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

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

PROJECT LABEL:

APNs:	0305-061-32 and 33	USGS Quad:	Big Bear Lake
Applicant:	James Kennedy Highest & Best Use, LLC 123 10 th Street San Francisco, CA 94103-2604	T, R, Section:	T: 01N R: 01W Sec: 28
Location	Both sides of Mountain Home Creek Road, north of Highway 38.	Thomas Bros	Page 4950, Grid: G-1
Project No:	P201600581	Community Plan:	Angelus Oaks
Rep	Duffy Land Survey Systems 5828 Villa Drive Rancho Cucamonga, CA 91737	LUZD:	RS&SD-RES
Proposal:	Tentative Tract Map 20022 for a six single family residential lots, an additional lot for transfer to a local mutual water company, a lettered lot for public purposes, and remainder lot not proposed for development, on approximately 87.41 acres.	Overlays:	Fire Safety Area 1 (FS-1) Biotic Resources (BR)

PROJECT CONTACT INFORMATION:

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

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

Project Sponsor James Kennedy
Highest & Best Use, LLC
123 10th Street
San Francisco, CA 94103-2604
(888) 315-7420

PROJECT DESCRIPTION:

Tentative Tract Map No. 20022 ("Project") includes 85.31 acres, of which 15.15 acres will be subdivided into six residential lots, and several additional lots, one of which is intended to be transferred to a mutual water company and the other a lettered lot for proposed use by County Flood Control District. The remaining 57.06 acres have been incorporated into a Remainder Parcel and is not intended for development. Four of the residential lots are approximately one acre each and the other two are over five acres in size. Access to each residential lot will be

from Mountain Home Creek Road, a paved roadway. Each residential lot will have a graded pad for each residence ranging in depth or cut from three to 14 feet depending on the slope. Each pad would have an adjoining infiltration pond for drainage and erosion control. These infiltration ponds would be two to three feet deep. Septic systems for the lots will be excavated to a depth of approximately six feet below ground surface. Utilities for water will be connected to a pre-existing main water line that runs down Mountain Home Creek Road. These lateral connections will be excavated to a depth of approximately three feet deep.

Surrounding Land Uses and Setting

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Vacant land	RS (Single Residential)
North	Residential development and vacant land	SD-RES (Special Development)
South	Highway 38 and residential development further to the south	RS (Single Residential)
East	Oaks Restaurant	CG (General Commercial)
West	Residential development	RS (Single Residential)

Project Site Location, Existing Site Land Uses and Conditions

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines §15125[a]). The Project does not require the preparation of an Environmental Impact Report and a Notice of Preparation is not required. Thus, the environmental setting for the Project is the approximate date that the project's Initial Study Checklist commenced in January, 2018.

The approximately 15-acres encompassing the residential lots is located within the community of Angelus Oaks in the San Bernardino National Forest, adjacent to State Route 38. Elevation on-site ranges from approximately 5,750 feet above mean sea level (amsl) in the vicinity of Lot 1 to a high of approximately 5,950 feet amsl along the northern portions of Lots 5 and 6. Therefore, the site slopes from west to east.

The Project site is undeveloped and supports native vegetation. The exception is that the remains of an old wooden building are located on Proposed Lot 1 (see Site Photos). The Project site is bounded by undeveloped land owned by the U.S. Forest Service west and north of Proposed Lots 5 and 6. Private homes are located east and adjacent to Proposed Lot 5 and southwest and adjacent to Proposed Lot 4. Homes that are part of the Angelus Oaks community are located south and east of the Project site along Mountain Home Creek Road, as well as other roads including Robin Oak Drive, Lake Drive, and Tripp Lane. Shadow Lake is located in the southern portion of the community (proposed lettered lot) and flows into Mountain Home Creek.

The 15-acre residential development area (i.e. to be divided for Lots 1-6) is predominately Mixed Oak/Coniferous Forest which contains a diversity of oak and conifer species. The dominant tree species found at the site include Ponderosa pine (*Pinus ponderosa*), Jeffrey pine (*Pinus jeffrey*), White fir (*Abies concolor*), black oak (*Quercus kelloggii*), and Canyon live oak (*Quercus chrysolepis*). Proposed Lots 1 through 4 are generally covered with vegetation associated with the Mixed Oak/Coniferous Forest. The understory of this habitat type included sagebrush scrub, as well as a number of immature trees. Approximately 12.34 acres of the site consists of Mixed Oak/Coniferous Forest habitat.

The vegetation on Proposed Lots 5-6 includes dense patches of trees associated with the Mixed Oak/Coniferous Forest along the upper slopes, but also some open areas. The open portion of Proposed Lots 5 and 6 adjacent to Mountain Home Creek Road are dominated by big sagebrush scrub (*Artemisia tridentate*) and Manzanita. Approximately 2.66 acres of the Project site consists of Big Sagebrush Scrub. Oak scrub, oak trees and some young pine trees were located adjacent to the big sagebrush, along Mountain Home Creek Road.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

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

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

Regional: None.

Local: None

Site Photographs



Overview of the east parcel of the Project area, looking south (12/11/18).



Overview of the west parcel of the Project area, looking northeast (12/11/18).



Overview of the west parcel of the Project area, looking northwest (12/11/18).



Overview of the west parcel of the Project area, looking southeast (12/11/18).

Figure 1

Land Use of the Property

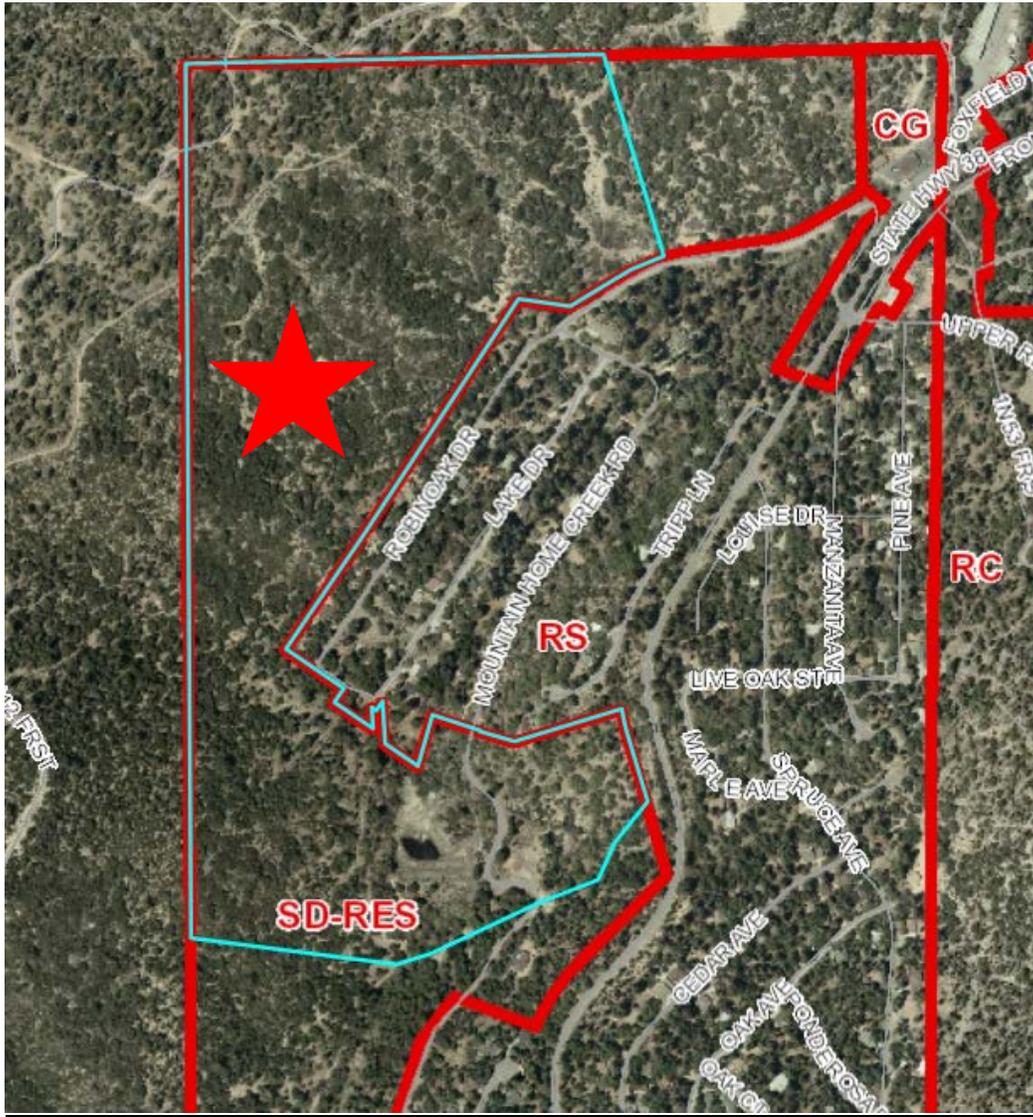


Figure 2
Project Vicinity Map



CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

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

Tribal Consultation has occurred with the San Manuel Band of Mission Indians, Morongo Band of Mission Indians, and Twenty-Nine Palms Band of Mission Indians. A copy of the Cultural Resource Assessment was provided to each Tribe. Upon receipt of the report the San Manuel Tribe has recommended mitigation measures, which have been incorporated into this document as both mitigation measures and conditions of approval. The Morongo Tribe indicated they would defer to the San Manuel Tribe. The Twenty-Nine Palms Band of Mission Indians did not provide further comment, although a consultation time was arranged.

