

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:

APNs:	0305-241-14
Applicant:	Christopher Drizzt Cook
Community Location	Angeles Oaks Generally north of Seven Oaks Road and traversed by portions of Patterson Road and Radford Camp Road, specifically east of the Intersection of Patterson Road and Radford Camp Road.
Project No:	P201600633
Staff:	Jim Morrissey, Planner
Rep	Darryl Cartozian
Proposal:	Conditional Use Permit for the establishment of a camp/outdoor science school, with a number of separate buildings for dining and sleeping on the southeast portion of the 40 acre parcel.

USGS Quad: Angeles Oaks
Lat/Long: 34°18'80.6"N/116°90'81.05"W
T, R, Section: T01N R01E Sec. 8

Community Plan: N/A
LUZD: RC
Overlays: Biotic Overlay, Fire Safety Area 1

PROJECT CONTACT INFORMATION:

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

Contact person: Jim Morrissey, Planner
Phone No: (909) 387-4234 **Fax No:** (909) 387-3223
E-mail: Jim.Morrissey@lus.sbcounty.gov

PROJECT DESCRIPTION:

Summary

The application is a Conditional Use Permit for the construction and operation of a camp/outdoor science school on undeveloped land. The camp is to be constructed in two phases with the following features:

Phase 1

- 6,611 sq. ft. Dining Hall
- Three, 6-bed cabins, each 1,227 sq. ft. in size.
- Three, 8-bed cabins, each 1,173 sq. ft. in size.
- Six, 32-bed cabins, each 1,253 sq. ft. in size.
- One, 1,173 sq. ft. caretaker's cabin.
- All access roads and parking areas.

Phase 2

- One, 6-bed cabin, 1,227 sq. ft.
- One, 8-bed cabin, 1,173 sq. ft.
- Three, 32-bed cabins, each 1,253 sq. ft.
- One, 1,173 sq. ft. caretaker's cabin.

Very few trees are to be removed, due to the Project design and the limited number of on-site trees. Access to the proposed Project site can be obtained from Radford Camp Road, which is a paved non-stripped roadway. The proposed Project improvements are located to the east of Converse Creek, which is a dry stream bed. Converse Creek is located east of Radford Camp Road. Converse Creek is a designated Blue Line Stream, but seems to be a non-jurisdictional swale due to the lack of an ordinary high water mark or bed and bank delineation.

The development portion of the Project site elevations range from 5,375 feet above mean sea level (AMSL) to 5,540 AMSL.

Existing General Plan Land Use Zoning Designations

Land uses on the project site and surrounding parcels are governed by the County's Development Code, and Bear Valley Community Plan. The following table lists the existing land uses and zoning districts.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use District
Project Site	Vacant	RC (Resource Conservation)
North	Multi-Purpose Building	RC (Resource Conservation)
South	Vacant	RC (Resource Conservation)
East	Vacant	RC (Resource Conservation)
West	Vacant	RC (Resource Conservation)

Project Site Location, Existing Site Land Uses and Conditions

The site consists of one vacant parcel in its natural environmental state as shown on Figure 3. The site has a slope of approximately eight percent, with an elevation of 5,440 feet above mean sea level (amsl) at the north end of the development area and 5,375 feet amsl at the entrance. Radford Campus Road is a paved two-lane roadway and the proposed entrance site includes a graded dirt road extending partially through the Project site.

Converse Creek traverses the property from north to south, although it is not a well-defined water course, because the site does not have a consistently demarcated bed and

bank. The property includes oak/coniferous forest around the periphery of the development area and big sagebrush scrub over most of the development area.

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

Federal: Forest Service. **State of California:** Regional Water Quality Control Board, California Department of Fish and Wildlife; **County of San Bernardino:** Land Use Services - Building and Safety, Planning, Land Development, and Code Enforcement; Public Works; Environmental Health, and; County Fire: **Local:** None

Figure 1
Proposed Project/Site Plan/Elevations

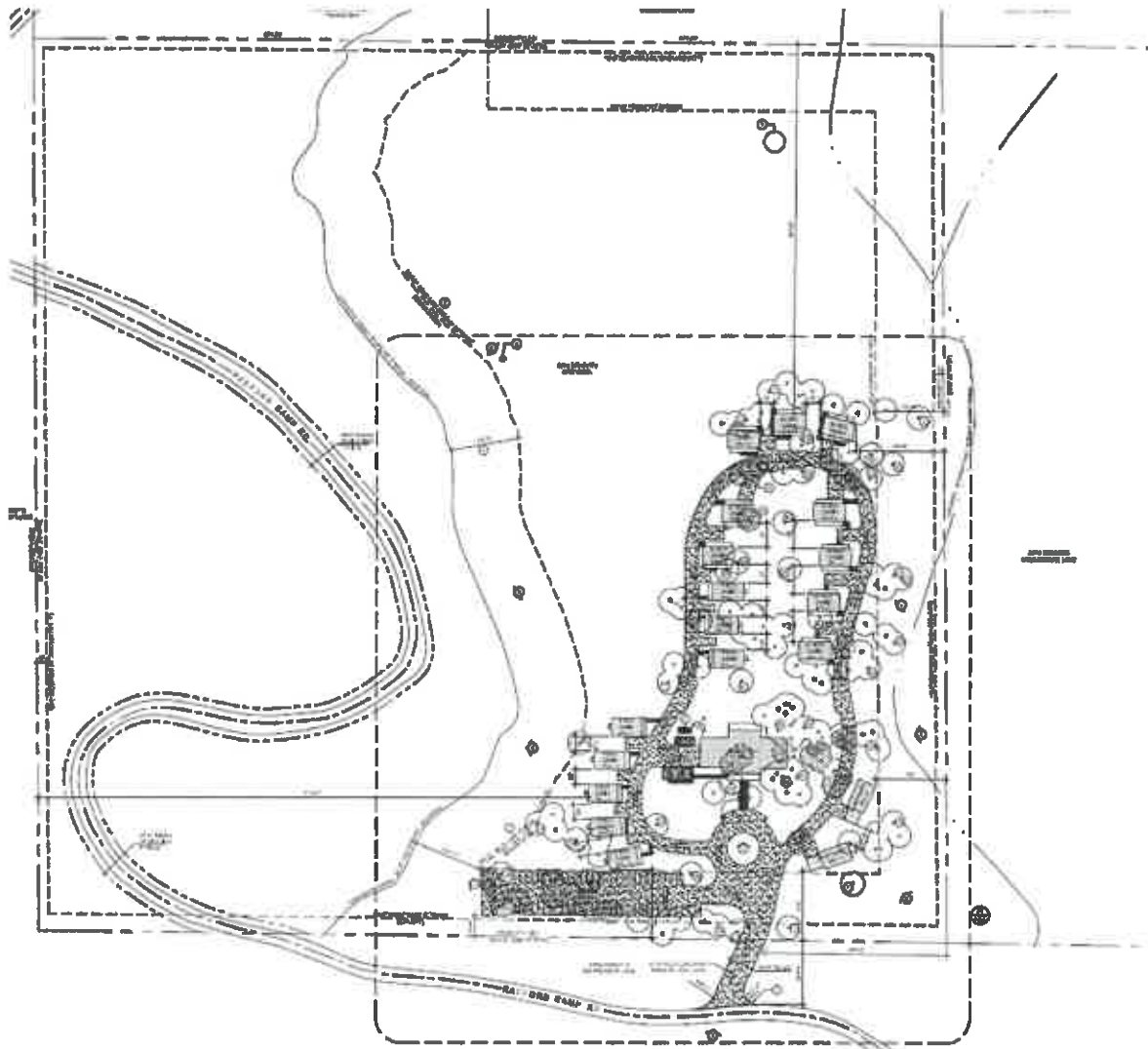
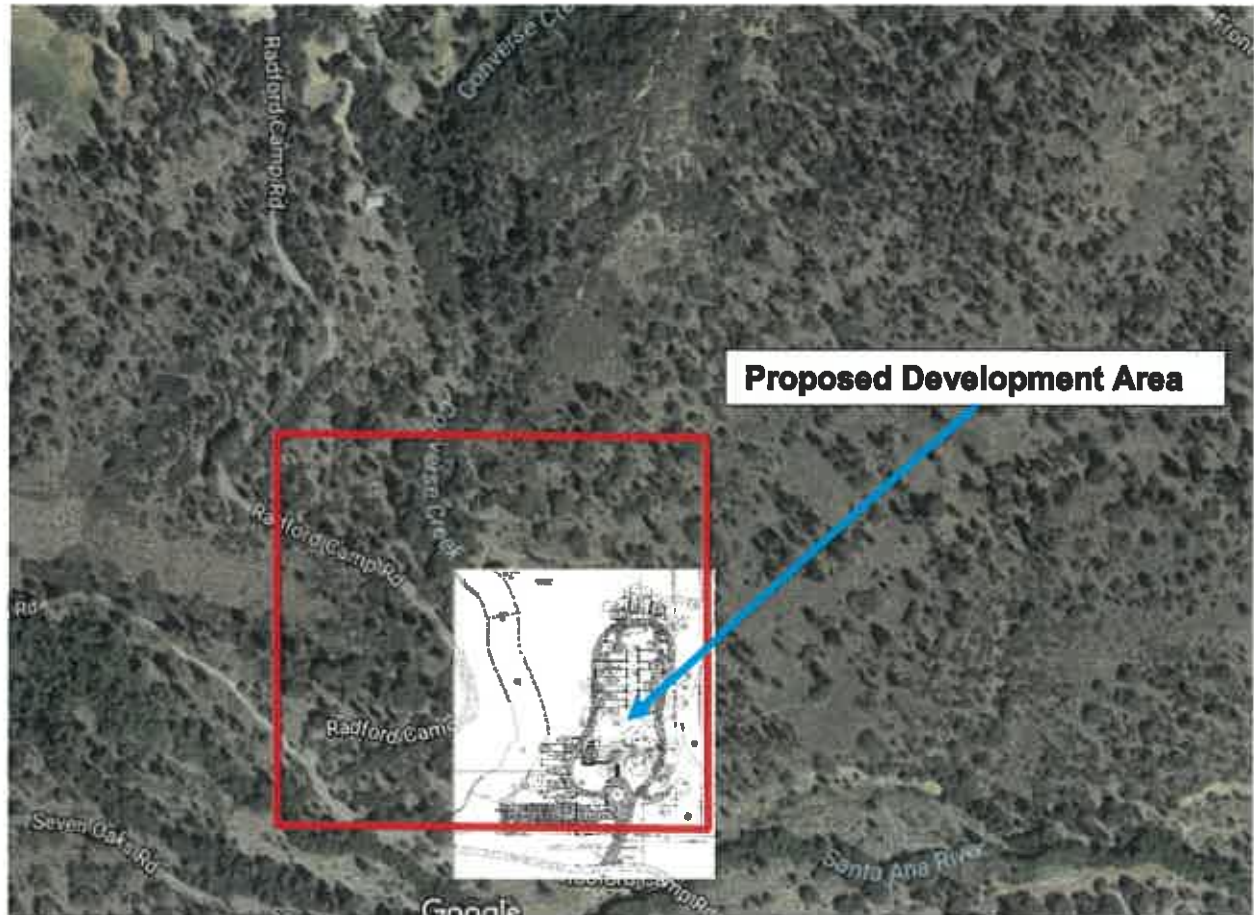


