. With adherence to State Health and Safety Code Section 7050.5 which stipulates the process to be followed when human remains are encountered, no mitigation measures are necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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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"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

The following responses are based in part on a review of the *Geologic Hazards Overlay Maps* contained in the County of San Bernardino General Plan:

VI ai) **No Impact.** Alquist-Priolo Zone: The site is not located within an identified Alquist-Priolo

Earthquake Hazard Zone and no habitable structures are proposed to be constructed at this time, there are no impacts.

VIa ii) **No Impact.** Seismic Ground Shaking: Seismic ground shaking is influenced by the proximity of the site to an earthquake fault, the intensity of the seismic event, and the underlying soil composition. Given that the site is not located on an earthquake fault zone and no habitable structures are proposed to be constructed at this time. Therefore, there are no impacts.

VIa iii) **Less Than Significant With Mitigation Incorporated.** Seismic Ground Failure (Liquefaction): The project site is susceptible to liquefaction. No habitable structures are proposed to be constructed at this time. However, the following mitigation measure is required:

GEO-1: CDP Note – Geotechnical. The following CDP note shall be listed on the CDP prior to recordation: Prior to the recordation of the final map, a quantitative analysis of liquefaction susceptibility shall be conducted by a geotechnical engineer and be submitted with appropriate fees to the County Geologist for review and approval. The analysis shall describe foundation requirements for each building pad (if necessary) to ensure that future structures will not be impacted by liquefaction.

VI iv) **No Impact.** Landslide: The site is not located within a designated area where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for landslides. In addition, the site is relatively flat and is not in the vicinity of slopes that would be susceptible to landslides (e.g. slope areas that have sufficient height, slope ratio, and underlying geologic conditions that can result in landslides). No habitable structures are proposed to be constructed at this time. Therefore, there are no impacts.

VI b) **No Impact.** The project will not result in substantial soil erosion or the loss of topsoil, because no grading or development is proposed at this time. In addition, prior to the issuance of a building permit, a Water Quality Management Plan is required which will implement Best Management Practices to manage soil erosion and loss of topsoil. This is a mandatory requirement and considered a mitigation measure.

VI c) **Less Than Significant With Mitigation Incorporated.** Other than the potential for being susceptible to liquefaction, the project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off-site landslide, lateral spreading, subsidence, or collapse. Mitigation Measure GEO-1 is required to ensure that impacts from liquefaction are less than significant.

VI d) **No Impact.** The project site is not located in an area that has been identified as having the potential for expansive soils.

VI e) **No Impact.** The project site is proposed to be served by the sewer system operated by Community Service District Service Area 53B. No septic system is proposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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, a single family residential project that is less than 60-80 units in size does not emit more than 3,000 MTCO₂e per year and is thus considered as having a less than significant impact for GHG emissions. The project will accommodate the development of 18 single family units 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.

Therefore, no significant adverse impacts are identified or anticipated for Greenhouse Gas Emissions and no mitigation measures are required.

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 checked="" type="checkbox"/> | <input 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 | | | | |

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wildlands are adjacent to urbanized areas or where
residences are intermixed with wildlands?

☐☐☒☐

SUBSTANTIATION

- VIII a) **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 involves the subdivision of 7.8 acres into eighteen (18) lots. The site is planned for future residential development. This type of use does not involve hazardous materials of the type and quantity that would pose a risk to the surrounding environment.
- VIII b) **No Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the County Fire Department.
- VIII c) **No Impact.** The project site will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school, because the project does not propose the use of hazardous materials and the nearest school is Baldwin Lane Elementary School located approximately 1 mile northwest of the project site.
- VIII d) **No Impact.** Based on the *Cortese List Data Resources* webpage maintained by the California Environmental Protection Agency accessed on December 15, 2012, the Project site is not included on the list of hazardous materials sites compiled in accordance with Government Code No. 65962.5.
- VIII e) **Less Than Significant Impact.** The project site is located more than two (2) miles from the Big Bear City Airport. 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) **Less Than Significant Impact.** The project site is located in a Fire Safety Area 1 based on the *Hazards Overlay Maps* contained in the County of San Bernardino General Plan. Fire Safety Area 1 (FS1) includes areas within the mountains and valley foothills. It includes all the land generally within the San Bernardino National Forest boundary and is characterized by areas with moderate and steep terrain and moderate to heavy fuel loading contributing to

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high fire hazard conditions.

