

**SAN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

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

PROJECT LABEL:

APN: 0315-231-17 & 0315-085-28
APPLICANT: MUNEM MAIDA
PROPOSAL: A CONDITIONAL USE PERMIT TO ESTABLISH A 6,793 SQUARE FOOT CONVENIENCE STORE, GAS STATION, AND A CARE-TAKER RESIDENCE ON 0.90 ACRE
COMMUNITY: ERWIN LAKE/3RD SUPERVISORIAL DISTRICT
LOCATION: EAST/SOUTHEAST CORNER OF STATE HIGHWAY 38 AND STATE LANE
PROJECT NO.: P201300086/CUP
REP(S): STEENO DESIGN STUDIO
STAFF: OXSO SHAHRIARI, PLANNER

USGS Quad: MOON RIDGE

T, R, Section: T 2n R 2E Sec.19 NE ¼

Thomas Bros.: 4812-H1
Community: ERWIN LAKE

LUD: General Commercial (CG)
Overlays: Biological Resources and Fire Safety (FS-1) Overlays

PROJECT CONTACT INFORMATION:

Lead Agency: County of San Bernardino
Land Use Services Department – Planning Division
385 North Arrowhead Avenue; First Floor
San Bernardino, CA 92415-0182

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Project Sponsor: Steeno Design Studio for Munem Maida
11774 Hesperia Road, Suite B1
Hesperia, CA 92345
(760) 244-5001

PROJECT DESCRIPTION:

The proposed project is a Conditional Use Permit to establish a 6,793 square foot convenience store, gas station, and a caretaker residence on .90 acre, with the balance of the site set aside for customer and employee parking, circulation, and required landscaping.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project is located on the east/southeast corner of State Highway 38 and State Lane; in the community of Erwin Lake, approximately 2 miles south of the Baldwin Lake. The site is zoned General Commercial (CG) and is surrounded by similarly zoned parcels to the north and west. To the east and south/southwest the zoning is residential. The project site supports a moderately dense community of evergreens, but no protected trees have been identified. The project site is in Fire Safety Overlay (FS-1) and Biological Resources overlays, for which the project has been reviewed and conditioned through this land use application.

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AREA	EXISTING LAND USE	LAND USE ZONING/OVERLAY DISTRICTS
Site	Vacant	General Commercial (CG) Biological Resources & Fire Safety Overlay (FS-1) Overlays
North	Vacant	General Commercial (CG) Biological Resources & Fire Safety Overlay (FS-1) Overlays
South	Single Family Residence (South & Southeast)	Single Residential (RS) Biological Resources & Fire Safety Overlay (FS-1) Overlays
East	Vacant and Single Family Residences	Single Residential (RS) Biological Resources & Fire Safety Overlay (FS-1) Overlays
West	Vacant	General Commercial (CG) Biological Resources & Fire Safety Overlay (FS-1) Overlays

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

Federal: None; State of California: Regional Water Quality Control Board, Fish and Wildlife; County of San Bernardino: Land Use Services – Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works; Local: Big Bear Fire Department.

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on eighteen (18) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <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/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

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

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

 Signature (prepared by): Oxso Shahriari, Planner

 Date: 10/27/2014

 Signature: Dave Prusch, Supervising Planner

 Date: 10/27/2014

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

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

- I a) **Less Than Significant Impact.** The project will not have a substantial adverse effect on a scenic vista because the site is separated from the State Highway 38 and the traveling public by the state owned land, containing indigenous trees that buffer the site from view. The project facilitates architectural features, as depicted on the conditionally approved site plan and elevations that complements the mountainous character of the surrounding areas. The proposed development provides aesthetic qualities of a mountain lodge that blends well with the surrounding vistas. As a condition of approval, all the agreed-upon design/architectural components and the required landscaping shall be installed and kept in optimum conditions during the life of the project. The project as proposed meets County’s goals in conserving the scenic qualities of this route. Therefore, no potentially significant impact is anticipated and no mitigation measures are deemed necessary

- I b) **Less Than Significant Impact.** The project will not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway because these resources will not be substantially compromised as a result of this project. No rock outcroppings or historic buildings have been identified on the site. No protected trees are identified on the site. However, as a Condition of Approval, a Tree or Plant Removal Plan shall be presented to the County Planning for review and approval, issued in compliance with Section 88.01.050 (Tree or Plant Removal Requirements), for the removal of regulated trees and plants. The project will retain 20% of the site in a natural undeveloped vegetated or re-vegetated condition sufficient to ensure vegetative coverage for a forest environment. Adequate number of trees (Fifty seven Jeffrey Pines, 3 cypress trees 6 inches in diameter or wider) shall be remained on site as regulated native trees. These along with the newly planted landscaping will minimize any potential visual impact to a level below significance. These trees along with those on the public land along state highway and to the west/southwest to the site will buffer the development from the traveling public’s view traveling along the State Highway. Therefore, no potentially significant impact is anticipated in this area of concern and no mitigation measures are deemed necessary.

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- I c) **Less Than Significant Impact.** The proposed project does not have the potential to substantially degrade the existing visual character or quality of the site and its surroundings because the site is separated from the State Highway 38 and the traveling public by the state owned land, containing indigenous trees that buffer the site from view. The project is conditioned to provide adequate landscaping and screening to minimize any potential impact to its surroundings. The proposed development provides aesthetic qualities of a mountain lodge that blends well with the surrounding vistas. As a condition of approval, all the agreed-upon design/architectural components and the required landscaping shall be installed and kept in optimum conditions during the life of the project. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- I d) **Less Than Significant Impact.** The proposed project's onsite lighting will be designed in accordance with standards defined in the County Development Code to shield away all light sources from the street, night sky, and the surrounding residential properties. All signs proposed by this project may only be lit by steady, stationary and shielded light sources, and the glare from the luminous source shall not exceed one-half (0.5) foot-candle. A lighting plan is required, subject to review and approval by Planning which requires that all project light sources be placed and designed so as not to cause glare or excessive light spillage into neighboring sites, night sky, or public roadways. As Consistent with County Development Code Chapter 83.07: Glare and Outdoor Lighting, this approval does not allow installation or use of any artificial light source that will be emitted into the night sky. The project is conditioned to use low intensity lamps especially at the development boundaries. All lighting shall be hooded and designed with sharp-cutoff luminaries to reflect away from adjoining properties and public thoroughfares. The project will not be a source of substantial light or glare, therefore, no potentially significant impact is anticipated in this area of concern and no mitigation measures are deemed necessary.

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

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II. AGRICULTURE AND FOREST RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project, and the forest carbon measurement methodology provided in 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 forestland or conversion of forestland to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 forestland to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- II a) **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance on the maps prepared, pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, proposed development will not negate or hamper any agricultural uses on the site.
- II b) **No Impact.** The proposed project does not conflict with existing zoning for agricultural use or a Williamson Act contract because the subject property is not zoned for agricultural use.
- II c) **No Impact.** The project does not 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)) because the project is not identified as a timberland resources. Therefore, no potential for such rezoning or conversion of the resources exists due to this development.
- II d) **Less Than Significant Impact.** The proposed use does not result in the loss of forestland or conversion of forestland to non-forest use because the project is conditioned to retain 20% of the site in a natural undeveloped vegetated OR re-vegetated condition sufficient to ensure vegetative coverage for a forest environment, as outlined in 88.01.050 (f) (2) (II). As a Condition of Approval, a Tree or Plant Removal Permit shall be presented to the County Planning, issued in compliance with Section 88.01.050 (Tree or Plant Removal Requirements), for the removal of regulated trees and plants to ensure adequate number regulated native trees shall remain on the project site. Adequate number of trees—Fifty seven Jeffrey Pines, 3 cypress trees—6 inches in diameter or wider are kept on the grounds. Therefore, no potential impact is anticipated in this area of concern and no mitigation measures are deemed necessary.
- II e) **Less Than Significant Impact.** The proposed use does not 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 forestland to non-forest use because the project site does not meet the definitions of farmland. Forest land character of the site shall be sustained as described in II-d, above. Therefore, no potential impact is anticipated in this area of concern and no mitigation measures are deemed necessary.