Figure 2
Area Map



Figure 3
Site Plan Overlay on Aerial



**Figure 4
Vicinity Map**



EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 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. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


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

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> 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"/> Tribal Cultural Resources | <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:

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


 Signature (prepared by Jim Morrissey, Contract Planner)

12/13/17
 Date


 Signature: (David Prusch, Supervising Planner)
 Land Use Services Department/Planning Division

12/13/2017
 Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS - Will 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 checked="" type="checkbox"/>	<input 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 will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) **Less than Significant Impact.** The proposed Project site is primarily surrounded by National Forest land. An *Arborist Assessment*, dated June 17, 2017, has been prepared for the proposed Project and noted 24 total trees are to be removed, including 15 Yellow pine and 9 Canyon live oak. 23 of these trees are listed as regulated through the County's Development Code, since they are native trees with a six inch or greater stem diameter. The portion of the property potentially affected by development currently includes 141 trees. Additional trees cover the balance of the 40 acre property. As such, most of the property's trees within the proposed development area will remain, in addition to those trees beyond the development area, but within the parcel ownership boundaries that are around the development area and along Radford Camp Road. The perimeter and on-site trees would assist in screening the site and individual buildings from public view. The selective removal of the trees will allow the proposed Project to retain the general pattern of tree cover and not result in a clear cut or barren area that would adversely affect the area's tree cover. In addition, the building height for the cabins is less than 16 feet. Approximately 80 percent of the remaining trees within the development area will be over 20 feet in height and enable adequate screening of the proposed development from aerial view.

Due to the limited building height and maintenance of most of the existing trees on the property, the scenic value of the site would not be adversely affected and the potential impact less than significant.

b) **Less than Significant with Mitigation Incorporated.** The site is not adjacent to a State scenic highway. There are no protected trees, rock outcroppings, or historic buildings on the project site that will be displaced by the building. As discussed in the previous Section, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. However, it is important that the remaining

trees be adequately protected. To achieve this, the *Arborist Assessment* has recommended the following measures, referred to as AES-1:

- a) Avoid damage during construction by erecting barriers around existing trees to be retained. Fencing should be placed one foot from the trunk for each inch of trunk diameter.
- b) Limit access to construction crews, allowing only one route in and out of the Project area.
- c) Intentions to protect the trees should be communicated and written into the construction specifications.

Utilization of these measures and maintenance of existing trees would reduce the potential impact to less than significant.

- c) **Less than Significant Impact.** The County Development Code provides that removal of native trees with a six inch or greater stem diameter or 19 inches in circumference measured 4.5 feet above natural grade level shall be required to obtain a Tree Removal Permit. Since the tree removal discussed in this Initial Study is associated with a development project, the Code criteria is utilized as a significance threshold for CEQA purposes. The Arborist report indicated 24 trees would be removed, based upon the existing site plan. The processing of a Tree Removal Permit includes required findings that a minimum of 20 percent of natural vegetation will be maintained for commercial, industrial, and administrative/professional uses and 35 percent for multi-family residential uses. It also requires at least half of the natural areas for all uses be located in the front yard setback area or are located to obscure public rights of way. Although the proposed use is not commercial, industrial, administrative/professional or multi-family residential use, the amount of trees removed would remain less than the significant thresholds listed above and all existing trees within the setback area would be retained.

Therefore, the Project will not degrade the existing visual character or quality of the site and its surroundings and impacts will be less than significant.

- d) **Less Than Significant Impact.** The proposed Project will include the use of exterior motion activated lighting for security and parking lot lighting, which may include bollards and lighting standards. The County's Development Code requires shielding of lighting to prevent seepage onto adjoining properties. Due to the location of the lighting, the limited amount of lighting, and compliance with existing County standards, the proposed lighting would result in a less than significant impact.

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

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

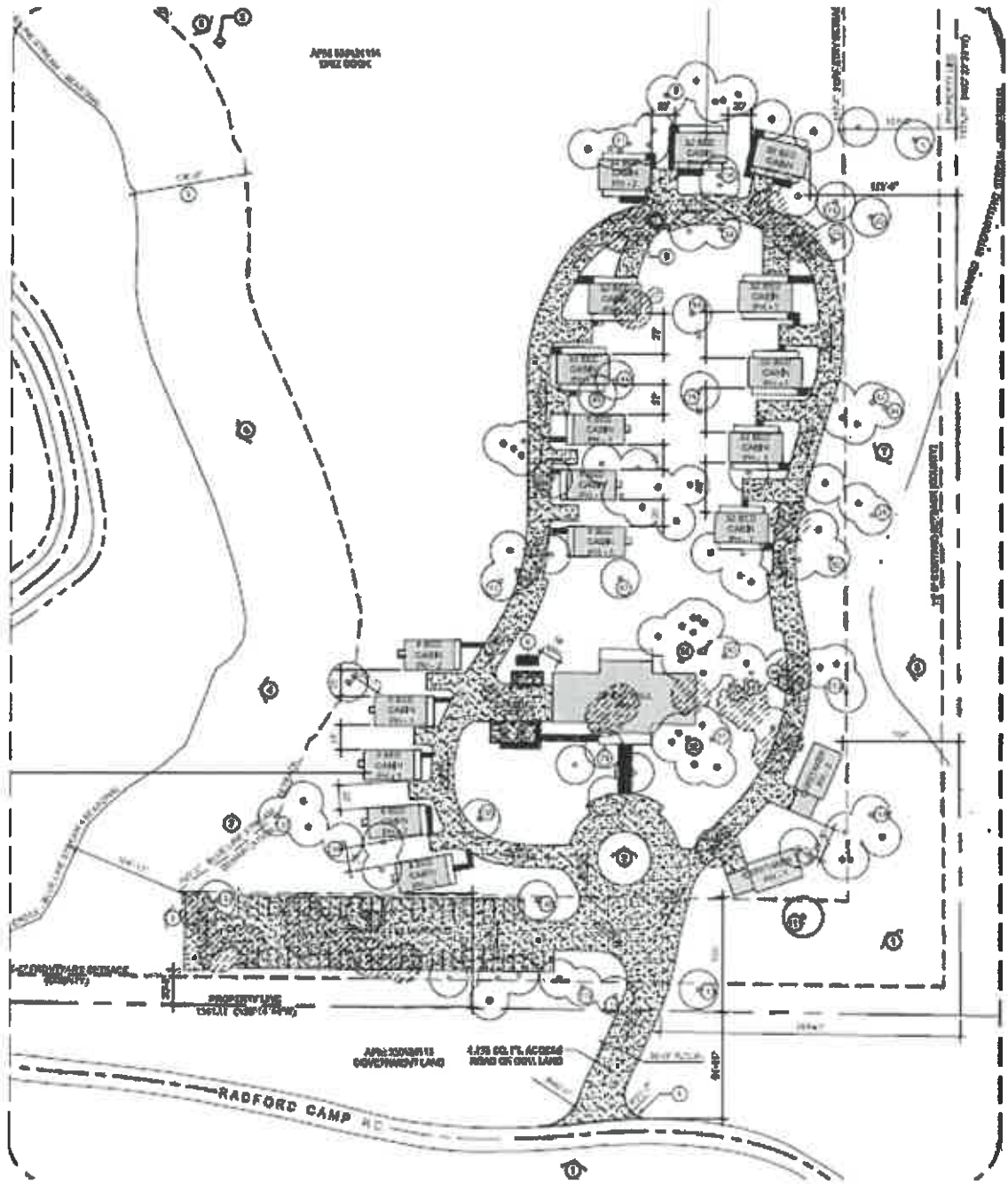
- a) **No Impact.** The California Department of Conservation, Farmland Mapping and Monitoring Program, is responsible with mapping Prime Farmland, Unique Farmland, Farmland of