The Big Bear City Fire Department has reviewed the project and is requiring that all future construction shall adhere to the applicable standards and requirements of the Fire Safety 1 Overlay Zone. These requirements may include fuel modification around future structures. This is a mandatory requirement and not considered a mitigation measure.

Therefore, no significant adverse impacts are identified or anticipated for Hazards or Hazardous Materials and no mitigation measures are required.

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

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

SUBSTANTIATION

- a) **No Impact.** The Project will not violate any water quality standards or waste discharge requirements, because the Project's design is required to incorporate design features to diminish impacts to water quality from surface runoff to an acceptable level as required by state and federal regulations. In addition, the project is required to submit and obtain approval of a *Preliminary Water Quality Management Plan* before the project can be approved.

The Project will be served by the Community Services District-Service Area 53B 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 proposes to connect to wastewater facilities operated by the Big Bear Area Regional Wastewater Agency 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) **Less Than Significant Impact.** The project site is located within the Big Bear City Community Services District. According the 2010 *Water Master Plan*, the District meets its demand with a series of wells and springs and has a storage capacity of 6.24 million gallons. Natural recharge to the east portion of the Big Bear Valley groundwater basin appears to be adequate to meet the demands projected for the service area. Therefore, there would not be a net deficit in aquifer volume or a lowering of the local groundwater table level
- 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 an Water Quality Management Plan and a Storm Water Pollution Prevention Plan as discussed in Subsection IXa above.
- IX d-f) **Less Than Significant Impact.** The County Public Works Department is requiring that adequate provisions shall 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.

In addition, the project is required to submit and implement a *Water Quality Management Plan* and a *Storm Water Pollution Prevention Plan* as discussed in the response to

Question IXa above.

- IX g-j) **No Impact.** The project site is located within Flood Zone D as identified by FEMA Flood Insurance Rate Map Community Panel Number 8035H dated August 28, 2008. Flood Zone D is not impacted by a 100-year flood. In addition, the County of San Bernardino *Hazards Map* does not show the project site as being located within a 100-year flood hazard area. 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 site is located within Flood Zone D as identified by FEMA Flood Insurance Rate Map Community Panel Number 8035H dated August 28, 2008. Flood Zone D is not impacted by a 100-year flood. In addition, the County of San Bernardino *Hazards Map* does not show the project site as being located within a 100-year flood hazard area. 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 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.

Therefore, no significant adverse impacts are identified or anticipated for Hydrology and Water Quality and no mitigation measures are required.

	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- X a) **No Impact.** The project site is adjacent to vacant land on the north, south, and west and a developed single family subdivision to the east. Access to the site will be provided from Erwin Ranch Road from the west and from the developed single family subdivision from the east. Development of the site is a logical extension of development in the area and will not physically divide an established community.
- X b) **No Impact.** 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 Checklist. Based on the above, it can be determined that the Project is not in conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect.
- 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.

Therefore, no significant adverse impacts are identified or anticipated and for Land Use and Planning and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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 site is located within an area designated as Mineral Resource Zone 4 (MRZ-4) according to maps prepared by the State Geologist. The MRZ-4 Zone are areas of unknown mineral resource potential,

Section 82.17.020 of the Development Code states: "*The MR Overlay shall be applied on the following areas:*

(a) *Areas with existing major surface mining activities;*

(b) *Areas where mining activity is expected to take place in the future; and*

(c) *Areas adjacent to current or proposed mining activity to prohibit the intrusion of incompatible uses."*

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, because there are no major mining activities being conducted on the site; the location and size of the site precludes future mining; and there are no current or proposed mining activities that are located adjacent to the site. In addition, the site the site is not within a Mineral Resource Zone Overlay as described above.

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	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

- XII a) **Less Than Significant Impact.** Development Code Table 83-2 (Noise Standards for Stationary Noise Sources) describes the noise standard for emanations from a stationary noise source, as it affects adjacent properties. The residential development to the east of the project site cannot be exposed to noise levels 55 dB (A) between 7am and 10pm or 45 dB (A) between 10pm and 7am.

The project is required to maintain noise levels at or below County Standards identified above. This is a mandatory requirement and not considered a Mitigation Measure. Compliance with this section of the development will ensure that noise sensitive receptors such as the single family residence to the west will not be subject to excessive noise levels.