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

EVALUATION FORMAT

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

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

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are

required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

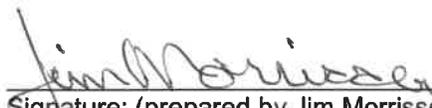
The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

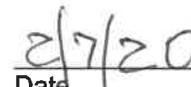
- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input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

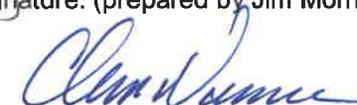
DETERMINATION: (To be completed by the Lead Agency)

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

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


Signature: (prepared by Jim Morrissey, Planner)


Date


Signature: (Chris Warrick, Supervising Planner)


Date

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

SUBSTANTIATION: (Check if project is located within the view-shed of any Scenic Route listed in the General Plan):
 San Bernardino General Plan, 2007; Submitted Project Materials.

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

The Project site does not offer a unique or unusual feature uncommon to the surrounding area or provides a distant vista that provides relief from less attractive views of nearby features (such as views of mountain backdrops from urban areas) of and by itself. For these reasons, the Project site is not considered a scenic vista.

However, the County's General Plan lists scenic highways throughout the County, both by individual region, such as Valley, Desert, or Mountain, and within multiple

regions, depending upon the length of the roadway. "State Route 38 from Garnet St. in Mentone northeast to Big Bear Dam" is identified within the multiple regions listing. County Development Code Section 82.19.040 (2) states "An area extending 200 feet on both sides of the ultimate road right-of-way of State and County designated Scenic Highways as identified in the General Plan. The area covered may vary to reflect the changing topography and vegetation along the right-of-way."

Proposed Lots 1-4 are within 200 feet of the ultimate right-of-way of State Route 38. If a proposed Project is within 200 feet of a Scenic Highway, Development Code Section 82.19.040, *Development Criteria within Scenic Areas*, requires a number of topics to be addressed, including building and structure placement, storage, above ground utilities, and grading. Following is an analysis of the applicable Development Code requirements or this type of Project:

Viewshed Analysis

A special viewshed analysis is not required because through the preparation of this Initial Study pursuant to the California Environmental Quality Act (CEQA) the proposed Project will not have a significant negative impact on the scenic values of the subject parcel for the reasons stated above.

Building and Structure Placement

No development is planned at this time for the proposed lots. Lots will be sold and will allow for future development consistent with the development standards in the RS Land Use District similar to the residential structures in the immediate vicinity of the Project site. As such, structure placement and style will be compatible with and will not detract from the visual setting or obstruct significant views.

Review Area

The future residential structures will be designed to blend into the natural landscape and maximize visual attributes of the natural vegetation and terrain.

The site supports approximately 150 -200 trees which contribute to the scenic value of the area. The exact number of trees that will be impacted is difficult to estimate until specific development plans are developed. Based on preliminary site information, an estimated 15-25 trees are expected to be directly impacted and 6-9 mature trees (over 30 feet, with diameter at 4.5 feet over 20 inches) (Jeffrey/Ponderosa Pine, and white fir) are estimated to be removed.

Several mature trees on Lots 1 through 4 would need to be removed to provide building pads for residents and the understory of the areas would need to be thinned for development but also to minimize the threat of wildlife damage to homes. The County Development Code Division 8 - *Resource Management and Conservation, Chapter 88.01 – Plant Protection and Management* provides regulations and guidelines for the management of plant resources in San Bernardino County. A Tree Permit is required from the County for the removal of any trees on the property. Mandatory compliance with the Development Code will ensure tree removal will not

significantly impact scenic resources.

Access Drives

Each lot will have only one (1) access drive. As such, right-of-way access drives shall be minimized consistent with the Development Code.

Landscaping

As noted above, the site supports approximately 150-200 trees. Based on preliminary site information, an estimated 15-25 trees are expected to be directly impacted and 6-9 mature trees (over 30 feet, with diameter at 4.5 feet over 20 inches) (Jeffrey/Ponderosa Pine, and white fir) are estimated to be removed (approximately 16%). As such, landscaping removal is minimized consistent with the Development Code.

Grading

Proposed Lots 1-4 are approximately 1 acre in size. The area to be graded for each lot in order to construct the building pads, driveways, and drainage facilities is relatively small in comparison to the lot size. As such, the alteration of the natural topography of the site is minimized and will avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system consistent with the Development Code.

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

- b) **No Impact.** California's Scenic Highway Program was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Sections 260 through 263. According to the California Department of Transportation, the Project site is not located within a State Scenic Highway.
- c) **Less Than Significant Impact.** According to the U.S. Census Bureau, to qualify as an urban area, the territory identified according to criteria must encompass at least 2,500 people, at least 1,500 of which reside outside institutional group quarters. The Census Bureau identifies two types of urban areas:
- Urbanized Areas (UAs) of 50,000 or more people;
 - Urban Clusters (UCs) of at least 2,500 and less than 50,000 people.

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

- d) **Less Than Significant Impact.** The California Green Building Code requires that all outdoor lighting be designed and installed to comply with California Green Building Standard Code or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent. County lighting standards require that lighting fixtures shall be fully shielded to preclude light pollution or light trespass on an abutting residential land use zoning district; a residential parcel; or public right-of-way.

The exterior building surfaces for the future homes would likely consist of non-glare materials such as stucco, shingle siding, or stone veneer.

Based on the analysis above, impacts are less than significant

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

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
II.	AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- a) **No Impact.** The Project site does not contain any lands designated as Prime

Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program. As such, the project has no potential to convert such lands to a non-agricultural use and no impact would occur.

b) **No Impact.**

Agricultural Zoning

Generally, a conflict with existing zoning for agriculture use would occur if a project would intrude into agricultural areas and create conflicts between agriculture uses and non-agriculture uses. The Project site is currently zoned RS (Single Residential). The RS land use district provides sites for single-family residential uses and similar and compatible uses. The zoning on the adjacent properties is SD-RES (Special Development-Residential) to the north and west, RS to the south and east, and CG (General Commercial) to the northeast. As such, none of the adjacent land use districts are within an agricultural zone. In addition, there are no primary agricultural uses on the Project site or in the immediate vicinity. As such, the Project will not create a conflict with agricultural zoning.

Williamson Act

Pursuant to the California Land Conservation Act of 1965, a Williamson Act Contract enables private landowners to voluntarily enter into contracts with local governments for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive lower property tax assessments based upon farming and open space uses as opposed to full market value. The Project site is not under a Williamson Act Contract nor are there any within the surrounding area. As such, there is no impact upon Williamson Act Contract land.

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

Generally, a conflict with existing zoning for forest land, timberland, or timberland zoned for Timberland Production would occur if a Project would intrude into forest or timberlands areas and create conflicts between those uses and non-forest/timberland uses. The zoning on the adjacent properties is SD-RES (Special Development-Residential) to the north and west, RS to the south and east, and CG (General Commercial) to the northeast.

The subdivision of the Project site into residential lots to accommodate future development of single-family homes will not conflict with farmland or forest lands because the property is planned for the proposed use and it is separated from U.S. Forest Service lands to the north and west. As such, there is no impact.

- d) **No Impact.** 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 RS (Single Residential). Thus the Project site is 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.