Statewide Importance, and Farmland of Local Importance (Farmland) across the state. This site is unimproved and nonagricultural land. The San Bernardino County Important Farmland 2014 Map, Sheet 2 of 2, does not designate this area related to agricultural resources, since it is beyond the boundary of the survey mapping area. However, the area is not used as farmland and contains vegetation native to the area. The proposed Project would not convert Farmland to non-agricultural use, since the project site is not utilized nor designated for use. There is no impact and no further analysis is warranted.

- b) **No Impact.** The proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The proposed Project area is not under a Williamson Act contract, based upon a review of the San Bernardino County Williamson Act FY 2015/2016, Sheet 2 of 2 map for this area, prepared by the California Department of Conservation. In addition, no such areas are designated within approximately 12 miles. As such, there is no impact and no further analysis is warranted.
- c) **Less Than Significant Impact.** Forest Land, as defined in Section 12220 of the Public Resources Code, is "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." Timberland as defined in Section 4526 of the Public Resources Code as "land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis."

The subject property is privately owned and almost entirely surrounded by National Forest Land. The property currently supports native tree cover and could grow trees of commercial value. The proposed use is not related to timber production or directly related to management of forest resources. However, the proposed use is indirectly related to forest land use as an outdoor education school for students. The facility would operate between September and May and serve various school districts throughout Southern California providing science and ecology based classes for elementary and middle school students. The Project design is reflective of a camp ground arrangement with a number of cabins placed around a loop drive with a centralized dining facility.

As noted in the responses to Section I c) above, some of the existing trees will be removed to provide for the planned driveway and cabin placement. However, the applicant has attempted to minimize the number of trees affected. (See exhibit on next page.) The subject parcel is approximately 40 acres in size, with a generally affected development area of approximately 6.0 acres. The Arborist report indicated the affected development area contains 141 trees of which 24 would be affected. The County Development Code provides that a minimum of 20 percent of the native trees are to remain for multiple family residential uses, for example. The number of trees to be removed would not be greater than the minimum percent allowed under the provisions of the Development Code. As such, the potential impact is less than significant.



d) **Less Than Significant Impact.** The proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. As cited above in II c), the project will include the removal of some trees on the property. However, over 80 percent of the trees within the proposed development area will be retained, in addition to the balance of the trees on the 40 acre parcel. As such, the potential impact to forest land will be less than significant.

- e) **Less Than Significant Impact.** The proposed Project would result in the removal of some existing trees from a portion of the subject property. However, the property would maintain its forest land appearance due to the limited number of trees removed and their selective and intermittent location. The proposed purpose of the Project is an educational facility devoted to forest land ecology and the maintenance of the property as forest land is essential to it functioning as a science camp. The land surrounding the property is within the National Forest and would remain as such. Therefore, the proposed Project would not adversely affect forest land nor cause the conversion of forest land to non-forest use. As such, the proposed project would result in a less than significant impact.

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

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

SUBSTANTIATION:

- a) **Less Than Significant Impact.** A project is consistent with the regional Air Quality Management Plan (AQMP) if it does not exceed the SCAQMD daily threshold levels or cause a significant impact on air quality, or if the project is already included in AQMP development projections. The conclusion of the air quality analysis was that the project does not exceed the thresholds of concern. (See Section b) below).
- b) **Less Than Significant Impact.** The proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation as the proposed Project will be required to mitigate emissions to a less than significant level. Air quality impacts include both construction and operational emissions. Construction emissions include exhaust emissions generated from diesel- and gasoline-powered construction equipment, vegetation clearing, grading, fugitive dust, construction worker commuting, construction material deliveries, and operational activities upon project completion. Construction emissions are discussed below.

Construction Phase

Construction emissions were estimated utilizing CalEEMod to evaluate the construction of the building and construction vehicles. The proposed Project would be constructed in two separate phases, with the first phase significantly larger than the first. The first phase is to have a dining hall, one caretaker cabin, 3-six bed cabins, 3-eight bed cabins, and 6-

32-bed cabins. The second phase is to have one caretaker cabin, 1-six bed cabin, 1-eight bed cabin, and 3-32 bed cabins. However, for analytical purposes the proposed Project was evaluated utilizing the CalEEMod computer modeling program as if it would be constructed at one time. The potentially affected area was also reduced to 3.3 acres (building and parking areas, plus a 30% additional area) to reflect the fact that the overall development area would not be mass graded, but rather would utilize a more selective grading process involving a bobcat machine, according to the Project Architect, rather than a bulldozer. Some fugitive dust would arise during construction of the building foundations. Fugitive dust emissions include particulate matter and are a potential concern because the project is in a non-attainment area for PM-10 and PM-2.5, as well as ozone. However, the proximity of ground disturbance activities to surrounding properties is relatively far removed, due to the size of the subject parcel and the fact the surrounding property is part of the National Forest. Due to the lack of adjoining land uses and the distance to adjoining properties would reduce the potential for any adverse effects upon those adjoining properties.

**Construction Activity Emissions
 Maximum Daily Emissions (pounds/day)**

Maximal Construction Emissions	VOC	NOx	CO	SO₂	PM-10	PM-2.5
Peak Daily	35.86	66.97	55.1	0.07	22.06	13.41
SCAQMD Thresholds	75	100	550	150	150	55

Operational Impacts

The proposed Project would not cause any operational emissions to exceed their respective SCAQMD CEQA significance thresholds as the primary trips will occur at the beginning and end of each week's activities when students and instructors arrive and are subsequently discharged or return home. Based upon information provided by the applicant, a total of 32 bus round trips (16 trips up and back) will occur at the beginning and end of each week, in addition to 48 resident staff trips. A minor number of trips are projected for non-residential staff and delivery personnel during the week. This level of trip activity would only occur during the school year. Based this level of trips the emission impacts are projected to be less than significant.

Project operations would neither violate air quality standards nor contribute substantially to an existing or projected air quality violation. Impacts are less than significant and no mitigation measures are required.

- c) **Less than Significant Impact.** As discussed above in Section III b), the Project would not exceed SCAQMD criteria pollutant emission thresholds. Cumulative emissions are part of the emission inventory included in the AQMP for the project area due to consistency with existing land use. Therefore, there would be no cumulatively considerable net increase of

the criteria pollutants that are in nonattainment status in the South Coast Air Basin. Impacts are less than significant and no mitigation measures are required.

- d) **Less than Significant Impact.** The proposed Project would not expose sensitive receptors to substantial pollutant concentrations. See Items III a) through III c) regarding criteria pollutants. The Project's construction and operations would not result in any significant air pollutant emissions, and would not adversely affect sensitive receptors (consisting of residences) due to the substantial distance separating the uses. Therefore the project will result in a less than significant impact.
- e) **Less than Significant Impact.** The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. Standard AQMD construction requirements would minimize odor impacts resulting from construction activity. Any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of construction activity and is thus considered less than significant. Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operation would be less than significant and no mitigation is required.

SIGNIFICANCE: No significant adverse impacts have been identified nor are anticipated. However, as part of the standard measures incorporated into development projects to reduce potential air quality impacts, the following measures are required as conditions of Project approval and would ensure potential Project impacts would be less than significant:

AIR QUALITY MITIGATION MEASURES:

- AQ-1 Construction Mitigation.** *The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:*
- a) *Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.*
 - b) *Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.*
 - c) *Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.*
 - d) *All gasoline-powered equipment shall have catalytic converters.*
 - e) *Provide onsite electrical power to encourage use of electric tools.*

- f) *Minimize concurrent use of equipment through equipment phasing.*
- g) *Provide traffic control during construction to reduce wait times.*
- h) *Provide on-site food service for construction workers to reduce offsite trips.*
- i) *Implement the County approved Dust Control Plan (DCP)*
- j) *Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).*

AQ-2 Operational Mitigation. *The “developer” shall implement the following air quality mitigation measures, during operation of the approved land use: All on-site equipment and vehicles (off-road/ on-road), shall comply with the following:*

- a) *County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)]*
- b) *Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.*
- c) *All engines shall not idle more than five minutes in any one-hour period on the project site. This includes all equipment and vehicles.*
- d) *Engines shall be maintained in good working order to reduce emissions.*
- e) *Ultra low-sulfur diesel fuel shall be utilized.*
- f) *Electric, CNG and gasoline-powered equipment shall be substituted for diesel-powered equipment, where feasible.*
- g) *On-site electrical power connections shall be made available, where feasible.*
- h) *All transportation refrigeration units (TRU's) shall be provided electric connections, when parked on-site.*

AQ-3 Dust Control Plan. *The “developer” shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:*

- a) *Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.*
- b) *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 cease until wind speeds no longer exceed 25 mph.*
- c) *Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.*
- d) *Storm water control systems shall be installed to prevent off-site mud deposition.*
- e) *All trucks hauling dirt away from the site shall be covered.*
- f) *Construction vehicle tires shall be washed, prior to leaving the project site.*
- g) *Rumble plates shall be installed at construction exits from dirt driveways.*
- h) *Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.*
- i) *Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out 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 and after street sweeping.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Will the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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):

The proposal has included the following biologically related studies that evaluated the entire 40 acre parcel. However, only approximately 6 acres of the property is to be developed.