- XII b) **Less Than Significant Impact.** The project is proposed on a relatively small site of 7.8 acres. As such, grading and construction activities will not require the type and amount of equipment that would cause excessive groundborne noise and vibration. Because of the small size of the site, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise. In addition, the project is required to maintain vibration and groundborne levels at or below County Standards identified in Development Code Section 83.01.090. This is a mandatory requirement and not considered a Mitigation Measure.
- XII c) **Less Than Significant Impact.** Typically a 5 dBA noise increase as a substantial change in noise levels. Although the proposed project would result in an increase in the number of vehicle trips and increase noise, it is not projected that the increased noise levels from this size of project (18 residential units) would create a continuous increase in noise levels that would equal or exceed a 5 dBA level. As such, the proposed project would not result in a substantial permanent increase in ambient noise levels.
- XII d) **Less Than Significant Impact.** Construction of the proposed project will temporarily increase ambient noise levels primarily due to equipment use during grading and building construction activities. Construction noise is exempt from County Noise Standards during 7:00am and 7:00pm except Sundays and federal holidays. This, temporary construction noise impacts will be less than significant.
- XII e) **Less Than Significant Impact.** The project site is located more than two (2) miles from the Big Bear City Airport. Therefore the project will not expose persons to excessive noise levels from aircraft operations from public use airports.
- XII f) **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.

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 Bear Valley Community Plan Maximum Land Use Policy Map Build-out assumes a maximum population of 53,079 based on the Land Use Policy Map. (Ref. Bear Valley Community Plan Pg. 21). The construction of eighteen (18) single-family residences has the potential to generate an increase in population above what the current zoning would allow by 51 persons. (Based on a population per household of 3 persons x 18 units = 54 persons compared to 1 unit x 3 persons = 3 under the existing zoning). This is a less than 1% increase in population (0.096%) and therefore is not considered significant.
- XIII b) **No Impact.** The site is vacant and contains no residential units. Therefore there will be no displacement of a substantial numbers of existing housing units
- XIII c) **No Impact.** The site is vacant and contains no residential units and therefore no people reside on the site. 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 proposed 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 Big Bear City Fire Department has reviewed the project and has provided conditions of approval for building construction and operation. In addition, the project is required to mitigate for its impacts on the provision of fire services and facilities within the Big Bear City Community Services District. The project may do so by either (1) funding an annuity to be held by the Big Bear City Community Services District or (2) by being annexed into the Big Bear Community Services District.

Police Protection

The Big Bear Sheriff's Station is located at 477 Summit Boulevard, Big Bear Lake. The

station is host to the city of Big Bear Lake's contract law enforcement personnel, as well as staff, in order to serve the unincorporated area. The project site is located adjacent to existing development and is adequately served by existing police protection services.

Schools

The project site is located within the Bear Valley Unified School District. The District is authorized by State law (Government Code § 65995-6) to levy a new residential construction fee per square foot of residential construction for the purpose of funding the reconstruction or construction of new school facilities. Pursuant to Section 65995(3) (h) of the California Government Code, the payment of statutory fees is "*deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities.*" Therefore, the payment of school impact fees would offset the potential impacts of increased student enrollment related to the implementation of the proposed project.

Parks

The project area contains the following Big Bear Recreation and Park District parks: Big Bear City Park, Meadow Edge Park, Erwin Lake Park, Sugarloaf Park, Grout Bay Park, and Dana Point Park. The payment of mandatory "In lieu" park fees will be paid for park and recreation facilities to serve the subdivision, as required during the building permit process.

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 is a relatively small development consisting of a eighteen (18) lots for future residential development. It is located within an area that contains an existing developed areas to the east (single-family homes) and is in close proximity to Highway 38 which is a major thoroughfare in the area. As such, the project would be a logical extension of the development pattern in the area and would not induce new growth by extending infrastructure and locating a development into an outlying undeveloped area, thus affecting the ability of local service providers to provide service within acceptable service times or provide other public services.

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

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 impacts generated by the potential to increase the population by less than 1% as discussed in Section XIIIa is considered less than significant.
- 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's potential to increase the population by less than 1% will not result in a substantially increased demand for recreational facilities.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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 type="checkbox"/>	<input checked="" 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.** The project is forecast to generate a total of 171 daily trips with 13 trips in the AM Peak Hour and 18 trips in the PM Peak Hour. According to the County's Department of Public Works, a project that does not generate more than 50 Peak Hour trips does not require a traffic study. Because the project is forecast to generate less than 50 Peak Hour Trips it is not forecast to reduce the Level of Service on the surrounding street network.