- 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 and 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, commercial uses, or contain vacant forest land. The vacant forest land adjacent to the site is designated SD-RES (Special Development-Residential) and is 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 and no mitigation measures are required.

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

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

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

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

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

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards and National Ambient Air Quality Standards. As evaluated under Issue III (b), below, the air emission from construction and operation of the project will not exceed regional or localized significance

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

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

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

The AQMP considers regional population forecasts developed by the Southern California Association of Governments (SCAG). SCAG's most recent population forecast was adopted in April 2016 as part of the 2016-2040 *Regional Transportation Plan/Sustainable Communities Strategy* (RTP/SCS). Table 11, *Jurisdictional Forecast 2040*, of the RTP/SCS shows a population for unincorporated San Bernardino County of 295,600 in 2012 and 344,100 in 2040. Based on data from the U.S. Census Bureau (US Census 2019), under the proposed land use design that would effectively yield the equivalent of RS-1, the project site would yield a population of 10 persons (6 dwelling units x 3.31 persons per household = 19.86 persons). The project would generate a relatively small number of residences at a notably lesser density than that permitted by the current development standards due to the large lot sizes, representing a decrease in the estimated population used in the 2016 RTP/SCS. It should be noted that although the project can accommodate approximately 20 persons, most of the people living at the Project site are relocating from their current homes within the region due to age factors and are not generally new residents from outside the region moving into the area for migration purposes.

Based on the above analysis, the minimal population increase the project will not exceed the regional significance thresholds established by the SCAQMD or obstruct implementation of the applicable air quality plan and is therefore consistent with the 2016 AQMP.

b) Less Than Significant Impact.

Federal Air Quality Standards

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

- Ozone (8-hour standard)

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

State Air Quality Standards

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

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

Regional Air Quality Standards

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

Attainment Designation

An “attainment” designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a “nonattainment” designation indicates that a criteria pollutant concentration has exceeded the established standard.

Table 3 shows the attainment status of criteria pollutants in the South Coast Air Basin.

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

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1 hour standard	Nonattainment	No Standard
Ozone – 8 hour standard	Nonattainment	Nonattainment
Particulate Matter (PM10)	Nonattainment	Nonattainment

Fine Particulate Matter (PM2.5)	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Attainment
Nitrogen Dioxide (NOx)	Attainment	Attainment
Sulfur Dioxide (SO2)	Attainment	Attainment
Lead	Attainment	Attainment
Source: California Air Resources Board, 2015		

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

Construction Emissions

Construction activities associated with the project will result in emissions of CO, VOCs, NOx, SO2, PM10, and PM2.5. Construction related emissions are expected from the following construction activities:

- Site Preparation;
- Grading;
- Building Construction;
- Paving; and
- Architectural Coating.

Project construction is anticipated to occur over an approximately 1-year period. The estimated maximum daily construction emissions without mitigation are summarized in Table 4.

Table 4. Construction Emissions (Pounds per Day)

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	VOC	CO	SOx	PM10	PM2.5
	16.07	6.98	9.40	0.015	2.75	1.67
Regional Threshold	100	75	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
Source: SCAQMD and CalEEMod						

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

Operational Emissions

Operational activities associated with the project will result in emissions of VOC, NO_x, CO, SO₂, PM₁₀, and PM_{2.5}. Operational emissions would be expected from the following primary sources:

- Area Source Emissions (architectural coatings, consumer products, landscape maintenance equipment);
- Energy Source Emissions (combustion emissions associated with natural gas and electricity);and
- Mobile Source Emissions (vehicles, fugitive dust related to vehicular travel).

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

Table 5. Operational Emissions (Pounds per Day)

Maximum Daily Emissions	Emissions (pounds per day)					
	NO _x	VOC	CO	SO _x	PM ₁₀	PM _{2.5}
	1.23	2.00	5.73	0.015	0.91	0.59
Regional Threshold	55	55	550	150	150	55
Exceeds Regional Threshold?	NO	NO	NO	NO	NO	NO
<i>Source: SCAQMD and CalEEMod</i>						

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

c) **Less Than Significant Impact.**

Sensitive Receptors

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

Localized Impacts

As part of the South Coast Air Quality Management District’s environmental justice program, attention has been focusing more on the localized effects of air quality. Although the region may be in attainment for a particular criteria pollutant, localized emissions from construction and operational activities coupled with ambient pollutant levels can cause localized increases in criteria

pollutant that exceed national and/or State air quality standards. The South Coast Air Quality Management District has established Localized Significance Thresholds (LST) which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities.

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

Localized Emissions

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

Table 6. Localized Emissions (lbs./day)

Pollutant	LST Significance Threshold Lbs./Day*	Project Emissions (mitigated)	Exceeds Threshold?
(NO _x) for Construction and Operation	118	16.07	NO
(CO) for Construction and Operation	775	9.40	NO
PM 10 for Operation	1	<0.1	NO
PM10 for Construction	4	2.75	NO
PM 2.5 for Operation	1	<0.1	NO
PM2.5 for Construction	4	1.67	NO

*Based on LST SRA #35 1-acre @ 25 meters

As shown in Table 6, emissions resulting from the project construction would not exceed LST numerical thresholds established by the SCAQMD and no mitigation is required.

CO Hot Spots

CO Hot Spots are typically associated with idling vehicles at extremely busy intersections (i.e., intersections with an excess of 100,000 vehicle trips per day). There are no intersections in the vicinity of the project site which exceed the 100,000 vehicle per day threshold typically associated with CO Hot Spots. In addition, the South Coast Air Basin has been designated as an attainment

area for CO since 2007. Therefore, project-related vehicular emissions would not create a CO Hot Spot and would not substantially contribute to an existing or projected CO Hot Spot.

Toxic Air Contaminants (TAC)

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

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

Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with South Coast Air Quality Management District Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed project construction and operations would be less than significant and no mitigation is required.

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

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

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

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

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

Existing Conditions

The 15-acre project site is predominately Mixed Oak/Coniferous Forest which contains a diversity of oak and conifer species. The dominant tree species found at the site include Ponderosa pine (*Pinus ponderosa*), Jeffrey pine (*Pinus jeffrey*), White fir (*Abies concolor*), black oak (*Quercus kelloggii*), and Canyon live oak (*Quercus chrysolepis*). Lots 1 through 4 were generally covered with vegetation associated with the Mixed Oak/Coniferous Forest. The understory of this habitat type included sagebrush scrub, as well as a number of immature trees. Approximately 12.34 acres of the site consists of Mixed Oak/Coniferous Forest habitat.

The vegetation in Lots 5-6 included dense patches of trees associated with the Mixed Oak/Coniferous Forest along the upper slopes, but also some open areas. The open portion of Lots 5 and 6 adjacent to Mountain Home Creek Road was dominated by big sagebrush scrub (*Artemisia tridentate*) and Manzanita. Approximately 2.66 acres of the project site consists of Big Sagebrush Scrub. Oak scrub, oak trees and some young pine trees were located adjacent to the big sagebrush, along Mountain Home Creek Road.

Candidate, Sensitive or Special Status Species

While the site has natural vegetation, no special status species of wildlife or vegetation were identified at the site. Although not likely, the site may provide habitat for several special status species including the Southern Rubber boa, the San Bernardino flying squirrel and the Bald eagle.

Southern Rubber Boa

Limited suitable habitat for the Southern Rubber Boa occurs within the 15-acre site and marginal habitat for this species occurs within the Project footprint intended for development. Most of the residential lots are located in open areas where minimal site clearing would be required. Several downed trees were located on Lots 1 through 4, indicating the potential for boa habitat, generally adjacent to the slopes next to Highway 38. Lots 5 and 6 are located on larger parcels with fairly steep slopes. The location for houses on Lots 5 and 6 did not include any downed trees/logs and available habitat for the Southern Rubber Boas was not observed. Downed trees were identified in areas of Lots 5 and 6 further up the slope. Because there is some suitable habitat on the Project site, the following mitigation measure is recommended:

Mitigation Measure -BIO-1: Pre-Construction Survey/Southern Rubber Boa. A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the Land Use Services Department-Planning Division prior to recordation of the Final Map (Statements in quotations shall be verbatim):

“Within 30 calendar days prior to grading, a qualified biologist shall conduct a survey of the project’s proposed impact footprint and make a determination

regarding the presence or absence of potentially occurring listed species including the southern rubber boa. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the County of San Bernardino Land Use Services Department-Planning Division prior to the issuance of a grading permit.