- *Arborist Assessment*, June 17, 2017, FirstCarbon Solutions.
- *Biological California Environmental Quality Act Cumulative Analysis*, August 29, 2017, FirstCarbon Solutions.

- *Habitat Assessment for Mountain Yellow-legged Frog and Southern Rubber Boa*, May 30, 2016, FirstCarbon Solutions.
- *Letter Report for San Bernardino Flying Squirrel Habitat Assessment*, May 14, 2016, FirstCarbon Solutions.
- *Results of the Southwestern Willow Flycatcher Habitat Assessment*, June 7, 2017, FirstCarbon Solutions.
- *Biological Resources Assessment Report*, December 13, 2016, FirstCarbon Solutions.
- *E-mail correspondence, dated November 15, 2017, from Kimberly Boydston, Senior Biologist, FirstCarbon Solutions.*

a) **Less than Significant with Mitigation Incorporated.**

Vegetation/Plants

The 40 acre parcel contains mixed oak/coniferous forest, big sagebrush scrub, white alder riparian forest and developed land. Radford Camp Road traverses a portion of the parcel and is considered the developed portion of the property, as referenced in the *Biological Assessment* prepared for the property. However, most of the proposed development area is to be located in the area containing big sagebrush scrub, with the balance oak/coniferous scrub. The initial *Biological Resources Assessment Report* issued December 16, 2016, included a California Natural Diversity Data Base (CNDDB) search and a site survey. The CNDDB found 32 special status plant species potentially occurring within the Project vicinity. Although, no special-status species were detected during the survey, several have the potential to occur within the Project site. The report identified the following potential plants and recommended follow-up surveys to confirm or deny their existence:

- San Bernardino milk-vetch
- Big Bear Valley milk-vetch
- Big Bear Valley woollypod
- Palmer's mariposa lily
- Western sedge
- Parish's daisy
- San Bernardino Mountain gilia
- Parish's alumroot
- Lemon lily
- San Bernardino Mountains Monkey flower
- Parish's yampah
- San Bernardino bluegrass
- California dandelion
- Slender-petaled mustard

An updated report, entitled *Biological California Environmental Quality Act Cumulative Analysis*, August 29, 2017, was prepared that included a data base search and field reconnaissance. The *Analysis* referenced the previous study and involved focused surveys to determine the presence/absence of special status rare plant species, a tree survey, and the southwestern willow flycatcher, southern rosy boa, yellow-legged frog, and San Bernardino Flying Squirrel.

The updated focus survey did not find any of the potentially listed species indicating they were not observed and were not expected to be impacted and the Lemon lily was not expected to occur due to lack of suitable habitat.

Wildlife

As noted above, the *Biological California Environmental Quality Act Cumulative Analysis*, dated, August 29, 2017, conducted a data base search and an on-site field survey and evaluated the following four state-and/or federally-listed species:

- Southern Mountain Yellow Legged Frog (MYLF)
- Southwestern Willow Flycatcher (SWFL)
- Southern Rubber Boa
- Yellow-legged frog

In addition, the following California Department of Fish and Wildlife Species of Special Concern were also determined through the data base search to have the potential to occur on-site and were evaluated with the following conclusion:

- San Bernardino northerly flying squirrel: Not observed, moderate potential to occur
- Silvery legless lizard: Not observed, moderate potential to occur
- Coastal rosy boa: Not observed, low potential to occur due to suitable habitat present
- San Bernardino ringneck snake: Not observed, low-moderate potential to occur due to suitable habitat conditions
- Large-blotched ensatina Salamander: Not observed, low potential to occur due to suitable habitat present
- California mountain kingsnake: Not observed, low-moderate potential to occur due to suitable habitat present.
- Coast horned lizard: Not observed, potential to occur. Observed within three miles.
- Two-striped garter snake: Not observed, low-moderate potential to occur due to suitable habitat present.
- Cooper's hawk: Not observed, potential to occur due to suitable habitat present.
- Yellow warbler: Not observed, potential to occur due to suitable nesting and foraging riparian habitat associated with the Santa Ana River.
- Long-eared owl: Not observed, potential to occur due to suitable nesting habitat present.

- Yellow-breasted chat: Not observed, potential to occur due to suitable nesting and foraging riparian habitat associated with the Santa Ana River.
- Loggerhead Shrike: Not observed, moderate potential to adequate nesting and foraging habitat present.
- Pallid bat: Not observed, low potential to occur due to lack of suitable night roost habitat within the Project site and low quality day/maternity roost bridge location south of site.
- Townsend's big-eared bat: Not observed, low potential to occur due to lack of suitable night roost habitat within the Project site and low quality day/maternity roost bridge location south of site.
- Lodgepole chipmunk: A single chipmunk was observed during the 2017 field visit, but the species could not be identified. This species is known to occur in the area and habitat is suitable. (Note: subsequent e-mail information from the on-site biologist indicated limber pine is their source of food, but no such trees were located on the property. In addition, he noted the site elevation is low for limber pine trees and no species of this type were reported south of the ridgeline between Big Bear and the project site.

Based upon the completion of the above referenced data base analysis and field survey, incorporation of the following Mitigation Measures would reduce the potential impact to less than significant.

BIO-1: Provide a biological monitor during construction in locations where suitable wildlife habitat is present.

BIO-2: Provide species-specific resource training for all construction personnel.

BIO-3: Nesting Birds

If construction occurs during the nesting bird season (March 1-August 15), pre-construction surveys will likely be required. If identified nests may be adversely affected by construction activities, the qualified biologist will propose a no work, or limited buffer if appropriate.

BIO-4: Southern Rubber Boa

Due to the potential of this species to occur on site, it is recommended that a specialized monitor familiar with this species conduct a pre-construction clearance survey in locations within the Project impact area that has suitable habitat (i.e., boulders, logs, etc.). This survey should be conducted within 7-days of the start of construction. If SRB is encountered, it may be relocated by a permitted biologist that is recognized by the U.S. Fish and Wildlife Service for handling and translocating this species. If deemed necessary, exclusionary fencing is to be placed during construction activities to discourage animals from returning to the impact area.

BIO-5: Mixed Oak/Coniferous Forest

- **Avoid damage during construction by erecting barriers around existing trees to be retained. Fencing should be placed one foot from the trunk for each inch of trunk diameter.**
- **Limit access to construction crews, allowing only one route in and out of the Project area.**
- **Intentions to protect the trees should be communicated and written into the construction specifications.**

It should be noted for clarification purposes that variations to the above listed mitigation measures occurred outside of the printed reports previously referenced and included the following correspondence:

- The *May 2016 Flying Squirrel* report identified mitigation measures that were not contained in the *August 2017 Biological CEQA Cumulative Analysis*. Contact was made with the biologist and her October 23, 2017 e-mail response to County Staff on the necessity of maintaining the mitigation measures is as follows: "No, as there was no indication that the species was currently on site, nor it is expected to be. Please strike the mitigation measures as they are not necessary."
- County Staff was unclear about the locational reference for the Flying Squirrel and requested clarification on the potential nesting habitat of the Flying Squirrel. The biologist responded in her October 23, 2017 e-mail with two separate comments:
 - ✓ "There were no observations of San Bernardino flying squirrel during the site visit. Multiple habitat features were observed that could provide low quality foraging habitat in the Southeastern quad of the project site and moderate quality foraging habitat in the North half of the project site."
 - ✓ "There is a low likelihood that the project site provides potential nesting habitat in the Northwest of the project site and low to moderate quality foraging habitat in the Southeast corner of the project site. The proposed project impacts (project footprint) are confined the Southeast quadrant of the project site, where habitat is low quality and likely only potential foraging habitat. Thus, development in the southeast corner of the project site is not likely to have substantial impact for San Bernardino flying squirrels. Furthermore, because the southeast corner of the project site has a discontinuous canopy cover and does not directly connect to adjacent continuous canopy forest the proposed development is unlikely to cause habitat fragmentation. With the current project footprint and the location of development, the proposed project affect is unlikely to adversely affect San Bernardino flying squirrels.
- County Staff requested clarification related to the mitigation measure contained in the *Habitat Assessment for Mountain Yellow-legged Frog and Southern Rubber Boa*, May 30, 2016 report indicating a buffer should be established along the Santa Ana River. Since the River is off-site the need for the measure was questioned. The biologist responded: "Yes, since

suitable habitat is restricted to the creek, and project design features do not impact the creek, these mitigation measures can be eliminated.”