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

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III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

III a) **Less Than Significant Impact.** The project is within the South Coast Air Basin and under the jurisdiction of the South Coast Air Quality Management District. The South Coast Air Quality Management District is responsible for maintaining and ensuring compliance with its Air Quality Management Plans. A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. The project will not conflict with or obstruct implementation of the South Coast Air Quality Management Plan, because the project is conditioned to follow all the District's rules and regulation as these measures are mandatory requirements. A project may also be non-conforming if it, as examples, increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area relative to applicable land use plans. The project is anticipated to lead to a net decrease in traffic because it will serve the Highway 38 traffic which is both entering and leaving the Big Bear Valley, as well as providing the first service station in the south Erwin Lake area, thereby allowing local residents to obtain gasoline and convenience store products without having to travel into Big Bear City or Big Bear Lake. , therefore reducing the miles traveled for similar products and services. While the project will minimally generate additional vehicle trips from service and delivery vehicles servicing the site, the existence of the gas station is expected to serve the local residents and reduce vehicle miles currently traveled to reach the same products and services not currently available on or near the project site. This 6,793 square foot convenience store, gas station, and a caretaker residence is consistent with the growth projections and associated emissions used in the adopted County of San Bernardino Greenhouse Gas Emission Reduction Plan because it is smaller in size than the sample Gas Station/Convenience store of 7,200 square feet used for the referenced study. Therefore the project is expected to fall short of 3000 metric tons of Carbon Dioxide Equivalent (CO2e) per year for the proposed use.

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An Air Quality Report has been prepared by Urban Crossroads for this project and finds that the "Project would not exceed the numerical thresholds of significance established by the South Coast Air Quality Management District (SCAQMD)." The study also finds that "Project construction-source emissions would not conflict with the applicable Air Quality Management Plan (AQMP)." Although not required, the study recommends that best available control measures (BACM AQ-1 and BACM AQ-2) are implemented to further reduce the impacts during the construction. Therefore, no significant impact is anticipated and no mitigation measure is deemed necessary.

- III b) **Less Than Significant Impact.** The project is not expected to violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use does not exceed thresholds of concern, as established by the District for this category of use. The project's construction and operational emissions are expected to fall short of 3000 metric tons of Carbon Dioxide Equivalent (CO₂e) per year for this use type. However, some impact is identified during project construction, therefore mitigation measures III-1, III-2 and III-3 are imposed to further limit or control potential fugitive dust and regulate construction activities. The aforementioned study prepared by Urban Crossroads finds that "Project construction-source emissions would not conflict with the applicable Air Quality Management Plan (AQMP)." The study finds that "construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant." Although not required, the study recommends that Best Available Control Measures (BACM AQ-1 and BACM AQ-2) are implemented to further reduce the impacts during the construction. Upon completion, the site will be paved and landscaped which will mean little or no wind-blown dust or particulate matter will leave the site. Temporary potential significant impacts are anticipated during construction, therefore mitigation measures III-1, III-2 and III-3 are required as conditions of approval to reduce any potential impact to a level below significance.
- III c) **Less Than Significant Impact With Mitigation Incorporated.** The aforementioned study prepared by Urban Crossroads finds that "the Project area is designated as an extreme non-attainment area for ozone, and a non-attainment area for PM₁₀ and PM_{2.5}". The study continues: "The SCAQMD has recognized that there is typically insufficient information to quantitatively evaluate the cumulative contributions of multiple projects because each project applicant has no control over nearby projects. With regard to determining the significance of the contribution from the Project, the SCAQMD recommends that any given project's potential contribution to cumulative impacts should be assessed using the same significance criteria as for project-specific impacts. Therefore, this analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would also not cause a commutatively considerable increase in emissions for those pollutants for which the Basin is nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. As previously noted, the project will not exceed the applicable SCAQMD regional threshold for construction and operational-source emissions. As such, the project will result in a cumulatively less than significant impact."

The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed uses do not exceed established thresholds of concern for this use category. This 6,793 square foot convenience store, gas station, and a caretaker residence is consistent with the growth projections and associated emissions used in the County of San Bernardino Emission

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Reduction Plan because it is less in size than sample Gas Station/Convenience store of 7,200 square feet, and therefore it is expected to fall short of 3000 metric tons of Carbon Dioxide Equivalent (CO₂e) per year for this use type. Operation and the related equipment proposed for this use do not generate identifiable criteria pollutants is most likely not to approach the threshold of potentially significant Greenhouse Gas (GHG) emissions set forth for the proposed use.

- III d) **Less Than Significant Impact.** The project will not expose sensitive receptors to substantial pollutant concentrations, because the construction or operation of this facility does not involve identified concentrations of substantial pollutants. The aforementioned Air Quality Impact Analysis has also considered potential impact of project-generated air pollutant emissions at sensitive receptors which can include uses such as long term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors.

The analysis indicates that the project will not exceed the SCAQMD Localized Significance Thresholds (LSTs) during construction with Best Available Control Measures (BACMs). Therefore sensitive receptors would not be subject to a significant air quality impact during project construction. As relates to operational impacts, the aforementioned LST analysis indicates that the project will not exceed the SCAQMD localized significance thresholds during operational activities. The proposed project would not result in a Carbon Monoxide or Nitrogen Dioxide “hotspots” as a result of project related traffic during ongoing operations, nor would the project result in a significant adverse health impact, due to the ongoing operations.

Per the referenced Air Quality analysis; a very conservative (overstating rather than understating potential impacts) estimate, toxic air contaminants (TACs) “have the potential to contribute to health risk in the project vicinity”. However, the project will remain under SCAQMD’s Rule 461 (Gasoline Transfer and Dispensing) and shall be required to meet and maintain standards. Based on the screening procedure using methodology presented in the document “Gasoline Service Station Industry-wide Risk Assessment Guidelines” published by the California Air Pollution Control Officers Association (CAPCOA), it is anticipated that no sensitive receptors in the project vicinity will be exposed to a cancer risk. In fact the risk is less than half of the applicable threshold. The study concludes: “The project would not result in a significant health risk impact due to toxic air contaminants (TACs) associated with gasoline dispensing activities.” Thus, any potential impact to sensitive receptors will be less than significant due to operational activities of the project.

- III e) **Less Than Significant Impact.** The project will not create odors affecting a substantial number of people because there are no identified potential uses that will result in the production of objectionable odors due to ongoing operation of the project. Any potential objectionable odor that may result from construction are temporary and intermittent, therefore mitigation measures III-1, III-2 and III-3 are required to reduce any potential impact to a level below significance. Therefore, no potentially significant impact is anticipated.

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

MM# Mitigation Measures

- III-1** Air Quality – Dust Control Plan. The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include these elements to reduce dust production:
- Exposed soil shall be kept continually moist through a minimum of twice daily waterings to reduce fugitive dust during all grading and construction activities
 - Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles.
 - Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday.
 - Tires of vehicles will be washed before vehicle leave project site and enter a paved road.
 - Any truck hauling dirt away from the site shall be covered
 - During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
 - Storage piles that are to be left in place for more than three working days shall either be sprayed with a non-toxic soil binder, or covered with plastic or revegetated.
- [Mitigation Measure III-1]
- III-2** Air Quality – Construction Plan. Developer shall submit written verification that all construction contracts and sub-contracts for the project contain provisions that require adherence to the following standards to reduce impacts to air quality. During construction, each contractor and subcontractor shall implement the following, whenever feasible:
- Suspend use of all construction equipment operations during second stage smog alerts. For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).
 - Trucks/equipment shall not be left idling on site for periods in excess of 10 minutes.
 - Provide temporary traffic control during all phases of construction.
 - Substitute diesel-powered equipment with electric and gasoline-powered equipment.
 - Onsite electrical power hook-ups shall be provided for electric construction tools to eliminate the need for diesel-powered electronic generators.
 - Install storm water control systems to prevent mud deposition onto paved areas during construction.
 - Contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.
- [Mitigation Measure III-2]
- III-3** Air Quality – Coating Restriction Plan. The developer shall submit a letter agreeing to these Coating Restrictions and to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to these requirements. These shall include, but are not be limited to:
- Architectural coatings with Reactive Organic Compounds (ROC) shall not have a content greater than 100 g/l.
 - Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs./day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day
 - High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings.
- [Mitigation Measure III-3]

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

IV a) **Less Than Significant Impact.** This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, because the site is not expected to support any sensitive species, sensitive habitats, or wildlife corridors based on the General Biological Resources Assessment report prepared for this site by the RCA Associates, LLC. in 2013. The site was evaluated for the presence of sensitive plant and animal species as well as potential habitat for these sensitive species that included flying squirrel, rubber bar, and California spotted owl as well as 24-sensitive plant species documented in the surrounding region, primarily in associate with Baldwin Lake, which is located about two miles to the north of the project site. The study finds that the .91-acre project site is near developed portion of the Big Bear Lake area and “is not expected to support any sensitive species”. The study finds that “no sensitive habitats (i.e.