XVI b) **Less Than Significant Impact.** 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. Highway 38 is a roadway that has been designated as Congestion Management Program (CMP) facilities.

The County of San Bernardino Congestion Management Program, 2007 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 project is forecast to generate less than 50 Peak Hour Trips which will not reduce the existing LOS for Highway 38 in the vicinity of the project.

XVI c) **Less Than Significant Impact.** The project site is located more than two (2) miles from the Big Bear City Airport. 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 proposes to construct a 26 foot wide paved roadway within a 40 foot right-of-way that will connect to Erwin Ranch Road. The new roadway is required to comply with the latest *San Bernardino County Road Planning and Design Standards* and the *San Bernardino County standard Plans*.

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 will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., public transit, bicycle, or pedestrian facilities), because the project is not located adjacent to a roadway that provides transit facilities. Pedestrian and bicycles will be able to use the roadway 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 Less Than Significant Impact.** The project proposes to connect to wastewater facilities operated by the Big Bear Area Regional Wastewater Agency. Sewage is collected by Big Bear Area Regional Wastewater Agency and transported through two main lines. The "LPS force main" services the City of Big Bear Lake's sewage system, the "North Shore Interceptor" services the County's sewage system, which then ties into the "Trunk Line", which services the Big Bear City Community Service District (CSD) sewage system. All of the waste is transported to, and treated at, the agency's plant located adjacent to Baldwin

Lake. This facility is subject to independent regulation by local and state agencies that ensure compliance for wastewater treatment standards.

- XVII b) **No Impact.** The project is not proposing the construction of new water or wastewater treatment facilities or expansion of existing facilities.

As noted above, wastewater is collected by Big Bear Area Regional Wastewater Agency and transported and treated at, the agency's plant located adjacent to Baldwin Lake. This facility typically treats an average of 2.2 million gallons per day (mgd) of domestic wastewater. Based on information from the Agency, the system has a total design treatment capacity of 4.8 million gallons per day. The project is forecast to generate 3,780 gallons of wastewater per day based on a daily per capita wastewater generate rate of 70 gallons per person per day per dwelling unit, which is typical for a single-family residence. Based on a total design treatment capacity of 4.8 million gallons per day for the treatment facility, the project will not result in the need to construct additional treatment facilities.

The Project will be served by the Community Services District-Service Area 53B for potable water services.

- 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 located within the Big Bear City Community Services District. According the 2010 *Water Master Plan*, the District meets its demand with a series of wells and springs and has a storage capacity of 6.24 million gallons. Assuming an average consumption rate of 167 gallons per capita per day (obtained from Big Bear City Community Services District), the project would result in a demand of 9,018 gallons per day (assuming 3 persons per household). Natural recharge to the east portion of the Big Bear Valley groundwater basin appears to be adequate to meet the demands projected for the service area.

The County of San Bernardino Water/Wastewater/Land Use Program Department will require that the project applicant procure a verification letter from the Big Bear City Community Services District to ensure that water will be made available to serve the project prior to the recordation of the final map. This is a mandatory requirements and not a mitigation measure.

- XVI le) **Less Than Significant Impact.** Wastewater is collected by Big Bear Area Regional Wastewater Agency and transported and treated at, the agency's plant located adjacent to Baldwin Lake. This facility typically treats an average of 2.2 million gallons per day (mgd) of domestic wastewater. Based on information from the Agency, the system has a total design treatment capacity of 4.8 million gallons per day. The project is forecast to generate 3,780 gallons of wastewater per day based on a daily per capita wastewater generate rate of 70 gallons per person per day per dwelling unit, which is typical for a single-family residence. Based on a total design treatment capacity of 4.8 million gallons per day for the treatment facility, the project will not result in the need to construct additional treatment facilities.

- XVII f) **Less Than Significant Impact.** The California Department of Resources Recovery and Recycling has identified waste disposal rates for a single-family residences on their webpage. The estimated waste generation rate for residential uses in this analysis is 12.23 pounds per household per day. Based on the potential for eighteen (18) households this equates to 220 pounds per day x 365 days = 80,300 pounds per year or 40 tons per year.

The nearest waste disposal facility is the Big Bear Transfer Station which serves as a local collection point to the final disposal site. Information obtained from the CalRecycle webpage, operated by the California Department of Resources Recovery and Recycling, indicates that the Big Bear Transfer Station has a permitted capacity of 400 tons per day.

The amount of waste generated by the project in comparison to available described above capacity would be minor for both daily and yearly periods. Therefore, the project would not adversely affect the ability of existing waste disposal facilities to meet projected demands.