San Bernardino Flying Squirrel

Limited suitable habitat (mature trees and canopy cover) for the flying squirrel is found in Lots 1 through 4 and the upper slopes of Lots 5 and 6. Mature trees and canopy cover is provided on Lots 1 through 4. However, Lots 1 and 4 are located adjacent to Highway 38 (to the east), Mountain Home Creek Drive (to the west), and other residents (to the south) which limits the use of Lots 1 through 4 for suitable habitat as there is little connection to mature trees and canopy cover on adjacent properties. The upper slopes of Lots 5 and 6 provides suitable habitat with snags, mature trees and canopy cover, which is located adjacent to the San Bernardino National Forest and undeveloped, natural lands. The proposed development locations on Lots 5 and 6 are in the lower portions of the property, in relatively open locations adjacent to Mountain Home Creek Drive, where there are no mature trees and development of these lots would not impact flying squirrel habitat. Given the results of this habitat assessment and the available technical literature, the following mitigation measure is recommended to minimize impacts to the San Bernardino flying squirrels.

Mitigation Measure-BIO-2: San Bernardino Flying Squirrel. A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the Land Use Services Department-Planning Division prior to recordation of the Final Map (Statements in quotations shall be verbatim):

- ***“Minimize the removal of standing snags and large trees, which provide structural complexity and potential nesting habitat.”***
- ***“Prioritize the retention of large trees and snags with visible potential cavity nesting structures, which are associated with higher densities of flying squirrels”***
- ***“Prior to the removal of snags or large trees, conduct a preconstruction site survey to determine if the trees are used by flying squirrels. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the County of San Bernardino Land Use Services Department-Planning Division prior to the issuance of a grading permit for each lot.”***

Bald Eagle

The Project site is located about five miles south of Big Bear Lake. The prime habitat for bald eagles is located adjacent to Big Bear Lake. However, there is suitable perching and foraging habitat for this species within the Project vicinity. The site contains suitable habitat (mature trees) that could be used for foraging or nesting by

bald eagles in Lots 1 through 4 and the upper slopes of Lots 5 and 6. Mature trees are provided on Lots 1 through 4. However, Lots 1 through 4 are located adjacent to Highway 38 (to the east), Mountain Home Creek Drive (to the west), and other residents (to the south) which limits the use of Lots 1 through 4 for suitable habitat due to routine traffic. The upper slopes of Lots 5 and 6 provides suitable habitat and is located adjacent to the San Bernardino National Forest and undeveloped, natural lands. The proposed development locations on Lots 5 and 6 are in the lower portions of the property, in relatively open locations adjacent to Mountain Home Creek Drive, where there are no mature trees and development of these lots would not require the removal of mature trees. The following mitigation measure is recommended to minimize impacts to the Bald Eagle.

Mitigation Measure -BIO-3: Pre-Construction Nesting Bird Survey. A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the Land Use Services Department-Planning Division prior to recordation of the Final Map (Statements in quotations shall be verbatim):

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

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

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

With implementation of Mitigation Measures BIO-1 through BIO-3, impacts are less than significant.

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

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

Wildlife Corridors

Construction of the proposed Project will not impede wildlife movement. The project is adjacent to Highway 38 and the existing residential community of Angelus Oaks and, therefore, not a wildlife corridor. The Project would result in a minor increase in traffic that would not have a substantial effect on wildlife through the area.

Migratory Birds

The subject property has the potential to provide habitat for migratory birds, consistent with the Migratory Bird Treaty Act. Mitigation Measure BIO-3 as described above is recommended,

With implementation of Mitigation Measure BIO-3, impacts are less than significant.

- e) **Less Than Significant Impact.** To accommodate future development of residential structures on the Project site, the need remove an unspecified number of mature trees may be necessary. The removal of trees on the Project site would be subject to Section 88.01.070 (b) of the San Bernardino County Municipal Code which contains regulations related to the protection and management of trees. Mandatory compliance with standard regulatory requirements would preclude any potentially significant impacts caused by conflict with local policies or ordinances protecting trees. Impacts are less than significant.
- f) **No Impact.** The Project site is not located within any Habitat Conservation Plan or Natural Community Conservation Plan (CDFW 2019). Therefore, the Project would have no potential to conflict with any adopted Habitat Conservation Plan or Natural Community Conservation Plan.

Possible significant adverse impacts have been identified or are anticipated and the above referenced Mitigation Measures BIO-1 through BIO-3 are recommended as conditions of Project approval to reduce these impacts to a level considered less than significant.

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

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

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

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

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

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Records Search

The South Central Coastal Information Center (SCCIC) at California State University, Fullerton conducted a records search of previously documented cultural resources sites and cultural resources surveys on the project area and within one-mile radius of

the Project area. The search indicated that eight cultural resources are recorded within 1-mile of the Project site though none are within or adjacent to the Project site.

Field Survey

A pedestrian field survey investigation was conducted on December 10, 2018. The field survey was conducted by walking parallel 15-meter transects with occasional meandering transects throughout the Project area. No historic resources were observed during the field survey.

Conclusions

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

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

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

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

Mitigation Measure CR-1: Inadvertent Discoveries. A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the Land Use Services Department-Planning Division prior to recordation of the Final Map (Statements in quotations shall be verbatim):

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

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

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

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

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

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

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

Possible significant adverse impacts have been identified or are anticipated and the above referenced Mitigation Measure CR-1 is recommended as conditions of Project approval to reduce these impacts to a level considered less than significant.

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

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

a) **Less Than Significant Impact.**

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

Short-Term Construction Impacts

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

Table 7 on the following page displays the estimated energy consumption for project construction.

Table 7. Energy Consumption Estimate for Project Construction.

Construction Phase	Number of Construction Days	Average Worker and Vendor Trips Per Day	Horse Power Hours per Construction Phase	Construction Equipment		Worker and Vendor Trips
				Energy Use (1)	Gas & Fuel Use (2)	Gas & Fuel Use (3)
Site Preparation	2	5	2,525		136	5.5
Grading	4	8	3,283		177	17.6
Building Const., Paving, Architectural Coating.	220	16	4,948		267	1,933
			TOTALS	35.46 kWh	580 Gal.	1,956 Gal.

1: Calculation is based on an average construction energy cost of \$2.28 per month of energy use per 1,000 square feet of building space (10,800 s.f.) over the total duration of construction (18-months), at the rate of 8 cents per kilowatt hour (kWh).
 2: Calculation is based on expected horsepower (HP) hours and an average factor of 1 gallon of fuel per 18.5 horsepower-hour.
 3: Calculation is based on number of expected worker and vendor trips per day, multiplied by an average trip length of 14.7 miles and based on the average fuel economy of a light duty automobile of 26.77 miles per gallon.
 4. This calculation overstates the HP hours per construction phase because it does not apply a load factor.

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

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

Long-Term Operational Impacts

Operation of the project would create additional demands for electricity as compared to existing conditions, and would result in increased transportation energy use. Operational use of energy would include heating, cooling, and ventilation of buildings; operation of electrical systems, security functions, use of on-site equipment and appliances; and indoor, outdoor, perimeter, and parking lot lighting.

Based on Air Quality & Greenhouse Gas Modeling (Appendix A), the project would create a

net increase in electricity demand of approximately 58,202 kWh per year. This net increase is well within SCE's systemwide net increase in electricity supplies of approximately 15,273 GWh annually over the 2012-2024 period (CEC, Electricity Consumption by County, 2018). Therefore, there are sufficient planned electricity supplies in the region for the estimated net increase in electricity demands and buildout under the proposed project would not require expanded electricity supplies.

Based on Air Quality & Greenhouse Gas Modeling (Appendix A), the project would generate a net increase in natural gas demand of approximately 22 KBTU/yr. This net increase is well within the Southern California Gas Company's systemwide natural gas supplies of approximately 923 million of therms during the 2018 period. (CEC, 2017). Therefore, there are sufficient planned natural gas supplies in the region for the estimated net increase in natural gas demands and buildout under the proposed Project would not require expanded natural gas supplies.

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

Conclusion

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

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

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

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII.	GEOLOGY AND SOILS - Would the project:				

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii. Strong seismic ground shaking?

iii. Seismic-related ground failure, including liquefaction?

iv. Landslides?