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streams, wetlands, etc.) or wildlife corridors were observed, nor were any such habitats noted in the adjacent areas. In response to the expressed community opposition concerned with potential impacts to the biological resources—and specifically as related to potential impact on the Unarmored three-spine stickleback fish, the applicant's biologist has performed additional biological surveys on April 28, 2014; which has resulted in an updated May 2014 report. The site was further evaluated to assess the drainage channel directly west and north of the site, existing site conditions, and potential impacts to stickleback populations. The field investigation was performed on April 28, 2014 from 7AM to 3:30 PM; and reconfirmed that the site "does not support any sensitive habitats such as streams and wetlands, nor were any wildlife corridors identified on the property". The study finds that the USGS Moonridge Quadrangle does not show any blue line channels on the site and no drainage channels or streams bisect the site based on field work conducted in April 2014. A small swale about 30 feet in length and about six inches wide does occur along the western edge of the site; however, this swale does not connect with any off-site channels nor does it direct any significant water flows on-site.

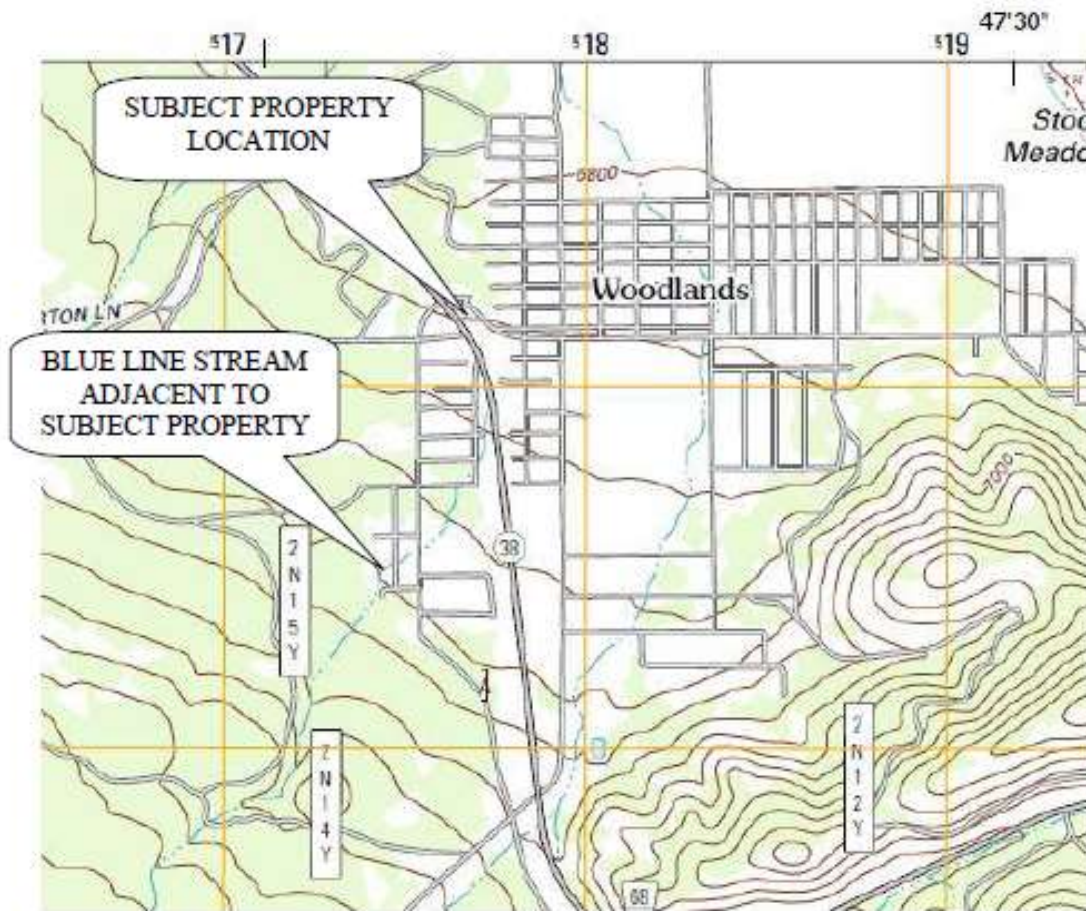
A letter dated February 3, 2014 was prepared by RCA Associates LLC to address comments raised regarding potential impacts to the unarmored threespine stickleback fish. RCA Associates reviewed existing information on the species from the California Natural Diversity Data Base (CNDDDB, 2013) and U.S. Fish and Wildlife Service (USFWS, 2009). According to the letter provided to Planning, and based on the review of available information, the nearest documented population of the stickleback species is approximately 0.9 miles north of the project site and is associated with Shay Creek and Shay Pond. The species was observed in 1995 in Shay Creek which is a tributary to Baldwin Lake, which is directly east of Big Bear City. This population is assumed to still be present in Shay Creek and Shay Pond; although surveys for the stickleback fish have not been conducted since 2009. Two small intermittent channels of Shay Creek are also located about 0.5 miles northeast and northwest of the project site. The study finds that "although population of the stickleback may be present north of the project site, it is unlikely that the species would be affected by any potential onsite leakage or seepage problems" because "operation of the proposed fuel dispensers will be property maintained and kept in good operating conditions at all times as per State of California requirements". The study continues: "any leakage or seepage from the underground tanks will be immediately reported and mitigation measures, if needed, will be implemented.

"Cumulative impacts to the biological resources in the area are expected to be negligible" based on the existing habitats on the 0.9-acre site, as documented in the referenced 2013 and 2014 General Biological Reports. The RCA states that: "the site supports a relatively undisturbed ponderosa pine community typical of the area. Loss of 0.9-acres of this habitat is not expected to generate adverse cumulative impacts to regional biological resources due to the small size of the potential habitat loss". In addition, development of the site as proposed is not expected to generate any adverse cumulative impacts to any sensitive species in the area. As previously noted the site does not support any populations of sensitive species; although, populations of the Unarmored Threespine Stickleback are located about 0.9 miles north of the project site". The project will be designed in order to meet all local, State, and Federal Best Management Practices requirements in order to maintain all on-site water flows within the boundaries of the property. The RCA also states that: "any on-site spills of gasoline or other toxic substances will be contained on the site and will not enter into any of the drainage channels near the site through the use of a concrete swale on the property"; and concludes: "based on the existing project design and proposed implementation of various protection measures, cumulative impacts to the stickleback from the proposed project are expected to be negligible." Therefore, potential impacts to the biological resources will be less than significant.

IV b) **Less Than Significant Impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service because no riparian habitat or sensitive natural community are identified on the project site. The 2013 and 2014 General Biological Reports prepared by RCA found no sensitive habitats, stream, wetlands or wildlife corridors on the project site to potentially support riparian habitat.

A 2014 Supplemental Preliminary Hydrology Analysis was prepared in response to a response letter from the State of California, Department of Fish and Wildlife, dated April 16, 2014. This response letter questions the potential impacts of the proposed subject development on the stream drainage along State Highway 38 (identified by Fish and Wildlife as “Shay Creek”) for the proposed hydrologic and hydraulic issues of the project site. The study finds that a “blue line” stream is shown on the USGS quadrangle topographic map and ends at Highway 38 south of the subject site (see image titled OFF-SITE TOPOGRAPHY, below).

OFF-SITE TOPOGRAPHY



The hydrology analysis states: "This stream extends south and slight west for approximately 2.5 miles. The subject stream flow intersects the west side of State Highway 38 south of the subject site. These flows are contained in a ditch along the west side of highway and conducted north to a catch basin just south of the intersection with State Lane (see Photos with captures: *Ditch along the west side of highway* and *Catch basin just south of the intersection with State Lane*). The stream flows are then conducted under the highway in a storm drain pipe to the east side of the highway to a ditch that crosses the highway right-of-way northeasterly to the south side of the State Lane right-of-way.