- b, c) **Less than Significant Impact.** The proposed development area is located east of Converse Creek and north of the Santa Ana River. Based a field observation conducted as part of the *Biological Resources Assessment Report*, dated December 13, 2016, water was flowing with a defined course. However, the biological observer was unable to identify a consistent bed and back, because the Creek does not appear to have enough water that regularly flows through the site. No significant impacts are expected due to the distance of the proposed development area from these water courses.

BIO-6: Development of a Storm Water Pollution Prevention Plan and Implementation of Best Management Practices (BMPs) will likely be required to avoid impacts to jurisdictional wetlands and waters.

- d) **Less than Significant Impact.** The proposed Project would develop a portion of a 40-acre parcel. The proposed development area has been located away from Converse Creek, which has the potential to be a migration corridor. In addition, vehicle trips associated with the proposed use would be intermittent and, according to the *Biological California Environmental Quality Act Cumulative Analysis* “will not likely have a substantial effect on wildlife movement through the area.” (p. 20)
- e) **Less than Significant Impact.** The County of San Bernardino Development Code includes Section 88.01.070 (Mountain Forest and Valley Tree Conservation) and Section 88.01.080 (Riparian Plant Conservation). The proposed Project included an *Arborist Assessment*, dated June 17, 2017. The report found 141 trees were located on the potential development area, of which 24 are to be removed and 23 of those have six inch or greater diameter stems and are defined as regulated trees under the County of San Bernardino Development Code. The Development Code provides for the removal of trees based upon land use, such as 20 percent for commercial uses and 35 percent for multiple family uses. No thresholds are identified for the Resource Conservation Land Use District. However, as noted previously, the Project design has attempted to maintain the greatest number of trees possible and perimeter trees will remain, thereby screening the development area from view. Impacts will be less than significant.
- f) **Less than Significant Impact.** The proposed Project will not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan, because no such plan exists for the area. Impacts will be less than significant.

SIGNIFICANCE: Possible significant adverse Impacts have been identified or are anticipated and the above referenced mitigation measures BIO-1 through BIO-6 are required as conditions of project approval to reduce these Impacts to a level considered less than significant.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
V. CULTURAL RESOURCES - Will 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):

a) **Less than Significant Impact.** Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

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

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

The site exists primarily within its natural environmental state as a forested area, although some level of ground clearance occurred in the not so distant past. A *Cultural Resource Assessment for the High Trails Outdoor Science School Project*, dated August 2017, (referred to as *Assessment*) and prepared by Applied EarthWorks noted that a records search was conducted through the California Historical Resources Information System (CHRIS) and “that 12 known cultural resources are present within a one-mile radius of the Project area. Of these resources, only the Seven Oaks Recreation Residence District (District) lies within the Project area; no features (i.e., historical refuse scatter and water conveyance features) or structures

(i.e., historical cabins) associated with the District have been documented within the Project area.” (p. iv) A subsequent Phase I pedestrian survey was conducted of the Project area on August 11, 2017. The *Assessment* noted that “No cultural resources were identified within the Project area. Furthermore, there is little to no potential for the Project area to contain intact buried cultural deposits. Based on these findings, no further cultural resource management of the Project area is recommended.” (p. iv) This statement was reiterated in the October 2017 updated report. Based upon this evaluation, there will be no impact to historical resources as a result of the Project and no mitigation measures are required. Impacts will be less than significant.

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

On July 1, 2015 AB 52 (Gatto, 2014) went into effect. AB 52 established “Tribal Cultural resources” as a resource subject to CEQA review. Tribal Cultural Resources are either of the following:

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

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

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

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

AB 52 also created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and provide input into potential impacts to tribal cultural resources before the lead agency decides what kind of environmental assessment is appropriate for a proposed project. On March 13, 2017, the County Land Use Services Department notified the following tribes of the proposed Project:

- Morongo Band of Mission Indians
- Soboba Band Luiseño Indians
- Colorado River Indian Tribe
- San Manuel Band of Mission Indians
- Twenty-Nine Palms Band of Mission Indians

Upon receipt of a project notice, tribes have thirty (30) days to request consultation on a project. The 30-day response period concluded on May 13, 2017. The County Land Use Services Department received a request for consultation from the San Band of Mission Indians.

As noted previously, an *Assessment* was prepared for the Project site. The *Assessment* noted that "Holocene alluvium underlies the remainder of the Project area. It is possible that cultural remains dating to the early or middle Holocene deposits may be buried in Holocene alluvium. However, this portion of the Project area exhibits moderate slopes that are covered by a thin soil layer (1-3 feet). As such, there is a low potential for these areas to contain deeply buried deposits. In addition, the surface terrain throughout the entire Project area has been disturbed by some forest clearing/removal activities. Consequently, there is little to no potential for the Project area to contain intact buried cultural deposits. No further cultural resource management of the Project area is recommended." (p. 25, October 2017 report) The *Assessment* also noted that the "San Manuel Band of Mission Indians requested a qualified archaeologist monitor all ground disturbing activity taking place below three feet of the current ground surface, including any disturbance as a result of the clearing of trees (and other similarly large vegetation)." (p. 25)

This latter comment was based upon a meeting held on October 17, 2017 at the San Bernardino County Offices with County Staff, Project representatives, and Jessica Mauck from the San Manuel Band of Mission Indians (Tribe). At the meeting it was noted the Project would not disturb soil below a 3 foot depth in all areas, except the Dining Hall, where disturbance would go no more than 5 ft. The geotechnical report indicates the potential to go below 3 feet and the Tribe recommended an archaeologist be on site for that level of disturbance. Furthermore, any ground disturbing activities that include pulling large vegetation by the root would also require a monitor, since tree removal can be very destructive at varying levels of subsurface soils. The Tribe did not recommend a Tribal monitor be present for this work, nor was it requested that an archaeological monitor meets SOI-standards. Below is recommended language for addition within the conditions of approval, which incorporates the use of an archaeological monitor and the process to follow if any inadvertent discoveries occur:

CR-1:

1. All ground disturbing activity taking place below 3 feet of the current surface, in addition to any disturbance as a result of the clearing of trees (and other similarly large vegetation), will be monitored by a qualified archaeologist. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and the retained archaeologist shall assess the find. If the archaeologist cannot make an assessment, an archaeologist meeting Secretary of Interior standards will be contacted to assist. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians (SMBMI) will be contacted if any such find occurs and be provided information and

permitted/invited to perform a site visit, if requested by SMBMI, when the archaeologist makes his/her assessment, so as to provide Tribal input.

2. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the retained archaeologist, with assistance from an SOI-qualified archaeologist, shall develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians (SMBMI) for review and comment.
 - a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a SMBMI Tribal Participant(s), if deemed necessary by SMBMI staff.
 - b. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI on the disposition and treatment of any artifacts or other cultural materials encountered during the project.
3. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

The County utilizes a number of standard conditions of approval, including one that references the use of the San Bernardino County Museum for preservation and curation should any finds be uncovered.

Upon implementation of Mitigation Measure CR-1, impacts are determined to be less than significant.

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

Paleontological Resources Assessment for the High Trails Outdoor Science School Project (Paleontological Assessment), September 23, 2015, prepared by Applied EarthWorks, completed a records search through the Los Angeles County Museum of Natural History (LACM) on September 14, 2015. The search found there were no previously recorded vertebrate fossil localities in the area. One vertebrate locality was recorded east of the Project area, west of Landers in a similar geologic deposit. The *Assessment* noted that the geologic mapping for the area is underlain by Quaternary alluvium and Quaternary older alluvial fan

deposits. The *Paleontological Assessment* asserted these conditions have “a low paleontological resource potential because they are likely too coarse and too young to contain fossilized material. These Quaternary alluvial deposits may be underlain at moderate depth by older Pleistocene-age deposits that have been known to yield significant paleontological resources throughout the region. However, Project excavation is expected to be shallow and older buried units are unlikely to be impacted by the Project development. As a result, the potential for encountering fossil resources during Project-related ground disturbance is low. Therefore, impacts to paleontological resources are not anticipated and no further paleontological mitigation is recommended at this time.” (p. 4)

The site is primarily undisturbed, although some ground clearance occurred years ago according to the applicant. As noted previously for archaeological resources the County’s standard condition also references paleontological resources that may be unearthed. In this particular circumstance, the standard condition of approval would be adequate to address potential resources and reduce the potential level of impact to less than significant.

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

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

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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VI. GEOLOGY AND SOILS - Will the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- a) i) **No Impact.** The proposed project site is not located within an Alquist-Priolo Earthquake Fault Zone based upon a review of the County's Geologic Hazards Overlays Map for the subject area. While the potential for onsite ground rupture cannot be totally discounted (e.g., unmapped faults could conceivably underlie the project site), the likelihood of such an occurrence is considered low due to the absence of known faults within the property. There is no impact related to the exposure of persons or structures to rupture of a known earthquake fault.

ii) **Less Than Significant Impact.** The Project site is within a seismically active region and is potentially subject to strong ground acceleration from earthquake events along major regional faults in southern California. Known regionally active and potentially active faults could produce the most significant ground shaking at the site.