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

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

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

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

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

SUBSTANTIATION: (Check if project is located in the Geologic Hazards Overlay District
San Bernardino County General Plan, 2007; Submitted Project Materials.

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

According to County of San Bernardino Geologic Hazards Overlay Map F117C, the Project site is not located within a Generalized Liquefaction Susceptibility area. However, as a mandatory condition of Project approval, the construction of future residential structures would be required to construct the proposed structures in accordance with the California Building Code. The County's Building and Safety Department would review the building plans through building plan checks, issuance of a building permit, and inspection of the structures during construction, which would ensure that all required California Building Code seismic safety measures are incorporated into the structures. Compliance with the California Building Code as verified by the County's review process, would reduce any potential impacts related to liquefaction to less than significant.

- aiv) **Less Than Significant Impact.** Elevation on-site ranges from approximately 5,750 feet above mean sea level (amsl) in the vicinity of Lot 1 to a high of approximately 5,950 feet amsl along the northern portions of Lots 5 and 6. According to County of San Bernardino Geologic Hazards Overlay Map F117C, the Project site is not located within a Generalized Landslide Susceptibility area. There are no steep slopes on the Project site that would result in a hazard. Impacts are less than significant.

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

Construction

Disturbed areas within each lot to create building pads, slopes, infiltration ponds, and driveway access within each lot varies from 0.36 acres to 0.69 acres. According to the National Pollutant Discharge Elimination System (NPDES), a Storm Water Pollution Prevention Plan (SWPPP) is only required when an area greater than 1 acre is disturbed. Areas less than 1 acre are not considered to result in significant soil erosion during construction.

Operations

Construction of residential structures and driveways on each lot will create impervious surfaces that decrease the amount of soil erosion. In addition, each pad would have an adjoining infiltration pond for drainage and erosion control.

Based on the analysis above, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant

- c) **Less Than Significant Impact.**

Landslide

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

Lateral Spreading

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

Subsidence

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

oil, gas, or water is considered low.

Liquefaction

As noted in the response to Issue VIIaiii above, the Project site is not considered susceptible to liquefaction.

Collapse

Collapse, or dynamic settlement, can occur in both dry and saturated loose to medium dense sandy soils. These sand particles can become more densely packed and settle when subject to seismic shaking. As a mandatory condition of Project approval, the construction of future residential structures would be required to construct the proposed structures in accordance with the *California Building Code*. The County's Building and Safety Department would review the building plans through building plan checks, issuance of a building permit, and inspection of the structures during construction, which would ensure that all required *California Building Code* seismic safety measures are incorporated into the structures. Compliance with the California Building Code as verified by the County's review process, would reduce impacts related to collapse to less than significant.

Conclusion

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

- d) **Less Than Significant Impact.** As a mandatory condition of Project approval, the construction of future residential structures would be required to construct the proposed structures in accordance with the California Building Code. The County's Building and Safety Department would review the building plans through the building plan check process, issuance of a building permit, and inspection of the structures during construction, which would ensure that all required *California Building Code* seismic safety measures are incorporated into the structures. Compliance with the *California Building Code* as verified by the County's review process, would reduce impacts related to expansive soils to less than significant.

- e) **Less Than Significant Impact.** Future construction of residential structures will require the installation of a septic system for each lot. The County of San Bernardino, Public Health, Environmental Health Services (DEHS), requires as a standard condition of approval that prior to installation of a septic system a "Soil Percolation Report" shall be submitted to DEHS for review and approval. In addition, as a mandatory requirement, written clearance shall be obtained from the designated California Regional Water Quality Control Board (listed below) and a copy forwarded to the DEHS. With implementation of these regulatory requirements, impacts are less than significant.

f) **No Impact.**

Paleontological Resources

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

The proposed Project will not directly or indirectly destroy paleontological resource because the site and surrounding area surface is characterized as alluvial fan deposits of the Pliocene to Holocene era. Sediments from this more recent era of geologic activity do not typically contain fossil or other paleontological resources. While later aged sediments may exist beneath the surface deposits on the site, the minimal amount of grading proposed for the Project is not anticipated to disturb any potential paleontological resources that may exist beneath the surface.

To further reduce the potential for impacts, the Project will be subject to the County's standard condition which requires the developer to contact the County Museum for determination of appropriate measures if any finds are made during project construction. This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no such resources have been identified on the site.

Unique Geologic Feature

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

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

The project site is located in San Bernardino County within the Transverse Ranges

geomorphic province. The project site is located on and adjacent to a moderately steep sloping hilly and mountainous terrain. The mountains are underlain by Cretaceous granitic rocks. The project site is located on and adjacent to a moderately steep sloping hilly and mountainous terrain. These features are not considered to be unique for the area.

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

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

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

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

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

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

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

Table 8. Total Project Greenhouse Gas Emissions During Construction

Source	GHG Emissions MT/yr.			
	N2O	CO2	CH4	C
Mobile Sources	0.000	96.78	0.005	9
Area	0.0004	1.96	0.002	1
Energy	0.004	29.79	0.009	2
Solid Waste	0.000	1.41	0.08	
Water/Wastewater	0.003	2.62	0.013	
30-year Amortized Construction GHG				
TOTAL				1
SCAQMD Threshold				3
Exceed Threshold?				

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

b) **Less Than Significant Impact.**

State Plan

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

Regional Plan

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

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

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

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

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

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

a-b) Less Than Significant Impact.

Construction Activities

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

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

Operational Activities

During the operational phase of the project, hazardous or potentially hazardous materials would not be routinely handled, stored, or dispensed on the Project site in substantial quantities. Cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance of residential structures and landscaping would be utilized on-site.

These potentially hazardous materials, however, would not be of a type or occur in sufficient quantities to pose a significant hazard to the public and safety or the environment. Thus, hazardous materials used during project operation would not pose any substantial public health risk or safety hazards. Therefore, long-term operational impacts are less than significant.

- c) **No Impact.** The Project site is not located within one-quarter (0.25) mile of a mile from an existing or proposed school. In addition, as discussed in the responses to issues VII a-b above, the all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials.
- d) **No Impact.** The project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There is no impact.
- e) **No Impact.** The Project site is not located within an airport land use plan or within 2 miles of a public use airport or private airstrip. The nearest airport is the Big Bear Airport located approximately 10 miles to the northeast of the Project site. As such, the project would not would the Project result in a safety hazard or excessive noise for people residing or working in the Project area

- f) **No Impact.** Access to the Project site is proposed from Mountain Home Creek Road. The Project will not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles from Mountain Home Creek Road and connecting roadways as required by the County. Furthermore, the project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the project would not interfere with an adopted emergency response or evacuation plan, there is no impact.
- g) **Less Than Significant Impact.** The County has mapped areas that are susceptible to wild land fires within the Fire Hazard Overlay. The Fire Hazard Overlay is derived from areas designated in high fire hazard areas in the General Plan and locations derived from the California Department of Forestry, U.S. Forest Service, and the County Fire Department.

The County Fire Department has reviewed the Project and is requiring that the Project prepare a Fuel Modification Zone (FMZ) plan designed specifically for the subject project be approved by the Fire Department prior to the occupancy of any structures. The Preliminary Fuel Modification Plan prepared for the Project indicates that proposed Lots 1 through 4 are excluded from the fuel modification areas as shown on both the San Bernardino County CalMAST Map dated March 2008 and the San Bernardino County Fuel Modification Map that is also dated March 2008.

Proposed Lots 5 and 6, which are 5 acre residential lots, partially fall within the Fuel Modification Zone as does the Remainder Parcel, Lot A, and Lot 7, all of which do not propose any buildings and will not remain under the subdivider's ownership. In total, only about 7 acres will be developed and the remaining 78 acres will remain in its current natural state.

Lots 5 and 6 shall comply with the applicable standards and requirements of the Fire Safety 1 Overlay Zone as required by the Fire Department. These requirements may include fuel modification around future structures. This is a mandatory requirement and not considered a mitigation measure. As such, impacts are less than significant.

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

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

SUBSTANTIATION:

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

a) Less Than Significant Impact.

Waste Discharge Requirements

Waste Discharge Requirements (WDRs) are issued by the Santa Ana Regional Board

under the provisions of the California Water Code, Division 7 “Water Quality,” Article 4 “Waste Discharge Requirements.” These requirements regulate the discharge of wastes which are not made to surface waters but which may impact the region’s water quality by affecting underlying groundwater basins. Such WDRs are issued for Publically Owned Treatment Works’ wastewater reclamation operations, discharges of wastes from industries, subsurface waste discharges such as septic systems, sanitary landfills, dairies and a variety of other activities which can affect water quality.