Ditch along the west side of highway



Catch basin just south of the intersection of Highway 38 and State Lane

These flows then cross northerly State Lane in a culvert pipe and continue northeasterly. It appears that off-site stream flows do not enter or cross the subject site. As it relates to the onsite drainage flow, onsite flows will be contained on site and treated by onsite Best Management Practices (BMP's) in an effort to contain pollutants, trash and sediments generated by the proposed use. The onsite 100-year 1-hour storm generated will be captured and contained in an off-site BMP underground retention basin and allowed to percolate. A proposed concrete swale along the subject site's westerly boundary will conduct any off-site flows northerly, to keep off-site flows from entering the site. Based on the information provided in the revised Biological Assessment and the Supplemental Preliminary-Hydrology Analysis of Off-site Flows, any potential significant impact to the biological resources due to the project will be less than significant.

- IV c) **Less Than Significant Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because the project is not located within an identified protected wetland because the 2013 and 2014 Biological Assessments mentioned above find no sensitive habitats, stream, wetlands or wildlife corridors on this site. Therefore, any potential significant impact to the biological resources due to the project will be less than significant.
- IV d) **Less Than Significant Impact.** This project will not 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, because the site is not expected to support any sensitive species, sensitive habitats, wildlife nursery, or wildlife corridors, based on the 2013 and 2014 General Biological Assessments prepared for this site by the RCA Associates, LLC. Therefore, any potential significant impact to the biological resources due to the project will be less than significant.

- IV e) **Less Than Significant Impact.** This project will not conflict with any local policies or ordinances protecting biological resources because such ordinances take effect when protected tree species are present on a given site. No protected species of trees has been identified on this parcel. The management and well-being of the native regulated tree falls under Chapter 88.01: Plant Protection and Management, discussed separately under Agriculture and Forest Resources, II-d. Therefore, any potential significant impact to the biological resources due to the project will be less than significant.

- IV f) **Less Than Significant Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan because no such plan has been identified on this project site, based on the 2013 & 2014 General Biological Assessments prepared by the RCA Associates, LLC. Therefore, any potential significant impact to the biological resources due to the project will be less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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V. CULTURAL RESOURCES - Would the project

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- V a) **Less Than Significant Impact.** This project will not cause a substantial adverse change in the significance of a historical resource, because there are no such resources identified on or in the vicinity of the project. To further reduce the potential for impacts, a precautionary mitigation shall be added to the project conditions of approval that requires the developer to contact the County Museum for determination of appropriate excavation and recovery actions, if any finds are made during project grading and construction.
- V b) **Less Than Significant Impact.** This project will not cause a substantial adverse change to an archaeological resource, because there are no such resources identified in the vicinity of the project. To further reduce the potential for impacts, a precautionary mitigation shall be added to the project conditions of approval that requires the developer to contact the County Museum for determination of appropriate excavation and recovery actions, if any finds are made during project grading and construction.
- V c) **Less Than Significant Impact.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because there are no such resources identified in the vicinity of the project. To further reduce the potential for impacts, a precautionary mitigation shall be added to the project conditions of approval that requires the developer to contact the County Museum for determination of appropriate excavation and recovery actions, if any finds are made during project grading and construction.
- V d) **Less Than Significant Impact.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because there are no such burial grounds that have been identified in the vicinity of the project. To further reduce the potential for impacts, if any human remains are discovered, during grading and construction of this project, the developer is required to contact the County Coroner and County Museum for determination of appropriate excavation and recovery actions; and a Native American representative, if the remains are determined to be of Native American origin.

Therefore, no significant adverse impacts are identified or anticipated. As a precautionary measure to further reduce any potential for impacts, the following requirement will apply:

MM# Mitigation Measures

- V-1** Cultural Resources. The “developer” shall prepare, submit for review and obtain approval of a letter agreeing to adhere to the following requirements and to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the following requirements:
If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory resource excavation and recovery has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend appropriate actions. The developer shall implement any such additional action to the satisfaction of County Planning and the County Museum. If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall also be notified.
[Mitigation Measure V-1]

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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VI. GEOLOGY AND SOILS - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

VI a) **Less Than Significant Impact.** (i-iv) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) Seismic-related ground failure, including liquefaction or iv) Landslides, because there are no such geologic hazards identified in the immediate vicinity of the project site. The project and its existing and/or proposed structures shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards.

- VI b) **Less Than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil because the scope of construction activities proposed will not require further substantial disturbance of the site. The project and related grading and construction activities shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VI c) **Less Than Significant Impact.** The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The project and related grading and construction activities shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VI d) **Less Than Significant Impact.** The project site is not located in an area that has been identified as having the potential for expansive soils; therefore it will not create substantial risks to life or property. The project and related grading and construction activities shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VI e) **Less Than Significant Impact.** The proposed development will not have wastewater disposal needs; therefore no significant impact is anticipated. The project and related grading and construction activities shall be reviewed and conditioned by County Building & Safety Division; and subsequently confirmed in compliance or constructed with appropriate seismic standards. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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VII. GREENHOUSE GAS EMISIONS - 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 (Check if project is located within the Mineral Resource Zone Overlay):

VII a, b) **Less Than Significant Impact.** Operational emissions of the proposed project would not exceed criteria or GHG emissions thresholds because this 6,793 square foot convenience store, gas station, and a caretaker residence is consistent with the growth projections and associated emissions used in the adopted County of San Bernardino Greenhouse Gas Emission Reduction Plan because it is smaller in size than the sample Gas Station/Convenience store of 7,200 square feet used for the referenced study, therefore the project is expected to fall short of 3000 metric tons of Carbon Dioxide Equivalent (CO₂e) per year for the proposed use.

As discussed in Air Quality section of this document, An Air Quality Report has been prepared by Urban Crossroads for this project and finds that the “Project would not exceed the numerical thresholds of significance established by the South Coast Air Quality Management District (SCAQMD).” The study also finds that “project construction-source emissions would not conflict with the applicable Air Quality Management Plan (AQMP).” Although not required, the study recommends that best available control measures (BACM AQ-1 and BACM AQ-2) are implemented to further reduce the impacts during the construction. Therefore, no significant impact is anticipated and no mitigation measure is deemed necessary.

The Air Quality – Construction Mitigation condition will address the air quality and GHG emission concerns for construction activities including equipment and trucks visiting the site.

Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorpor.	Less than Significant	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- VII a) **Less Than Significant Impact.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because the use proposed is not anticipated to involve such activities. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, and in some instances, to additional land use review. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VII b) **Less Than Significant Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VII c) **Less Than Significant Impact.** The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project does not propose the use of hazardous materials and all existing and proposed schools are more than one-quarter mile away from the project site. If such uses are proposed in the future on this site, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and in some instances additional land use review. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VII d) **Less Than Significant Impact.** The project site is not included on a list of hazardous materials sites.
- VII e) **Less Than Significant Impact.** The project site is not located within an airport land use plan; therefore, the project cannot result in a safety hazard for people residing or working in the project area.
- VII f) **Less Than Significant Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VII g) **Less Than Significant Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from State Highway 38.
- VII h) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because the proposed facility and its associated structures shall be reviewed by County Fire for approval. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

SUBSTANTIATION

- VIII a) **Less Than Significant Impact.** The project will not violate any water quality standards or waste discharge requirements, because the proposed mechanisms that provide water and discharge systems shall be reviewed by County EHS to ensure compliance with both water quality and waste discharge requirements. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VIII b) **Less Than Significant Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project proponent is required to provide EHS with documentations that substantiate water availability, of acceptable quality, to serve the development. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VIII c) **Less Than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site because only minimal grading is associated with project; and there are no rivers or streams on site. The project is conditioned not alter or occupy natural drainage courses. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VII d) **Less Than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site because no river or stream has been identified on the project site. A Water Quality Management Plan has been reviewed by County Land Use Services Drainage Section to ensure surface runoff will either be entirely handled on site, or that the overflow will not impede on surrounding properties and or road infrastructure. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VIII e) **Less Than Significant Impact.** The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff because a Water Quality Management Plan has been reviewed by County Land Use Services Drainage Section to ensure surface runoff will either be entirely handled on site, or that the overflow will not impede on surrounding properties or stormwater drainage infrastructure. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VIII f) **Less Than Significant Impact.** The project will not otherwise substantially degrade water quality, because appropriate measures for water quality protection and erosion control have been required. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- VIII g) **Less Than Significant Impact.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map because the project is not within an area with determined flood hazard and it does not involve residential housing development. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

- VIII h) **Less Than Significant Impact.** The project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows because the project site is not identified by the County Land Use Services Drainage Section to be within a 100-year flood hazard area. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

- VIII i) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

- VIII j) **Less Than Significant Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

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

SUBSTANTIATION

- IX a) **Less Than Significant Impact.** The project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- IX b) **Less Than Significant Impact.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because the project is consistent with all applicable land use policies and regulations of the County Code and General Plan as the proposed use is consistent with its designated zoning. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- IX c) **Less Than Significant Impact.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- X a) **Less Than Significant Impact.** The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state because there are no identified important mineral resources on the project site. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- X b) **Less Than Significant Impact.** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

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

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

XI a-c) **Less Than Significant Impact.** The proposed project will not include uses that will exceed San Bernardino County Noise Standards and those of County Development Code. The “developer” as defined in the Conditions of Approval will be required to ensure that the noise generated by the ongoing operations, and the associate groundborne noise, shall not exceed County Noise Standards. Because the project abuts residential development, the project is conditioned to monitor its noise levels to ensure project noise will not exceed County Noise Standards of 55 dB(A) for residential areas from 7am-10pm, as measured at the project’s property boundaries. Noise levels after 10pm shall not exceed 45 dB(A) where the project site abuts single family residences. Therefore, no potentially significant impact is anticipated in this area.