The design of any structures on-site would incorporate measures to accommodate projected seismic loading, pursuant to existing California Building Code (CBC) and local building regulations. Specific measures that may be used for the proposed Project include proper fill composition and compaction; anchoring (or other means for securing applicable structures); and the use of appropriate materials and flexible joints. Based on the incorporation of applicable measures into project design and construction to comply with CBC, potential project impacts associated with strong seismic ground shaking would be less than significant.

iii) **No Impact.** Liquefaction is the phenomenon whereby soils lose shear strength and exhibit fluid-like flow behavior. The Project site is not identified as an area susceptible to liquefaction or subsidence on the County's Geologic Hazard Overlays exhibit for the area. As a standard measure, all construction activities are subject to the building standards of the California Building Codes with respect to potential liquefaction conditions with the Project site.

iv) **Less Than Significant Impact.** The County's Geologic Hazard Overlays exhibit for the area displays a low to moderate susceptibility for landslides. Landslides are the downslope movement of geologic materials. The stability of slopes is related to a variety of factors, including the slope's steepness, the strength of geologic materials, and the characteristics of bedding planes, joints, faults, vegetation, surface water, and groundwater conditions. The Project area is sloped, but not steep in its terrain contours and landslides have not been known as an issue historically. Therefore, a less than significant impact is anticipated with respect to seismic-related (or other) landslide hazards.

b) Less than Significant Impact.

Topsoil

The *Soils Investigation for On-Site Sewage Disposal Systems* identified the surface soils as silty fine to coarse sand. The Project is designed to limit the amount of land disturbance, including the retention of native vegetation. The proposed structures are of a modular design and will be assembled on-site. Each structure is relatively small and would not require deep trenching or significant soil removal. As a result, impacts would be less than significant.

Erosion

A Preliminary Water Quality Management Plan (WQMP) has been prepared and accepted by the County Land Development Division for the Project site. The Plan identifies the method of retaining the incremental increase in stormwater runoff and reducing off-site erosion potential through the use of relatively small, but numerous, infiltration trenches placed near

or adjoining proposed impervious ground materials, such as the parking lot or structures. Based upon this design and an effort to retain most of the on-site vegetation, off-site discharge of stormwater runoff and associated pollutants would be significantly reduced.

The Project area is covered with trees and under-brush. No construction runoff is anticipated to occur and the applicant will implement Best Management Practices (BMPs) during construction to prevent any potential runoff. Erosion runoff is not anticipated to occur and impacts will be less than significant.

- c, d) **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 containing expansive soils as defined in Table 18-1B of the California Building Code. A review of material from the *Geologic Map of the San Geronio Mountain Quadrangle, San Bernardino and Riverside Counties, California* (1964) found the underlying rock conditions are Quartz monzonite, defined as generally massive, medium-grained granitic rock. The older surficial sediments overlying the rock are slightly consolidated alluvial deposits and derived from rocks from the adjacent mountains that are preserved only as erosional remnants, composed of conglomerate, which is crudely bedded and unsorted boulders of cobbles, pebbles, and sand derived mostly from gneiss and quartz monzonite that are deposited as alluvial fans. The more recent sediments are generally undissected alluvial fill that are present in the canyons, unconformable on older formations. Recent age material is derived from landslide rubble, talus rubble, alluvium that is mostly cobble-pebble gravel and coarse sand.

The Project is not located in an area that is susceptible to liquefaction or subsidence. Adherence to the standards and requirements in the Building Code for design of the proposed structures would reduce potential adverse effects. Therefore, impacts related to landslide, lateral spreading, subsidence, liquefaction or collapse is considered less than significant.

- e) **No Impact.** A soils investigation has been undertaken to determine the potential for subsurface sewage disposal. 45 test pits were dug to determine potential percolation rates and 11 exploratory pits were dug to a depth of 15 feet to determine potential groundwater levels. Percolation rates varied between 1.6 and 6.2 inches per minute and are within acceptable levels. Therefore, less than significant impacts are anticipated

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VII GREENHOUSE GAS EMISSIONS - Will 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:

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

According to CEQA Guidelines section 15064.4, when making a determination of the significance of greenhouse gas emissions, the "lead agency shall have discretion to determine, in the context of a particular project, whether to (1) use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use." Moreover, CEQA Guidelines section 15064.7(c) provides that "a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts" on the condition that "the decision of the lead agency to adopt such thresholds is supported by substantial evidence."

According to the County of San Bernardino GHG Plan, measurable reductions of GHG emissions will be achieved through the County's GHG Development Review Process by applying appropriate reduction requirements as part of the discretionary approval of new development projects. A review screening guidance standard of 3,000 MTCO₂e is applied to all land uses when the County is the lead agency. Projects that exceed 3,000 MTCO₂e per year of GHG emissions are required to calculate GHG reduction measures and the determination of a significant finding using the County's GHG Plan Screening Tables. Projects that garner 100 or more points on the Screening Tables do not require quantification of project specific GHG emissions. The applicant has utilized the screening tables and identified those features to be provided for each development area, applying commercial screening standards to the dining hall and residential screening standards to the sleeping cabins and caretaker's residence. A total of 130 points were identified for the dining hall and 119 points for the caretaker's residence.

As discussed in Section III of this document, the proposed project's main contribution to air emissions is attributable to construction activities. Project construction would result in greenhouse gas (GHG) emissions from construction equipment and construction workers personal vehicles traveling to and from the site. Construction-related GHG emissions vary depending on the level of activity, length of construction period, specific construction operations, types of equipment, and number of personnel.

The primary emissions that would result from the proposed project occur as carbon dioxide (CO₂) from gasoline and diesel combustion, with more limited vehicle tailpipe emissions of nitrous oxide (N₂O) and methane (CH₄), as well as other GHG emissions related to vehicle cooling systems. Although construction emissions are a one-time event, GHG emissions such as CO₂ can persist in the atmosphere for decades.

The proposed project is consistent with the Greenhouse Gas Emissions Reduction Plan, adopted by the County on December 6, 2011. The proposed use and size of the project is expected to produce far less than the threshold of 3,000 metric tons of carbon dioxide equivalent (CO₂e), which is the average amount of GHG produced annually by 60 to 75 residences. The County's *Greenhouse Gas Emissions Reduction Plan* provides that development projects reaching at least 100 points are not required to prepare a GHG analysis, which has been achieved. Emissions from the proposed Project will be further reduced with implementation of the mitigation measures previously outlined in AQ-1, AQ-2 and AQ-3.

- b) **Less than Significant Impact.** The State and local regulatory programs for GHG emissions and climate change are described in the response to Section VII a) above. The findings cited above will ensure that there would be no conflict with any applicable plan, policy, or regulation; therefore, impacts will be less than significant.

No significant adverse impacts are identified or anticipated and no mitigation measures are required

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VIII HAZARDS AND HAZARDOUS MATERIALS - Will 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, will it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, will the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a, b) **Less than Significant Impact.** Equipment and vehicle maintenance servicing may produce waste oils, lubricants and solvents. It is projected that maintenance of processing equipment will generally occur offsite, but occasionally it may take place onsite. When onsite maintenance does occur, all servicing of equipment will be performed consistent with San Bernardino County Department of Environmental Health Services regulations for draining/collecting waste oils and other hazardous materials. All collected waste oils, lubricants and solvents shall be placed in covered containers and stored within secondary containment structures while onsite. These collected materials will continue to be transferred to a County-approved hazardous waste handler for proper disposal or to an approved re-use facility. Ordinary refuse will continue to be collected in bins and disposed of at permitted landfills. Other chemicals or hazardous materials are not proposed during normal operations at the project site. No flotation, amalgamation, smelting, leaching or other processes are proposed throughout the life of the project. Based on the analysis above, impacts are less than significant.
- c) **Less Than Significant Impact.** The proposed Project involves the use of materials common to the construction industry and includes the transport, storage and use of fuels, and lubricants. The operator would continue to comply with all applicable federal and state safety rules and regulations regarding hazardous materials. During operation, diesel exhaust would be generated by heavy construction equipment. However, no school facilities or proposed school facilities are located within one-quarter mile radius of the Project Site. Therefore, impacts are less than significant.
- d) **No Impact.** The Project Site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The operator would comply with all applicable federal and state safety rules and regulations regarding hazardous materials. Therefore, a less than significant impact is anticipated.
- e) **No Impact.** The Project site is not located within the boundaries of an airport land use plan or within the vicinity of a private airstrip. The Project site is approximately six miles from the Big Bear City Airport and is beyond the Airport Safety Review Areas, as displayed on the adopted Big Bear City Airport Master Plan. As such, no impacts would result.
- f) **No Impact.** The Project site is not located within the vicinity of a private airstrip.
- g) **No Impact.** Activities associated with the Project would not impede existing emergency response plans for the Project site and/or other land uses in the Project vicinity. Access to site will be provided from Radford Camp Road. All vehicles and stationary equipment would be staged off public roads and would not block emergency access routes. Therefore, implementation of the Project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

- h) **No Impact.** As shown on San Bernardino County General Plan, Hazards Overlay Map, the Project site is not located within a Fire Safety Overlay District. The Project will be plan checked by the County Fire Department. Upon implementation of the required fire prevention measures for the building, impacts due to risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, will be less than significant.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IX HYDROLOGY AND WATER QUALITY - Will 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 will 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 will 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 will result in substantial erosion or siltation on- or offsite?	<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 which will result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structure which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The Project will not violate any water quality standards or waste discharge requirements. During the construction period, potential erosion/sedimentation and construction materials impacts will be avoided or reduced below a level of significance through conformance with Best Management Practices (BMPs) and the approved Water Quality Management Plan (WQMP) in effect to mitigate off-site waste discharges. Measures may include the installation of straw bale barriers, silt fences, stockpile coverings and other similar measures. All potentially hazardous materials would be contained, stored and used in accordance with the manufacturers' instructions and handled in compliance with the applicable standards and regulations.