Water Quality Requirements

The Porter-Cologne Act defines water quality objectives (i.e. standards) as “...the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific area” (§13050 (h)).

Construction Impacts

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

Operational Impacts (Storm Water)

Storm water pollutants commonly associated with the future residential development include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, and pesticides. Each lot will have an adjoining infiltration pond for drainage and erosion control.

Operational Impacts (Waste Discharge)

The installation of the septic system is subject to the mandatory requirements of the County of San Bernardino Local Agency Management Program (LAMP), which specifically addresses wastewater issues, County requirements, and scope of coverage for Onsite Wastewater Treatment System installation and maintenance. With implementation of mandatory requirements contained in the LAMP, impacts are less than significant.

Mandatory Requirements

The County of San Bernardino Land Use Services Department – Land Development Division through the Stormwater Program implements mandatory requirements to ensure that development of the Project site for future residential structures will be in compliance with both Waste Discharge Requirements and Water Quality Requirements. This is primarily accomplished by the requirement for a Preliminary Water Quality Management Plan (WQMP) to be submitted for review and approval obtained, prior to approval of the Project. The WQMP shall adhere to the current requirements established by the Santa Ana Watershed Region.

With implementation of mandatory waste discharge and water quality requirements, impacts are less than significant.

- b) **Less Than Significant Impact.** Development of the future residential structures would increase impervious surface coverage on the site which would in turn reduce the amount of direct infiltration of runoff into the ground. Lots 1-4 are approximately 1 acre in size and Lots 5 and 6 are 5 acres in size. Disturbed area within each lot to create building pads, slopes, infiltration ponds, and driveway access within each lot varies from 0.36 acres to 0.69 acres. As such, there would be a less than significant impact on groundwater recharge basins that are managed for that purpose, since those recharge areas do not encompass the Project site. As such, the Project will not interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

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

- ci) **Less than Significant Impact.** Each lot will have an adjoining infiltration pond for drainage and erosion control. As such, the Project will not result in substantial erosion or siltation on- or off-site.
- cii) **Less Than Significant Impact.** Existing drainage swales will not be disturbed or intercepted within the Project site. The Project's drainage system is designed to intercept, route, and treat by infiltration the runoff caused by development. The runoff in the post developed condition will be less than or equal to the pre-developed condition. Impacts are less than significant.
- ciii) **Less Than Significant Impact.** As demonstrated above in the response for Issue Xcii, the drainage system is designed to ensure that the Project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

In addition, the WQMP prepared for the Project indicates that each lot will have an adjoining infiltration pond for drainage and erosion control. As such, the proposed Project will not provide substantial additional sources of runoff. Impacts are less than significant.

- civ) **Less Than Significant Impact.** The Project is located within Flood Zone D according to FEMA Panel Number 06071C8015H dated 08/28/2008. Flood Hazards are undetermined in this area but possible. According to San Bernardino County Land Use Plan General Plan Hazard Overlay Map F117B (Angelus Oaks), the Project site is not located within a Flood Plain Safety (FP) Overlay District. In any case, the Project site is not located within a 100-year flood hazard area.

Lots 1-4 are approximately 1 acre in size and Lots 5 and 6 are 5 acres in size. Disturbed area within each lot to create building pads, slopes, infiltration ponds, and driveway access within each lot varies from 0.36 acres to 0.69 acres. Therefore, no new structures would be constructed that would significantly impede or redirect flood

flows.

- d) **No Impact.** According to San Bernardino County Land Use Plan General Plan Hazard Overlay Map FB (Lake Arrowhead), the Project site is not located within a Flood Plain Safety (FP) Overlay District and is not subject to flooding.

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

Seismic seiches are standing waves set up on rivers, reservoirs, ponds, and lakes when seismic waves from an earthquake pass through the area. Big Bear Lake is located approximately 6 miles northeast of the Project site and given the distance to the shoreline, the Project site would not be significantly impacted by a seiche.

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

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

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

SUBSTANTIATION:

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

- a) **No Impact.** An example of a project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The site is located adjacent to an existing developed subdivision with access from existing paved roadways, including Mountain Homes Springs Road and State Highway 38. As such, the Project will not divide an established community and there are no impacts.
- b) **Less Than Significant Impact.** Plans that are adopted to mitigate an environmental effect include, but are not limited to the South Coast Air Quality Management District's Air Quality Management Plan, the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the Lahontan Region Basin Plan.

As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the project would otherwise not conflict with any applicable goals, objectives, and policies of the County of San Bernardino General Plan or Development Code. Additionally, the project would not conflict with any applicable policy document, including the South Coast Air Quality Management District's Air Quality Management Plan, the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the Lahontan Region Basin Plan. As such, impacts are less than significant.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>SUBSTANTIATION:</i> (Check <input type="checkbox"/> if project is located within the Mineral Resource Zone Overlay):				
<i>San Bernardino County General Plan, 2007; Submitted Project Materials.</i>				

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

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

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

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

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

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

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

Construction Noise

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

Table 8. Typical Construction Equipment Noise Levels

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

Pneumatic Tools	78 to 88
Pumps	68 to 80
Dozers	85 to 90
Tractors	77 to 82
Front-End Loaders	86 to 90
Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87
Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek & Newman, 1987,	

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

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

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

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

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

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

d. The construction contractor shall locate equipment staging in areas that will

create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.

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

Operational Noise (Stationary)

Development of the residential lots would result in new sources of stationary noise typical of any residential development. Residential noise sources include children playing, pet noise, amplified music, car repair, pool and spa equipment, woodworking and home repair. Noise typically associated with residential land uses does not exceed 60dBA and usually occurs during daytime hours from 7:00 a.m. to 10:00 p.m. In addition, all residents must comply with the noise standards set forth in the County Development Code, which states that exterior noise levels in residential property shall not exceed the basic noise standard of 55 dBA between the hours of 7:00 a.m. and 10:00 p.m. and shall not exceed 45 dBA between the hours of 10:00 p.m. and 7:00 a.m. (refer to Table 4.6-4). Thus, noise impacts from the residential uses are less than significant in this regard.

Operational Noise (Traffic)

The Project is proposed to consist of 6 single-family detached residential lots and the only potential for the Project to create a substantial permanent increase in ambient noise levels would be from future traffic generated by the proposed future homes. Based upon trip generation rates obtained from the Institute of Transportation Engineers (ITE), *Trip Generation Manual, 10th Edition, 2017*, the proposed Project is expected to generate approximately 57 average daily vehicle trips (5 trips in the AM Peak hours and 6 trips in the PM Peak hours) which will not noticeably increase ambient noise levels in the Project area. Typically, a doubling of traffic volumes is required to result in an increase of 3 dBA, which is considered to be a barely audible change. Project generated traffic will not result in a doubling of traffic volumes along any affected roadway segment. As such, the proposed Project traffic would not result in a substantial permanent increase in ambient roadway noise levels. Off-site transportation-related noise impacts created by the Project would be less than significant and mitigation is not required.

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

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

Construction Vibration

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

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

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

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

Operational Vibration

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

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

Possible significant adverse impacts have been identified or are anticipated and the above referenced Mitigation Measure NOI-1 is recommended as conditions of Project approval to reduce these impacts to a level considered less than significant.

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

SUBSTANTIATION:

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

- a) **Less than Significant Impact.** The Project would not result in substantial population growth because it only will allow up to 6 dwelling units. Typically, growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities.

All infrastructure is located adjacent to the Project site.

In addition, the analysis in Section 3.14, *Public Services*, of this Initial Study Checklist demonstrates that the impacts on public services are less than significant, so the public service provider's ability to provide services will not be reduced. Based on the above analysis, impacts are less than significant.

- b) **No Impact.** The Project would not displace substantial numbers of existing people or existing housing units, or require the construction of replacement housing, as no housing units exist on the site. There is no impact.

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

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

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

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

SUBSTANTIATION:

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

a) **Less than Significant Impact.**

Fire Protection

The San Bernardino County Fire Department serves the project site from the Angelus Oaks Station #98 located east of the Project site across Highway 38.