XI d) **Less Than Significant Impact With Mitigation Incorporated.** The project may generate substantial temporary or periodic increase in ambient noise levels above levels existing without the project due to construction activities which may include excavations, grading, and building erection/modification on the project site. Mitigation measure XI-1 as stated below will reduce any potential noise impact of this temporary construction. Therefore, no potentially long term significant impact is anticipated in this area.

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- XI e) **No Impact.** The project site is not located within an airport land use plan; therefore, the project cannot result in a safety hazard for people residing or working in the project area.
- XI f) **No Impact.** The project is not within the vicinity of a private airstrip; therefore, the project cannot result in a safety hazard for people residing or working in the project area.

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

MM# Mitigation Measures

XI-1 Noise Mitigation. *The “developer” shall submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:*

- a) *Exterior construction activities shall be limited between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.*
- b) *Interior construction activities may occur on any day and any time provided they comply with the County noise standards. (SBCC 83.01.080).*
- c) *Construction equipment shall be muffled per manufacturer’s specifications.*
- d) *All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.*

[Mitigation Measure XI-1]

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

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

SUBSTANTIATION

- XII a) **No Impact.** The project will not induce population growth in the area either directly or indirectly because the project is not proposing any new residential development and will make use of the existing roads and infrastructure. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XII b) **No Impact.** The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing because the project does not propose demolition of any existing housing to necessitate the construction of replacement housing. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XII c) **No Impact.** The proposed use will not displace substantial numbers of people because the project uses does not proposes to displace any number of people. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

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

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

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

SUBSTANTIATION

XIII a) **Less Than Significant Impact.** The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities because the proposed development is expected to contribute to overall business tax revenues to provide a source of funding for such governmental facilities and public services which is deemed sufficient to offset any demand increases by this project. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

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

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

SUBSTANTIATION

- XIV a) **Less Than Significant Impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because of the project does not involve residential development and will not cause impacts associated with an increase in populations. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XIV b) **Less Than Significant Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment because the proposed development will not result in an increased demand for recreational facilities. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

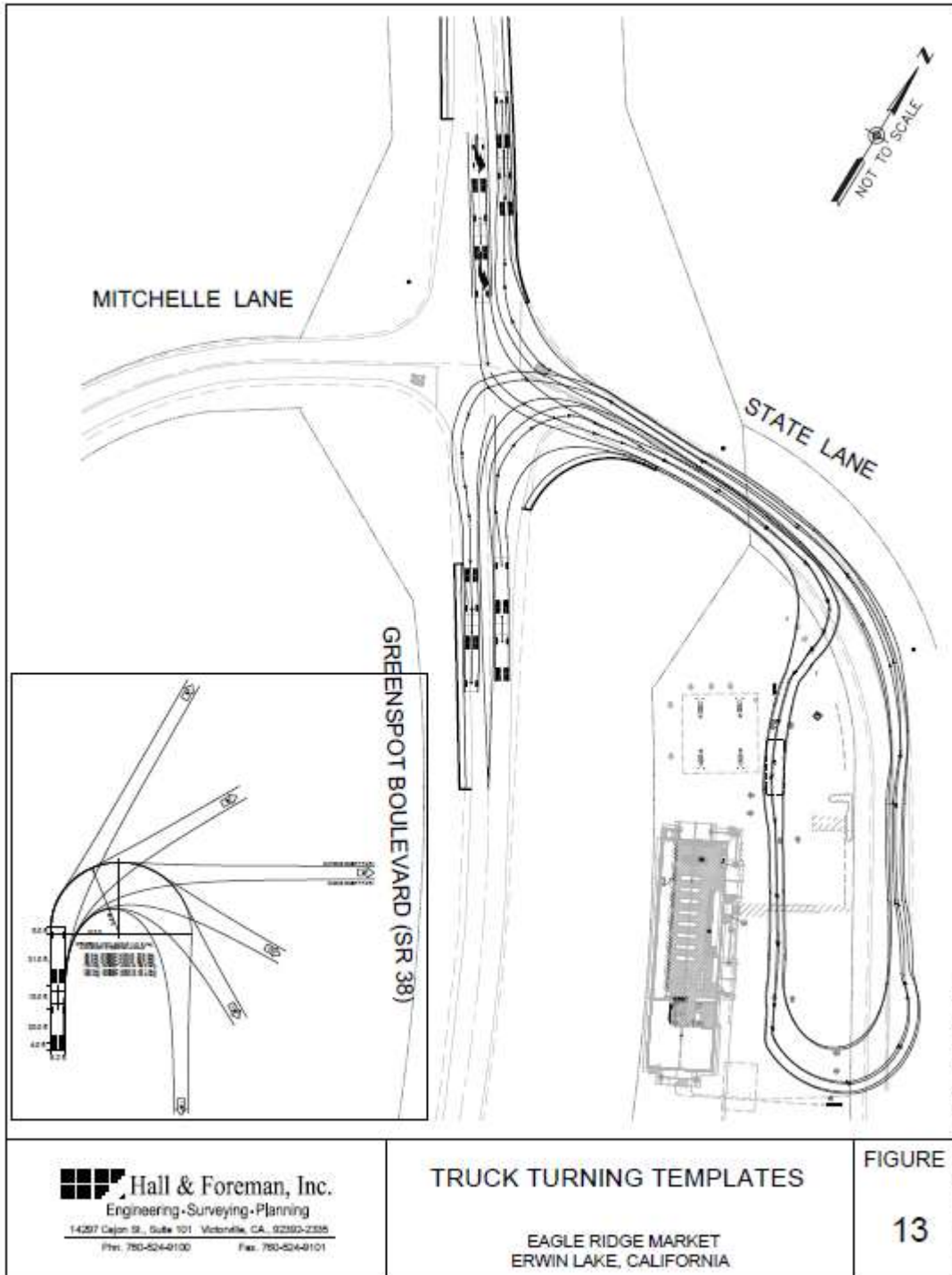
SUBSTANTIATION

XV a-b) **Less Than Significant Impact.** The proposed project will not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system, i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections, because a 2013 Traffic Report prepared by Hall & Foreman, Inc. has concluded that the project traffic “will not cause any significant negative impact to the surrounding street system”.

As a result of community opposition, Caltrans required additional analysis from the applicant, leading to preparation of the revised 2014 Traffic Analysis by Hall & Foreman. The revised report further examines the traffic impacts of the project and presents recommended traffic improvements. Based on the proposed traffic distribution and patterns, project trip generation and intersection capacity analyses were conducted to assess the estimated project impacts. Also considered were design of the intersections and project driveways.

Additionally, truck turning templates were applied to the existing intersection geometries at Highway 38 and State Lane, Truck Turning templates were applied to the existing geometrics. These turn movements included northbound right, southbound left and westbound left and right turns. A custom fuel tanker was modeled to represent the model vehicle with dimensions and specifications. The truck turning templates are provided in *Figure 13*. As illustrated some widening of the shoulder at the southeast corner of the intersection will be needed to accommodate the north to east right turn movement.

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The revised 2014 Traffic Report also performed a left turn warrant analysis using Caltrans' recently recommended "Access Management" document, specifically the "Criteria for Left-Turn Declaration Lanes on Rural Two-Lane Highways". While the un-signalized intersections of Highway 38 and State Lane, and State Lane and First Lane/project Driveway are anticipated to continue to operate at Level of Service (LOS) "C" or better, the applicant has proposed – and as accepted by Caltrans – a left-turn lane from southbound Highway 38 into State Lane.