Implementation of standard site design BMPs, and post-construction BMPs, would ensure that water quality impacts are less than significant.

The proposed Project will also utilize an on-site subsurface septic system. This system would require approval from County Environmental Health Services (DEHS) as part of the standard review and approval process. Once approved it would then be sent to the Regional Water Quality Control Board for clearance.

- b) **Less Than Significant Impact.** The proposed Project would not affect or deplete groundwater supplies or interfere with groundwater recharge. The proposed Project intends to utilize an existing on-site well for domestic water purposes. Information on the well operation will need to be provided to the County to determine acceptable withdrawal thresholds. Do to the periodic use of the facility, no significant impact to the aquifer will result from the operation of the proposed use. Consequently, no impacts will result.
- c) **Less than Significant Impact.** The proposed school/camp facility will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site, because the proposed Project does not propose any substantial alteration to the existing drainage pattern. Although the 40-acre parcel is traversed by Converse Creek the proposed development area has been designed to avoid the Creek and the Santa Ana River is off-site from the parcel. The proposed Project is required to submit and implement an erosion control plan, consistent with the standard County development requirements.
- d) **Less Than Significant Impact.** The proposed facility operation would 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 the proposed Project intends to utilize a series of infiltration basins distributed throughout the development area. County Land Use Services and Public Works Departments have reviewed the proposed Project drainage and all necessary drainage improvements both on and off site have been required as conditions of the construction of the project.

- e, f) **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 no storm drain facilities exist in the area. All necessary drainage improvements will be required as conditions of Project construction. There will be adequate capacity in the proposed infiltration basins to retain the incremental increase in stormwater runoff so that downstream properties are not negatively affected by any increases or changes in volume, velocity or direction of stormwater flows originating from or altered by the Project.
- g, h) **No Impact.** The Project site is not located within a FEMA Flood Hazard Area. FEMA Panel numbers 06071C8010H and 06071C8020H include the subject property. Panel 8010H is printed and identifies the area as Zone D zone, where flood hazards are possible, but undetermined. No analysis of flood hazards has been conducted by FEMA. The proposed Project does not knowingly place structures within a 100-year flood plain, nor does it include the construction of housing within a flood plain. No impacts are anticipated.
- i) **No Impact.** The Project site and surrounding area is located outside of any designated dam inundation area. The Project would 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, as no levee or dam is proposed as part of this Project nor located upstream of this site. Therefore, no impacts are anticipated.
- j) **No Impact.** A seiche is an oscillating surface wave in a restricted or enclosed body of water generated by ground motion, usually during an earthquake. Inundation can occur if the wave overflows a containment wall or the banks of a water body. However, inundation from a seiche, tsunami or mudflow is not identified on the County's Hazards Overlays exhibit. Therefore, no impacts are anticipated.

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

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

SUBSTANTIATION:

- a) **No Impact.** The Project will not physically divide an established community, because development in the area is sparse and the subject property is under private ownership surrounded by the San Bernardino National Forest. Therefore, no impacts are anticipated.
- b) **Less Than Significant Impact.** The proposed 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 San Bernardino County Code and General Plan.
- c) **No Impact.** The proposed Project does not conflict with any applicable habitat conservation plans or natural community conservation plans, because no such plan exists in the area.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XI. MINERAL RESOURCES - Will the project:				
a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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):

a, b) **Less Than Significant Impact.** The Project would not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site and the site is not within a Mineral Resource Zone Overlay. No mineral extraction occurs on the property or within the surrounding area.

The subject property and surrounding lands have been designated MRZ-3a, as displayed on the map exhibit entitled California Department of Conservation, Mineral Land Classification of a Part of Southwestern San Bernardino County: The Big Bear Lake – Lucerne Valley Area, California, 1994. The MRZ-3a Zone, as noted in the map legend, refers to “Areas containing known mineral occurrences of undetermined mineral resource significance. Further exploration work within these areas could result in the reclassification of specific localities into MRZ-2a or MRZ-2b categories.” The type of use proposed would result in the limited development of the area. The type of construction undertaken would not remove potential future mineral extraction due to the ability to easily remove the proposed facilities, because of their limited building footprint. As such, the proposed Project would result in a less than significant impact.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XII. NOISE - Will the project result in:				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will 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, will 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):

a, c) **No Impact.** The operation of the proposed Project will not expose persons to or generate noise levels in excess of standards established in the General Plan or noise ordinance. Most of the subject parcel will remain in its natural environmental state and is sufficiently setback from surrounding properties to minimize potential noise disturbances. Most of the surrounding properties are within the National Forest and are vacant, except for a portion of the land north of the subject 40-acre parcel, which contains a structure approximately 600 feet from the northerly property boundary.

Construction noise generated by the proposed Project will exceed ambient noise levels, but only for limited periods. Section 83.01.080(g) (3) of the County Development Code permits "Temporary construction, maintenance, repair, or demolition activities between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays." Due to the lack of development in the area, construction noise would not generate a significant impact on adjoining properties. Since the Project has been conditioned to comply with the noise standards of the County Development Code, no noise exceeding these standards is anticipated to be generated by the proposed use and the potential impact would be less than significant.

- b) **Less than Significant Impact.** The proposed Project will not create exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels, because the Project has been conditioned to comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by the proposed use that would adversely affect adjoining properties, due to the distance to surrounding area uses.

- d) **Less than Significant Impact.** It is expected that temporary periodic increases in noise levels will occur during construction activities. However, these will be of a limited duration and occur over a limited time period. Due to the distance to other uses, noise events of this nature are not expected to be significant. Noise occurring during construction related activities is exempt from County noise requirements between the hours of 7:00 am and 7:00 pm, except on Sunday and Federal holidays.

- e, f) **No Impact.** The Project site is not located within the boundaries of an airport land use plan or within the vicinity of a private airstrip. As such, proposed Project will not expose individuals to excessive noise levels.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIII. POPULATION AND HOUSING - Will 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:

- a) **No Impact.** The proposed Project would not induce population growth in the area either directly or indirectly, because the proposed Project consists of a camp/outdoor science school utilized by school students between the months of September and May. No impacts are anticipated.
- b, c) **No Impact.** The proposed Project would not displace substantial numbers of existing housing units, or require the construction of replacement housing, as the site is substantially within its natural environmental state. Implementation of the Project will also not displace substantial numbers of people necessitating the construction of replacement housing elsewhere, as no housing exists on the Project site.

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

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

a) Will 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:

a) **Less Than Significant Impact.**

Fire Protection: The nearest fire station is County Fire Angelus Oaks Station # 98 located at 5766 Frontage Road, approximately five miles to the southwest, measured in a direct line distance. Due to circuitous roadway access, the actual travel distance would be greater. The Station is a volunteer station with one Type 6 initial attack engine, one Type 3 wildland engine, and one Type 2/3 medical vehicle. The proposed Project plans to include an on-site water storage tank connected to the existing water well to provide water for adequate fire suppression capability. Building and Safety Division and Fire Department related Codes would require each proposed structure to include sprinklers for fire suppression.

The National Forest Service Converse Station is also located approximately on-half mile north of the Project site. This Station is open from approximately May to the end of November (fire season), 9:00 am to 6:00 pm, seven days a week. The Station is manned by five fire personal and has one Type 3 Engine. The Station responds to fire.related services and will not respond to medical calls for service.

To offset the increased the potential demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, use of fire

sprinklers, a fire hydrant system or adequate connection to a water tank, paved access, and adequate on-site water storage capacity.

Police Protection: The San Bernardino County Sheriff Department provides police protection for unincorporated areas of San Bernardino County. The closest area station is in the City of Yucaipa, approximately 14 miles from the Project site, measured in a direct line. The Yucaipa Station provides law enforcement services to the area, including Angelus Oaks, Forest Falls, Oak Glen and Mentone. The proposed Project demand on police protection services would not be significant on a direct demand basis as a school and camp facility for elementary and middle school students. The property is accessible from paved roadways. As such, the proposed Project would not require an increase in law enforcement capability.