Development of the Project would impact fire protection services by placing an additional demand on existing fire protection resources. The Project would be conditioned by the Fire Department to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Although the Project would increase the demand for fire protection services, it is not anticipated that it would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities as the Fire Department has reviewed the project and will provide fire protection services from existing facilities.

Based on the above analysis, impacts related to fire protection are less than significant.

Police Protection

The San Bernardino County Sheriff's Department currently provides public safety services to the Project site. The Sheriff's Department has indicated that it can provide police protection services to the Project site from existing facilities so the provision of new or physically altered sheriff facilities or need for new or physically altered sheriff

facilities is not required. Impacts are less than significant.

Schools

The Project proposes 6 dwelling units which could create additional students to be served by the local school district. However, the Project would be required to contribute fees to the Jurupa Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services. Impacts related to schools are less than significant.

Parks

The Project would only allow 6 dwelling units so it would not contribute to a substantial increase in the overall population. Impacts are less than significant.

Other Public Facilities

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

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

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

- a) **Less Than Significant Impact.** The Project would not result in substantial population growth because it only will allow 6 dwelling units. As such, the Project would not cause a substantial physical deterioration of any park facilities nor would it accelerate the physical deterioration of any park facilities due to the relatively small increase in population. The payment of Development Impact Fees will reduce any indirect Project impacts related to recreational facilities. Impacts are less than significant.
- b) **No Impact.** The proposed Project does not propose any recreational facilities. There are no impacts.

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

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

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

a) **Less Than Significant Impact.**

Motor Vehicle Analysis

Based upon trip generation rates obtained from the Institute of Transportation Engineers (ITE), *Trip Generation Manual, 10th Edition, 2017*, the proposed Project is expected to generate approximately 57 average daily vehicle trips (5 trips in the AM Peak hours and 6 trips in the PM Peak hours)

According to the County of San Bernardino Traffic Impact Study Guidelines (April 2014), the requirement to prepare a traffic impact study is based upon, but not limited to, one or more of the following criteria:

- If a project generates 100 or more trips without consideration of pass-by trips during any peak hour.
- If the project is located within 300 feet of the intersection of two streets designated as Collector or higher in the County's General Plan or the Department's Master Plan, or (an) impacted intersection as determined by the Traffic Division.
- The project creates safety or operational concerns.

If a project generates less than 100 trips without consideration of pass-by trips during any peak hour, a focused study may still be required if there are special concerns.

The proposed Project is forecast to generate fewer than 100 peak hour trips and it is not located within 300 feet of an intersection of two streets designated as Collector or higher. Roadway improvements will be constructed to the satisfaction of the Public Works Department and there are no apparent safety or operational concerns with implementation of the Project. Therefore, the Project was not required to prepare a traffic impact study. Based on the low volume of traffic trips, it is not anticipated that the Project would impact the performance of the circulation system related to motor vehicles.

Transit Service Analysis

There is no bus service adjacent to the Project site. In addition, the Project is not proposing to construct any improvements that would interfere with any future bus service.

Bicycle & Pedestrian Facilities Analysis

The Project site is located adjacent to Mountain Home Creek Road which is an improved roadway meeting County standards. The Project would not construct any roadway improvements that would conflict with an applicable plan, ordinance or policy applying to non-motorized travel.

- b) **No Impact.** CEQA Guidelines Section 15064.3 (b) describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. For purposes of this section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact.

Note: On September 27, 2013, SB 743 was signed into law. SB 743 fundamentally changed the way the transportation impact analysis as part of CEQA compliance is conducted. Automobile delay, as described solely by level of service (LOS) or similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment. There will be an opt-in period until July 1, 2020. A lead agency may elect to be governed by the provisions of this section immediately. Beginning on July 1, 2020, the provisions of this section shall apply statewide. To date, the County of San Bernardino has not adopted a VMT threshold. As such, this threshold is not applicable to the Project.

- c) **No Impact.** The Project does not propose any roadway improvement so it will not increase hazards due to incompatible uses. As such, there are no impacts.

- d) **Less Than Significant Impact.** The Project site is located adjacent to Mountain Home Creek Road which is an improved roadway meeting County standards. The Project does not propose any roadway improvement that would result in inadequate emergency access to or from the area. The potential impact is less than significant.

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

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

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

SUBSTANTIATION:

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

- a) **No Impact.** Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource. CEQA Guidelines §15064.5(a) clarifies that historical resources include the following:
1. *A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.*
 2. *A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.*

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

Records Search

The South Central Coastal Information Center (SCCIC) at California State University, Fullerton conducted a records search of previously documented cultural resources sites and cultural resources surveys on the project area and within one-mile radius of the Project area. The search indicated that eight cultural resources are recorded within 1-mile of the Project site, though none are within or adjacent to the Project site.

Field Survey

A pedestrian field survey investigation was conducted on December 10, 2018. The field survey was conducted by walking parallel 15-meter transects with occasional meandering transects throughout the Project area. No historic resources were observed during the field survey.

Conclusions

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

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

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

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

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

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Assembly Bill (AB) B52

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

Table 9 summarizes the responses received through the AB52 notification process.

Table 9. Summary of AB52 Responses

Tribal Government	Comment
Morongo Band of Mission Indians	Deferred to the San Manuel Band of Mission Indians for the project.
Twenty-Nine Palms Band of Mission Indians	Requested consultation in February 6, 2018 correspondence. A consultation meeting was set for December 17, 2019. However, no input was provided.
San Manuel Band of Mission Indians	The following items were requested: On-site monitoring of all ground-disturbing activities; Treatment of resources found, including suspending actions an appropriate distance around sensitive areas, and; Procedures in the event inadvertent finds are discovered.

Based upon the responses received from the San Manuel Band of Mission Indians, the following specific measures are proposed:

Mitigation Measures Tribal Cultural Resources.

Mitigation Measure CUL- 1 Archaeological Monitoring: Due to the heightened cultural sensitivity of the proposed project area and poor surface visibility within the project area due to vegetation, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area related to tree/shrub removal, clearing/grubbing, etc. in areas of less than 10% slope in order to supplement the pedestrian survey completed for this project. A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation (“Cultural Resources” and “Tribal Cultural Resources”) shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

Mitigation Measure TCR-1, Treatment of Cultural Resources: If a pre-contact cultural resource is discovered during project implementation, ground disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. Representatives from the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), the Archaeological Monitor/applicant, and the Lead Agency shall confer regarding treatment of the discovered resource, as detailed within the Monitoring and Treatment Plan. A research design shall be developed and will include a plan to evaluate the resource for significance under CEQA criteria. The research design shall also acknowledge that, regardless of significance under CEQA, all finds are subject, if feasible, to avoidance/preservation in place as treatment.

Should any resource(s) not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by SMBMI. All plans for analysis shall be reviewed and approved by the applicant and SMBMI prior to implementation, and all removed material shall be temporarily curated on-site. It is the preference of SMBMI that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by SMBMI, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and SMBMI. All reburials are subject to a reburial agreement that shall be developed between the landowner and SMBMI outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, etc.).

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with SMBMI to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings

and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and SMBMI for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.

Mitigation Measure TCR-2, Inadvertent Discoveries of Human Remains/Funerary Objects:

In the event that any human remains are discovered within the project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately who shall notify SMBMI, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98.

Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties.

It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

With implementation of Mitigation Measures CUL-1, TCR-1, and TCR-2 impacts

are less than significant.

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

SUBSTANTIATION:

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

- a) **Less Than Significant Impact With Mitigation Incorporated.** The Project would require the relocation or construction of the following facilities:

Water

The Project will connect to existing facilities provided by the Glen Martin Mutual Water Company located within Mountain Home Creek Road.

Wastewater Treatment

Individual septic systems are proposed for each lot.

Storm Drainage

Each lot will have an adjoining infiltration pond for drainage and erosion control.

Electric Power

The proposed Project will connect to the existing Southern California Edison electrical distribution facilities available near the Project site.

Natural Gas

The Project will connect to the existing Southern California Gas natural gas distribution facilities near the Project site.

Conclusions

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

- b) **Less Than Significant Impact.** The Glen Martin Mutual Water Company currently provides water service to the Project site.

Water use for the project was estimated by using The California Emissions Estimator Model (CalEEMod). The model can be used to estimate water usage for analysis in CEQA documents. The Project is estimated to have a water demand of 0.39 million gallons per year.