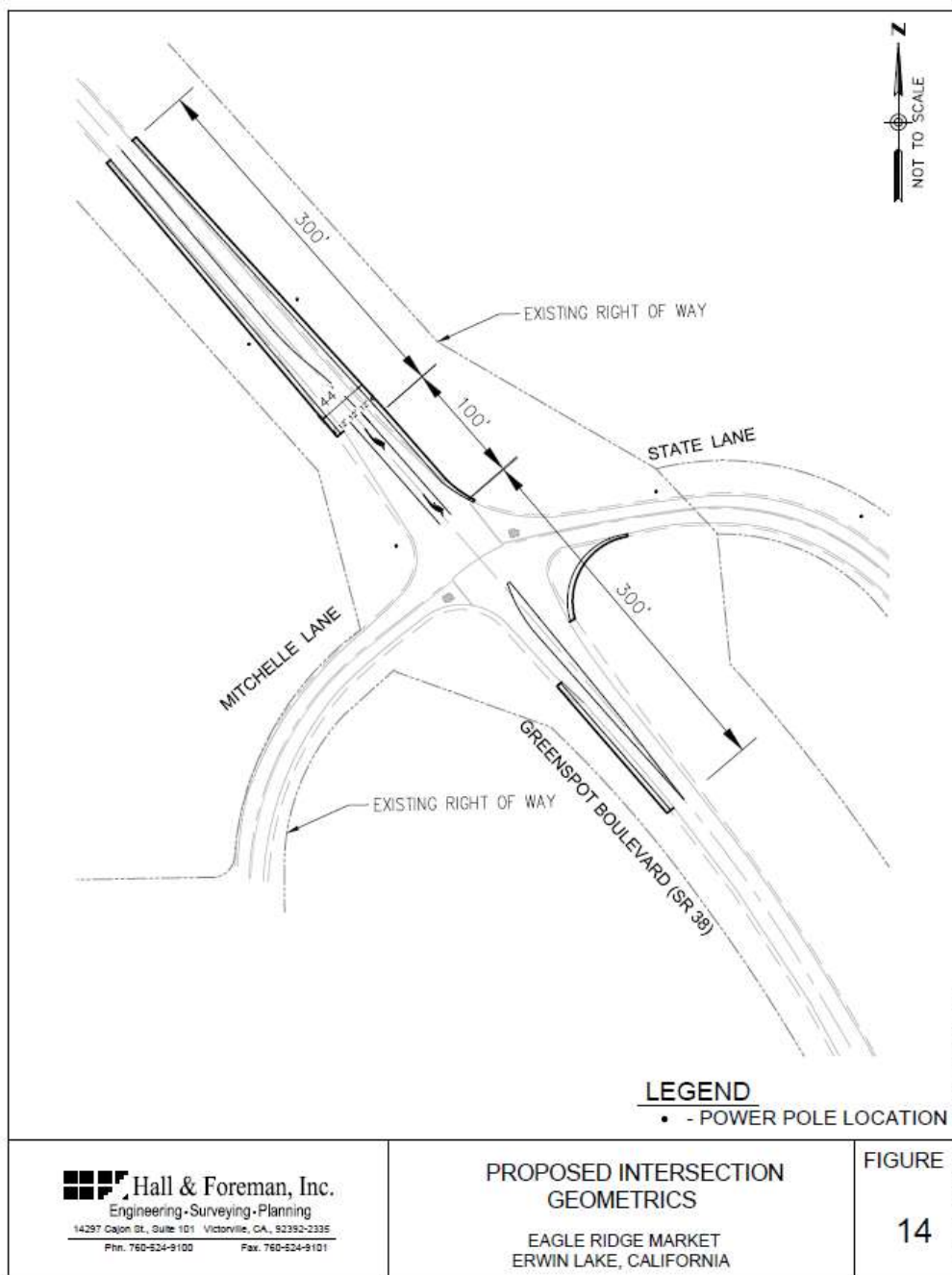
Based on the aforementioned 2014 Traffic Report, the following improvements shall be met:

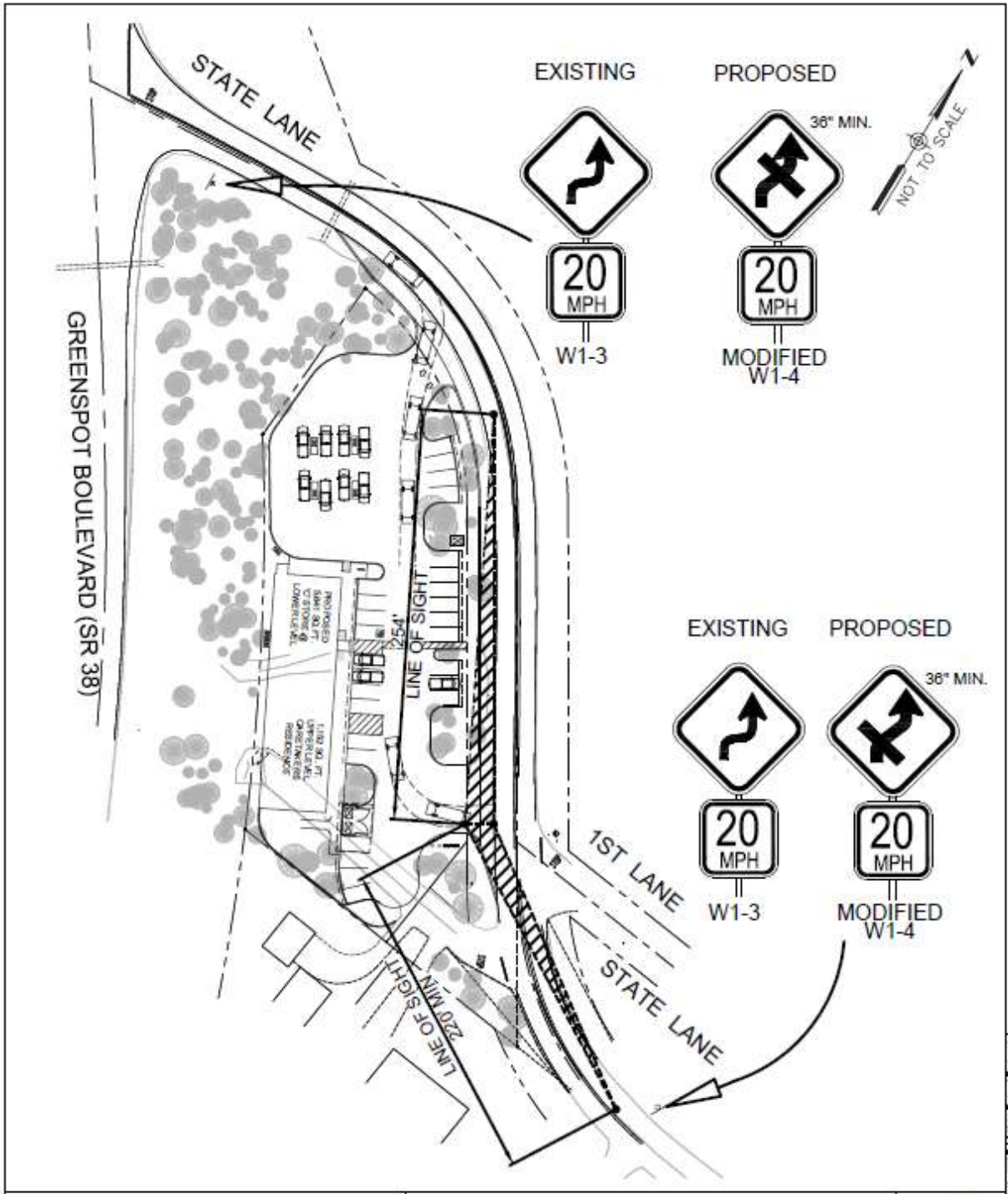
Intersection Improvement Mitigations

- a) Widening of the intersection of Greenspot Blvd/Hwy 38 and State Lane/ Mitchell Lane to accommodate a southbound 100 foot left turn lane and north to east right turn movement. (see Figure 14)