- XVII g) **Less Than Significant Impact.** The 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:

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

SUBSTANTIATION

- XVII a) **Less Than Significant With Mitigation Incorporated:** Based on the analysis contained in this Initial Study, impacts to Aesthetics, Agriculture and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Transportation and Traffic, are considered as having a less than significant or no impact on the environment.

The results of the Initial Study show that there are potentially significant impacts to Biological Resources, Cultural Resources, and geology and Soils. These impacts will be reduced to less than significant after incorporation of Mitigation Measures BIO-1, BIO-2, CR-1, CR-2 and GEO-1.

Therefore the project will not degrade the quality of the environment and no habitat, wildlife populations, or plant and animal communities would be impacted.

- 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:** As discussed this Initial Study Checklist, the Project would not expose persons to adverse impacts related to Air Quality, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, or Transportation/Traffic Hazards. These impacts were identified to have no impact or a less than significant impact. Impacts related to Geology and Soils are mitigated with the implementation of Mitigation measure GEO-1. Thus, there would be no substantial adverse effects on human beings, either directly or indirectly

VIII. 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

BIO-1: A qualified biologist is required to monitor the project site during road construction and grading to ensure that no southern rubber boa are present or move into the construction zone. Following initial grading and depending whether southern rubber boa were observed during initial grading, conduct random visits and spot checks. If southern rubber boa are present, the grading and road construction work shall be halted and the County of San Bernardino Planning Land Use Services-Planning Division and the CDFW field office serving the project area shall be notified. Grading and road construction may continue after any impacts are addressed and clearance to proceed is given by the County and the CDFW.

BIO-2: If grading and road construction is conducted between February 15 and August 15, a pre-construction survey for nesting birds shall be conducted three (3) to five (5) days prior to such construction activities. Depending on the species, buffer zones of one-hundred (100) to five-hundred (500) feet must be established around nesting birds and monitored on a weekly basis until nesting is confirmed to have failed or fledglings are deemed sufficiently developed and independent. In

general, these buffer zones and protection for nesting birds under the Migratory Bird Treaty Act shall remain in place between February 15 and August 15.

Less Than Significant Impact with Mitigation. The project site is not identified on the Cultural Resources Sensitivity Overlay Maps contained in the County of San Bernardino General Plan. However, because there is the potential to construct one single-family residence on each lot, the following Mitigation Measure is required to reduce any impacts to the maximum extent feasible:

CR-1: CDP Note – Cultural Resources. The following CDP note shall be listed on the CDP prior to recordation:

If archaeological resources are uncovered during ground disturbing activities, all work in that area shall cease. A qualified expert (e.g. archaeologist) as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation.

CR-2. CDP Note – Paleontological Mitigation Program. The following CDP note shall be listed on the CDP prior to recordation: In the event paleontological resources are discovered during any earth disturbing activities, a qualified vertebrate paleontologist must develop a program to mitigate impacts to such resources, consistent with the provisions of the California Environmental Quality Act. The program shall include, but not be limited to:

1. Monitoring of excavation in areas identified as likely to contain paleontologic resources by a qualified paleontologic monitor. Paleontologic monitors shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens.

2. Preparation of recovered specimens to a point of identification and permanent preservation including washing of sediments to recover small invertebrates and vertebrates.

3. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage (e.g., SBCM). The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impact to significant paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented.

4. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontologic resources.

GEO-1: CDP Note – Geotechnical. The following CDP note shall be listed on the CDP prior to recordation: Prior to the recordation of the final map, a quantitative analysis of liquefaction susceptibility shall be conducted by a geotechnical engineer and be submitted with appropriate fees to the County Geologist for review and approval. The analysis shall describe foundation requirements for each building pad (if necessary) to ensure that future structures will not be impacted by liquefaction.

GENERAL REFERENCES:

California Environmental protection Agency, Cortese List Data Resources website accessed November 4, 2011.

CEQA Guidelines, Appendix G

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

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

Bear Valley Community Plan, March 13, 2007.

PROJECT SPECIFIC REFERENCES:

Burtner Parcel Division Project Southern Rubber Boa Habitat Assessment and Rare Plant Survey prepared by Tanner Environmental Services dated December 9, 2011.

Burtner Property Forest Resource Inventory & Wildfire Hazard Assessment prepared for the project site by Tim Morin, RP, November 29, 2011.