Based on a letter submitted to the County of San Bernardino dated February 15, 2018, the Glen Martin Mutual Water Company stated that it will provide water to the Project due to a legal settlement and that the company has adequate water supplies to serve the Project.

As such, the Project will have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years

- c) **No Impact.** Wastewater is proposed to be treated by an on-site septic systems.

Therefore, the project will not 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.

d) **Less Than Significant Impact.**

Construction Waste

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

Operational Waste

Waste generated during the operation of the project is estimated to be 6.97 tons per year based on the California Emissions Estimator Model (CalEEMod) which is a statewide land use emissions computer model which can be used to estimate solid waste generation rates for various types of land uses for analysis in CEQA documents.

Waste is likely to be transported to the Big Bear Transfer Station. The Station is permitted to receive 400 tons per day. The waste would be transferred to one of two potential landfills to be utilized by the proposed Project, either the Barstow Landfill or the San Timoteo Landfill (Redlands). According to the CalRecycle website accessed on October 31, 2019, the Barstow Landfill has a remaining capacity of 71,481,660 cubic yards and is not planned to close until 2071. San Timoteo Landfill has a remaining capacity of 11,402,000 cubic yards and is not planned to close until 2043.

As such, the Project will not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

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

local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the facility are reduced in accordance with existing regulations.

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

SUBSTANTIATION:

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

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

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

- a) **Less Than Significant Impact.** The Project site is in close proximity to State Highway 38, which is an existing paved two-lane roadway and a County General Plan designated evacuation route. Direct access to Highway 38 would occur through the

connection of Mountain Home Creek Road just to the east of the Project site. The Project is not making any changes to the existing circulation system. As such, any adopted emergency response plan or emergency evacuation plan will not be substantially impaired.

- b) **Less Than Significant Impact.** Elevation on-site ranges from approximately 5,750 feet above mean sea level (amsl) in the vicinity of Lot 1 to a high of approximately 5,950 feet amsl along the northern portions of Lots 5 and 6. According to County of San Bernardino Geologic Hazards Overlay Map F117C, the Project site is not located within a Generalized Landslide Susceptibility area and there are no steep slopes on the Project site. In addition, the County Fire Department has reviewed the Project and is requiring that the Project prepare a Fuel Modification Zone (FMZ) plan designed specifically for the subject Project be approved by the Fire Department prior to the occupancy of any structures. The Preliminary Fuel Modification Plan prepared for the Project indicates that proposed Lots 1 through 4 are excluded from the fuel modification areas as shown on both the San Bernardino County CalMAST Map dated March 2008 and the San Bernardino County Fuel Modification Map that is also dated March 2008.

Proposed Lots 5 and 6, which are 5 acre residential lots, do partially fall within the Fuel Modification Zone, as does the Remainder Parcel, Lot A, and Lot 7, all of which do not propose any buildings and will not remain under the subdivider's ownership. In total, only about 7 acres will be developed and the remaining 78 acres will remain in its current natural state.

Lots 5 and 6 shall comply with the applicable standards and requirements of the Fire Safety 1 Overlay Zone as required by the Fire Department. With implementation of these mandatory requirements, wildfire risks will not be exacerbated. Impacts are less than significant.

- c) **Less Than Significant Impact.** In addition to the construction of a dwelling on each lot, the Project only requires minimal improvements such as the installation of a septic system, the construction of an infiltration pond for each lot, and the construction of a driveway for each lot. These improvements will not exacerbate fire risk as all structures shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. Impacts are less than significant.
- d) **Less Than Significant Impact.** As demonstrate in the response for Issue Xcii under *Hydrology and Water Quality*, the drainage system is designed to ensure that the Project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. In addition, according to County of San Bernardino Geologic Hazards Overlay Map F117C, the Project site is not located within a Generalized Landslide Susceptibility area. There are no steep slopes on the Project site that would increase risks due to post-fire slope instability. Impacts are less than significant.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Less Than Significant Impact With Mitigation Incorporated. In instances where significant impacts have been identified, Mitigation Measures BIO-1, BIO-2, BIO-3, CR-1, CUL-1, TCR-1, and TCR-2 are required to reduce impacts to less than significant levels. Therefore, the proposed Project does not have impacts which would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.				
b) Less Than Significant Impact With Mitigation Incorporated. In instances where impacts have been identified, Mitigation Measures BIO-1, BIO-2, BIO-3, CR-1, NOI-1, CUL-1, TCR-1, and TCR-2 are required to reduce impacts to less than significant levels. Therefore, the proposed Project does not have impacts that are cumulatively considerable.				

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

XVIII MITIGATION MEASURES.

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

Mitigation Measure -BIO-1: Pre-Construction Survey/Southern Rubber Boa. A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the Land Use Services Department-Planning Division prior to recordation of the Final Map (Statements in quotations shall be verbatim):

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

Mitigation Measure-BIO-2: San Bernardino Flying Squirrel. A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the Land Use Services Department-Planning Division prior to recordation of the Final Map (Statements in quotations shall be verbatim):

- *“Minimize the removal of standing snags and large trees, which provide structural complexity and potential nesting habitat.”*
- *“Prioritize the retention of large trees and snags with visible potential cavity nesting structures, which are associated with higher densities of flying squirrels”*
- *“Prior to the removal of snags or large trees, conduct a preconstruction site survey to determine if the trees are is used by flying squirrels. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the County of san Bernardino Land Use Services Department-Planning Division prior to the issuance of a grading permit for each lot.”*

Mitigation Measure -BIO-3: Pre-Construction Nesting Bird Survey. A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the Land Use Services Department-Planning Division prior to recordation of the Final Map (Statements in quotations shall be verbatim):

- *“Should construction activities, specifically vegetation/tree removal, be conducted between the months of February and October the following measures shall apply:*
- **(a) Preconstruction Surveys:** *Nesting bird surveys approximately three to five days prior to construction shall be conducted. Depending on the species, buffer zones of*

100 to 500 feet must be established around nesting birds until nesting is confirmed to have failed or fledglings are deemed sufficiently development in independent. In general these buffer zones and protection for nesting birds under the MBTA remain in place between February 15 and August 15. A copy of the migratory nesting bird survey results report shall be provided to the County of san Bernardino Land Use Services Department-Current Planning if the survey identifies the presence of active nests.

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

Mitigation Measure CR-1: Inadvertent Discoveries. A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the Land Use Services Department-Planning Division prior to recordation of the Final Map (Statements in quotations shall be verbatim):

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

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

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

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

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

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

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

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

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

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

Mitigation Measure TCR-1, Treatment of Cultural Resources: If a pre-contact cultural resource is discovered during project implementation, ground disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. Representatives from the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), the Archaeological Monitor/applicant, and the Lead Agency shall confer regarding treatment of the discovered resource, as detailed within the Monitoring and Treatment Plan. A research design shall be developed and will include a plan to evaluate the resource for significance under CEQA criteria. The research design shall also acknowledge that, regardless of significance under CEQA, all finds are subject, if feasible, to avoidance/preservation in place as treatment.

Should any resource(s) not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by SMBMI. All plans for analysis shall be reviewed and approved by the applicant and SMBMI prior to implementation, and all removed material shall be temporarily curated on-site. It is the preference of SMBMI that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by SMBMI, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and SMBMI. All reburials are subject to a reburial agreement that shall be developed between the landowner and SMBMI outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, etc.).

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with SMBMI to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance

with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and SMBMI for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.

Mitigation Measure TCR-2, Inadvertent Discoveries of Human Remains/Funerary Objects: In the event that any human remains are discovered within the project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately who shall notify SMBMI, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98.

Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties.

It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

GENERAL REFERENCES

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

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

California Energy Commission, *Electricity Consumption by County*, 2018
<http://ecdms.energy.ca.gov/elecbycounty.aspx>

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

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

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

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

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

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

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

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

PROJECT-SPECIFIC REFERENCES

Appendices: (Under Separate Cover or on Compact Disk)

- A. *Air Quality & Greenhouse Gas Modeling*, Romo Planning Group, Inc., September 24, 2019.
- B. *Revised General Biological Resources Assessment*, Environmental Audit, Inc., October 30, 2019.
- C. *Cultural Resources Assessment*, DUKE CRM, January 22, 2019.
- D. *Hydrology Study*, Louis Waldo Flores, P.E., August 14, 2017.

*Initial Study P201600581
James Kennedy
APN: 0305-061-32 and 33/February 2020*