Site Improvement Mitigations

- a) Driveway Number 1 is to be constructed as right turn in only.
- b) Driveway Number 2 is to be constructed as full access, adjacent First Lane. The intersection will be Two Way Stop Controlled (TWSC) at the driveway and First Lane.
- c) The curb and gutter along State Lane, project frontage, will be constructed.
- d) Upgrading the existing warning signage along State lane. (see Figure 15)





Hall & Foreman, Inc.
Engineering - Surveying - Planning
14297 Cajon St., Suite 101 Victorville, CA, 92392-2335
Phn. 760-524-9100 Fax. 760-524-9101

**STATE LANE PROPOSED
PROJECT MITIGATIONS**

EAGLE RIDGE MARKET
ERWIN LAKE, CALIFORNIA

FIGURE

15

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- XV c) **Less Than Significant Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, because there are no anticipated notable impacts on air traffic volumes by passengers or freight generated by the proposed use and no new air traffic facilities are proposed. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XV d) **Less Than Significant Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to or near established roads, State Highway 38 and State Lane which provide adequate physical access with appropriate sight distance and properly controlled intersections with the newly recommended improvements discussed under XV a-b which has resulted in Mitigation Measure XV-1.
- XV e) **Less Than Significant Impact.** The project will not result in inadequate emergency access, because the project will be conditioned to provide adequate access points, designed to accommodate emergency vehicles. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XV f) **Less Than Significant Impact.** The project will not result in inadequate parking capacity, because the project parking needs for project visitors and employees has been analyzed and deemed satisfactory. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XV g) **Less Than Significant Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because the scope the proposed project is deemed appropriately serviced with the improvements made to the existing infrastructure by implementing Mitigation Measure XV-1.

Possible significance adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant.

MM# Mitigation Measures

XV-1 Traffic. The “developer” shall meet the following mitigation measure to the satisfaction of Caltrans:

Intersection Improvement Mitigations

b) Widening of the intersection of Greenspot Blvd/Hwy 38 and State Lane/ Mitchell Lane to accommodate a southbound 100 foot left turn lane and north to east right turn movement.

Site Improvement Mitigations

e) Driveway Number 1 is to be constructed as right turn in only.

f) Driveway Number 2 is to be constructed as full access, adjacent First Lane. The intersection will be Two Way Stop Controlled (TWSC) at the driveway and First Lane.

g) The curb and gutter along State Lane, project frontage, will be constructed.

h) Upgrading the existing warning signage along State lane.

[Mitigation Measure XV-1]

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

SUBSTANTIATION

- XVI a) **Less Than Significant Impact.** The proposed project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board as determined by County Public Health – Environmental Health Services (EHS); therefore any impact will be less than significant in this area. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

- XVI b) **Less Than Significant Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities because the project water and sewage disposal need shall be subject to the County Environmental Health Services' (EHS) review and approval. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

- XVI c) **Less Than Significant Impact.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects because the project will use the existing storm water and drainage infrastructure. The project's hydrology and drainage conditions have been review by County Drainage Section, based on the Preliminary Hydrology Study and a Preliminary Water Quality Management Plan prepared by Jerry L. Miles, P.E. The County Drainage Section is in support of the project subject to Conditions of Approval. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI d) **Less Than Significant Impact.** The proposed project will have sufficient water supplies available to serve its operation from existing entitlements and resources because the project will either be served by an established water purveyor, or conditioned to have its onsite water source reviewed and approved by EHS. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI e) **Less Than Significant Impact.** The proposed project's wastewater treatment system shall be reviewed for approval by County EHS. Therefore onsite handling of wastewater shall be continually monitored to ensure compliance. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI f) **Less Than Significant Impact.** The proposed project's solid waste disposal needs shall be serviced by an approved solid waste facility in conformance with the San Bernardino County Code Chapter 8, Section 33.0830, subject to County EHS review and approval. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.
- XVI g) **Less Than Significant Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste. The proposed project's solid waste disposal needs shall be serviced by an approved solid waste facility in conformance with the San Bernardino County Code Chapter 8, Section 33.0830, subject to County EHS review and approval. Therefore, no potentially significant impact is anticipated in this area and no mitigation measures are deemed necessary.

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

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

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly?

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

XVII a) **Less Than Significant Impact.** The project will not have the potential to significantly degrade the overall quality of the region’s environment or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population 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 because the project’s potential impacts have been reviewed by RCA Associates, LLC through performance of a General Biological Resources Assessment which finds that the site is not expected to support any sensitive species, sensitive habitats, or wildlife corridors. In response to the expressed community opposition concerned with potential impacts to the biological resources—and specifically as related to potential impact on the Unarmored three-spine stickleback fish, the applicant’s biologist has performed additional biological surveys on April 28, 2014; which has resulted in an updated May 2014 report. The site was further evaluated to assess the drainage channel directly west and north of the site, existing site conditions, and potential impacts to stickleback populations. The field investigation was performed on April 28, 2014 from 7AM to 3:30 PM; and reconfirmed that the site “does not support any sensitive habitats such as streams and wetlands, nor were any wildlife corridors identified on the property”. The study finds that the USGS Moonridge Quadrangle does not show any blue line channels on the site and no drainage channels or streams bisect the site based on field work conducted in April 2014. A small swale about 30 feet in length and six inches wide does occur along the western edge of the site; however, this swale does not connect with any off-site channels nor does it direct any significant water flows on-site.

A letter dated February 3, 2014 was prepared by RCA Associates LLC to address comments raised regarding potential impacts to the unarmored threespine stickleback fish. RCA Associates reviewed existing information on the species from the California Natural Diversity Data Base (CNDDDB, 2013) and U.S. Fish and Wildlife Service (USFWS, 2009). According to the letter provided to Planning, and

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based on the review of available information, the nearest documented population of the stickleback species is approximately 0.9 miles north of the project site and is associated with Shay Creek and Shay Pond. The species was observed in 1995 in Shay Creek which is a tributary to Baldwin Lake, which is directly east of Big Bear City. This population is assumed to still be present in Shay Creek and Shay Pond; although surveys for the stickleback fish have not been conducted since 2009. Two small intermittent channels of Shay Creek are also located about 0.5 miles northeast and northwest of the project site. The study finds that "although population of the stickleback may be present north of the project site, it is unlikely that the species would be affected by any potential onsite leakage or seepage problems" because "operation of the proposed fuel dispensers will be properly maintained and kept in good operating conditions at all times as per State of California requirements". The study continues: "any leakage or seepage from the underground tanks will be immediately reported and mitigation measures, if needed, will be implemented.

"Cumulative impacts to the biological resources in the area are expected to be negligible" based on the existing habitats on the 0.9-acre site, as documented in the referenced 2013 and 2014 General Biological Reports. The RCA states that: "the site supports a relatively undisturbed ponderosa pine community typical of the area. Loss of 0.9-acres of this habitat is not expected to generate adverse cumulative impacts to regional biological resources due to the small size of the potential habitat loss". In addition, development of the site as proposed is not expected to generate any adverse cumulative impacts to any sensitive species in the area. As previously noted the site does not support any populations of sensitive species; although, populations of the Unarmored Threespine Stickleback are located about 0.9 miles north of the project site". The project will be designed in order to meet all local, State, and Federal Best Management Practices requirements in order to maintain all on-site water flows within the boundaries of the property. The RCA also states that: "any on-site spills of gasoline or other toxic substances will be contained on the site and will not enter into any of the drainage channels near the site through the use of a concrete swale on the property"; and concludes: "based on the existing project design and proposed implementation of various protection measures, cumulative impacts to the stickleback from the proposed project are expected to be negligible." Therefore, potential impacts to the biological resources will be less than significant.

The 2013 and 2014 General Biological Reports prepared by RCA find that the proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service because no riparian habitat or sensitive natural community are identified on the project site.

The study This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means because the project is not located within an identified protected wetland. The Assessments mentioned above finds no sensitive habitats, stream, wetlands or wildlife corridors on this site. No protected species of trees has been identified on this parcel. The management and well-being of the native regulated tree falls under Chapter 88.01: Plant Protection and Management—discussed separately under Agriculture and Forest Resources, II-d. The reference study by RCA Associates, LLC. also finds that the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan because no such plan has been identified on this project site. No potentially significant impact to biological resources is anticipated and no mitigation measures are deemed necessary.

Operational emissions of the proposed project would not exceed criteria or GHG emissions thresholds because this 6,793 square foot convenience store, gas station, and a caretaker residence is consistent with the growth projections and associated emissions used in the adopted County of San Bernardino Greenhouse Gas Emission Reduction Plan because it is smaller in size

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Conditional Use Permit
Steen Design for Munem Maida

than the sample Gas Station/Convenience store of 7,200 square feet used for the referenced study, therefore the project is expected to fall short of 3000 metric tons of Carbon Dioxide Equivalent (CO₂e) per year for the proposed use.

An Air Quality Report has been prepared by Urban Crossroads for this project and finds that the "Project would not exceed the numerical thresholds of significance established by the South Coast Air Quality Management District (SCAQMD)." The study also finds that "Project construction-source emissions would not conflict with the applicable Air Quality Management Plan (AQMP)." Although not required, the study recommends that best available control measures (BACM AQ-1 and BACM AQ-2) are implemented to further reduce the impacts during the construction.

As discussed in Air Quality section of this document, the proposed project's primary contribution to air emissions is attributable to construction activities. The project's construction and operational emissions are expected to fall short of 3000 metric tons of Carbon Dioxide Equivalent (CO₂e) per year for this use type. However, some impact is identified during project construction due to construction activities, equipment emissions, and emissions from construction workers personal vehicles traveling to and from the construction site, therefore mitigation measures III-1, III-2 and III-3 are imposed to further limit or control potential fugitive dust and regulate construction activities. The aforementioned study prepared by Urban Crossroads finds that "project construction-source emissions would not conflict with the applicable Air Quality Management Plan (AQMP)." The study finds that "construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant." Although not required, the study recommends that Best Available Control Measures (BACM AQ-1 and BACM AQ-2) are implemented to further reduce the impacts during the construction. Upon completion, the site will be paved and landscaped which will mean little or no wind-blown dust or particulate matter will leave the site. Temporary potential significant impacts are anticipated during construction, therefore mitigation measures III-1, III-2 and III-3 are required as conditions of approval to reduce any potential impact to a level below significance. Operational emissions of the proposed project would not exceed criteria or GHG emissions thresholds because this 6,793 square foot convenience store, gas station, and a caretaker residence is consistent with the growth projections and associated emissions used in the adopted County of San Bernardino Greenhouse Gas Emission Reduction Plan because it is smaller in size than the sample Gas Station/Convenience store of 7,200 square feet used for the referenced study, therefore the project is expected to fall short of 3000 metric tons of Carbon Dioxide Equivalent (CO₂e) per year for the proposed use. As it relates to operational impacts, the aforementioned LST Air Quality Analysis indicates that the project will not exceed the SCAQMD localized significance thresholds during operational activities. The proposed project would not result in a Carbon Monoxide or Nitrogen Dioxide "hotspots" as a result of project related traffic during ongoing operations, nor would the project result in a significant adverse health impact, due to the ongoing operations.

There are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during land disturbance and/or project construction, the project is conditioned to stop and identify appropriate authorities, which will properly record and/or remove for classification any such finds.

- XVII b) **Less Than Significant Impact.** The project does not have impacts that are individually limited, but cumulatively considerable. The other project sites in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites are capable of absorbing such uses without generating any cumulatively significant impacts.

- XVII c) **Less Than Significant Impact.** The project will not have other environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of the design of the proposed project. The project will be conditioned to ensure that all necessary mitigation measures are followed prior to occupancy.

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

XVIII. MITIGATION MEASURES

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

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

MM# Mitigation Measures

- III-1** Air Quality – Dust Control Plan. The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include these elements to reduce dust production:
- a. Exposed soil shall be kept continually moist through a minimum of twice daily waterings to reduce fugitive dust during all grading and construction activities.
 - b. Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles.
 - c. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday.
 - d. Tires of vehicles will be washed before vehicles leave project site and enter a paved road.
 - e. Any truck hauling dirt away from the site shall be covered
 - f. During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
 - g. Storage piles that are to be left in place for more than three working days shall either be sprayed with a non-toxic soil binder, or covered with plastic or revegetated.
- [Mitigation Measure III-1]
- III-2** Air Quality – Construction Plan. Developer shall submit written verification that all construction contracts and sub-contracts for the project contain provisions that require adherence to the following standards to reduce impacts to air quality. During construction, each contractor and subcontractor shall implement the following, whenever feasible:
- a. Suspend use of all construction equipment operations during second stage smog alerts. For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).
 - b. Trucks/equipment shall not be left idling on site for periods in excess of 10 minutes.
 - c. Provide temporary traffic control during all phases of construction.
 - d. Substitute diesel-powered equipment with electric and gasoline-powered equipment.
 - e. Onsite electrical power hook-ups shall be provided for electric construction tools to eliminate the need for diesel-powered electronic generators.
 - f. Install storm water control systems to prevent mud deposition onto paved areas during construction.
 - g. Contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.
- [Mitigation Measure III-2]

- III-3** *Air Quality – Coating Restriction Plan.* *The developer shall submit a letter agreeing to these Coating Restrictions and to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to these requirements. These shall include, but are not be limited to:*
- a. Architectural coating volume shall not exceed the significance threshold for ROG, which is 75 lbs./day and the combined daily ROC volume of architectural coatings and asphalt paving shall not exceed the significance threshold for ROC of 75 lbs. per day*
 - b. Architectural coatings with Reactive Organic Compounds (ROC) shall not have a content greater than 100 g/l.*
 - c. High-Volume, Low Pressure (HVLP) spray guns will be used to apply coatings.*
- [Mitigation Measure III-3]*
- V-1** *Cultural Resources.* *The “developer” shall prepare, submit for review and obtain approval of a letter agreeing to adhere to the following requirements and to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the following requirements:*
If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease immediately until written clearance by County Planning is provided indicating that satisfactory resource excavation and recovery has been implemented. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend appropriate action. The developer shall implement any such additional action to the satisfaction of County Planning and the County Museum. If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find. If the remains or cultural artifacts are determined to be of Native American origin, the local Native American representative shall also be notified.
- [Mitigation Measure V-1]*
- XI-1** *Noise Mitigation.* *The “developer” shall submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:*
- a. Exterior construction activities shall be limited between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.*
 - b. Interior construction activities may occur on any day and any time provided they comply with the County noise standards. (SBCC 83.01.080).*
 - c. Construction equipment shall be muffled per manufacturer’s specifications.*
 - d. All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.*
- [Mitigation Measure XI-1]*
- XV-1** *Traffic.* *The “developer” shall meet the following mitigation measure to the satisfaction of Caltrans:*
- Intersection Improvement Mitigations*
- a) Widening of the intersection of Greenspot Blvd/Hwy 38 and State Lane/ Mitchell Lane to accommodate a southbound 100 foot left turn lane and north to east right turn movement.*
- Site Improvement Mitigations*
- a) Driveway Number 1 is to be constructed as right turn in only.*
 - b) Driveway Number 2 is to be constructed as full access, adjacent to First Lane. The intersection will be Two Way Stop Controlled (TWSC) at the driveway and First Lane.*
 - c) The curb and gutter along State Lane, project frontage, will be constructed.*
 - d) Upgrading the existing warning signage along State lane.*
- [Mitigation Measure XV-1]*

GENERAL REFERENCES

- Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)
- California Department of Water Resources Bulletin #118 (Critical Regional Aquifers), 1975
- CEQA Guidelines, Appendix G
- California Standard Specifications, July 1992
- County Museum Archaeological Information Center
- County of San Bernardino Development Code, 1998
- County of San Bernardino General Plan, adopted 1989, revised 1998
- County of San Bernardino Hazard Overlay Map FH 27
- County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998
- County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995
- County of San Bernardino, June 2004, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.
- County of San Bernardino Road Planning and Design Standards
- Environmental Impact Report, San Bernardino County General Plan, 1989
- Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map
- South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993

PROJECT SPECIFIC STUDIES:

General Biological Resources Assessment; RCA Associates, LLC.; January 2013
Updated Biological Resources Assessment; RCA Associates, LLC. May, 2014
Amended Biological Letter re: Stickleback Fish; RCA Associates LLC; February 2014
Supplemental Preliminary Hydrology Analysis of Off-Site Flows; JERRY L. MILES, P.E.; May, 2014
Traffic Report; Hall & Foreman, Inc.; September 2013
Revised Traffic Report; Hall & Foreman, Inc.; August 2014
Preliminary Water Quality Management Plan; Jerry L. Miles, P.E.; February 2013
Preliminary Hydrology Study; Jerry L. Miles, P.E.; February 2013
Air Quality Report Eagle Ridge Market; Urban Crossroads; February 25, 2014