Schools: The Project site is located in the Bear Valley Unified School District. Non-residential school fees would be applied to the proposed project. The nearest schools are located a substantial distance from the project site, due to the rural nature of the area. A school related operation of this type would not create an additional need for housing that would directly increase the overall population of the District's attendance area, since existing students from area Districts would attend. Contact with Bear Valley Unified School District found they would not require the payment of development impact fees for the proposed use.

Parks: The Project will not create a demand for additional park service in that the Project is a commercial related operation and no housing is proposed.

Other Public Facilities: As noted above, development of the proposed Project would not result in a direct increase in population. As such, the Project would not increase the demand for public services, including public health services and library services, which would require the construction of new or expanded public facilities.

Based on the above analysis, the proposed Project will not result in substantial adverse physical impacts associated with the provision of 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. Construction of the Project will increase property tax revenues to provide a source of funding that is sufficient to offset increases in the anticipated demands for public services generated by this project.

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

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

SUBSTANTIATION:

a, b) **No Impact.** The proposed Project is a camp and science related school facility that will not provide permanent housing. The school facility and operation will provide an indirect recreational element, but is not a recreational facility. As such, it does not generate the need for new jobs or housing which would induce population growth and ultimately increase the use of park facilities or other recreational facilities in the region. No impacts are anticipated.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVI. TRANSPORTATION/TRAFFIC – Will the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and greenways, pedestrian and bicycle paths, and mass transit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

a, b) **Less Than Significant Impact.** The proposed Project will generate vehicle trips to and from the subject property for teachers, students, camp staff, and maintenance employees, along with trips for periodic deliveries for food and other services. It is estimated that vehicle trips would occur primarily at the beginning and the end of each week, as students, teachers, and staff arrive and depart from the site. 121 on-site parking spaces have been provided, based upon the projected use of buses for students and separate vehicles for staff and caretakers. If vehicle trips occur in the manner described, it is reasonable to assume approximately 121 trips would be generated during the peak periods of student arrival and departure times, but few trips at other times. Highway 38 is a two lane roadway that traverses the area between the Valley and mountain cities. Glass Road would be considered the primarily access to the property, since it extends from Highway 38 up to the Project area where it intersects with Seven Oaks Road and Patterson Road, all of which are paved. Patterson Road connects to Radford Camp Road

Roadways in the area have limited use due to the lack of residents or facilities in the area. As such, the number of vehicle trips is not projected to adversely affect roadway operations or substantially affect levels of service due to the limited number of current vehicle use. The proposed use would also not affect the existing or future use of non-motorized trips or pedestrian use. Mass transit does not currently serve the area.

The Project site is not located near a roadway identified on the applicable congestion management plan. Highway 38 is the closest major roadway to the Project site that is identified in the *San Bernardino County Congestion Management Program, 2016 Update*, prepared by the San Bernardino Association of Governments. The Level of Service (LOS) identified in the Plan is "A" or the least congested category. The proposed use is approximately one mile north of Highway 38 and is not expected to adversely affect highway operations due to the limited number of on-going vehicle trips. As such, the projected effect upon the use of the circulation system is less than significant.

- c) **No Impact.** The Big Bear City Airport is located approximately 6 miles northeast of the Project site. The proposed Project involves a camp and science school and does not include land uses that would adversely affect air traffic patterns at any airport or airstrip.
- d) **No Impact.** Access to the site will be provided by existing paved roadways that will not change due to the proposed Project. Therefore, the Project does not involve any road improvements or design features that could substantially increase hazards on public or private roads.
- e) **No Impact.** The proposed Project would not result in inadequate emergency access to the project area due to the availability of existing paved roadways around the property. During Project construction, public roads would remain open and available for use by emergency vehicles and other traffic. No impacts would result and no further analysis is warranted.
- f) **Less Than Significant Impact.** The proposed Project would not conflict with adopted policies, plans, or programs regarding public transit and alternative or non-motorized transportation (e.g., transit amenities), because limited access is necessary for the operation and maintenance of the facility. Less than significant impacts would result from implementation of the project.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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XVII. TRIBAL CULTURAL RESOURCES - Will the project:

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is?

I) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or?

II) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

SUBSTANTIATION:

a) i) **Less than Significant Impact.** The Project site is currently vacant and unimproved. No historic features or items are known to exist, based upon the completion of a *Cultural Resource Assessment for the High Trails Outdoor Science School Project*, dated August 2017 and updated on October 2017, that included an on-site field survey and records search. The *Assessment* noted that a records search was conducted through the California Historical Resources Information System (CHRIS) and "that 12 known cultural resources are present within a one-mile radius of the Project area. Of these resources, only the Seven Oaks Recreation Residence District (District) lies within the Project area; no features (i.e., historical refuse scatter and water conveyance features) or structures (i.e., historical cabins) associated with the District have been documented within the Project area." (p. iv) A Phase I pedestrian survey was conducted of the Project area on August 11, 2017. The *Assessments* referenced above noted that "No cultural resources were identified within the Project area. Furthermore, there is little to no potential for the Project area to contain intact buried cultural deposits. Based on these findings, no further cultural resource management of the Project area is recommended." (p. iv)

As noted in Section V, Cultural Resources, a meeting was held with a representative of the San Manuel Band of Mission Indians (Tribe) to discuss the proposed Project with County Staff and the Project applicant. Based upon this discussion, which focused upon the depth of ground excavation and the potential to uncover resources if the depth exceeded three feet, the Tribe recommended measures to ensure potential Impacts were reduced to less than significant. These measures did not include a recommendation for a Tribal monitor be present for this work, nor was it requested that an archaeological monitor meets SOI-standards (Secretary of Interior).

ii) **Less than Significant with Mitigation Incorporated.** Section 5024.1 (c) of the Public Resources Code provides that an historical resource can be listed in the California Register if it meets any of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Is associated with the lives of persons important in our past.
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Has yielded, or may be likely to yield, information important in prehistory or history.

Due to the Project site's undeveloped and unimproved condition, no historical resources are known to exist. However, as noted in Section V Cultural Resources, the potential for Tribal resources exists, but are currently unknown. As such, mitigation measures have been proposed in Section V Cultural Resources to address the potential of encountering cultural and Tribal resources during excavation/grading of the Project site. Since the previous identified measures in that section adequately respond to potential impacts identified in this section, no additional measures are required to reduce the potential impact to less than significant.

Upon incorporation of mitigation measures identified in Section V Cultural Resources of this document, potential impacts can be reduced to a level that is less than significant.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVIII. UTILITIES AND SERVICE SYSTEMS - Will the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded, entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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:

- a, e) **No Impact.** The proposed Project will utilize an on-site septic system for subsurface wastewater discharge and would not require sewer collection or treatment services. Therefore, no off-site discharge of treated wastewater would occur. No impacts related to wastewater treatment are anticipated. An evaluation of soils on the property found conditions were adequate for subsurface disposal.
- b) **No Impact.** The proposed Project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. As noted above, an on-site septic system will be used for wastewater disposal. Water will be obtained through the use of an existing water well. As such, no expansion of existing water or wastewater facilities will be necessary and no impacts would result.

- 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 improvement area is limited and infiltration trenches are proposed that will adequately retain the additional stormwater runoff generated by new impervious surfaces. The infiltration trenches are proposed adjacent to each proposed building, parking area, and entry drive aisle. In addition, Best Management Practices (BMPs) will be employed as a standard measure related to the issuance of grading and building permits to ensure there will not be any significant run-off during construction operations. As such, less than significant impacts would result.
- d) **Less Than Significant Impact.** The proposed Project will utilize water from an existing well and would not require water from a supplemental source that is already allocated or entitled to others. As such, impacts would be less than significant.
- f, g) **Less Than Significant Impact.** The proposed use would generate solid waste during its construction and operation. Construction waste would be hauled away and recycled, if applicable. The County of San Bernardino, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects required to submit a Construction and Demolition Solid Waste Management Plan (waste management plan). Effective January 1, 2011, the California Green Building Standards Code (CALGreen) will require all newly constructed buildings including most non-residential commercial projects to develop a waste management plan and divert a minimum of 50% of the construction waste.

The waste management plan consists of two parts which are incorporated into the Conditions of Approval (COA's) for County Planning and Building & Safety. Part I requires projects to estimate the amount of tonnage to be disposed and diverted during construction. Part II requires projects to show what tonnage was actually diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary.

The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan will ensure that impacts related to construction waste will be less than significant. The amount of solid waste generated during operation is estimated to be 606,119 pounds (361 people x 4.6 pounds per day x 365 days) or approximately 0.83 tons per day or 303 tons per year, based upon data from the State CalRecycle Web Site for San Bernardino County. The County operates two transfer stations in the area, Heaps Peak and Big Bear. Solid waste could be taken to a number of stations, including the Victorville, Mid-Valley and San Timoteo Sanitary Landfills. It is probable the San Timoteo Sanitary Landfill would be used. That facility has a daily capacity of 2,000 tons per day and an estimated closure date of 2043. Based upon these factors adequate landfill capacity is available. Recycling is required to be conducted consistent with AB 939 and other applicable State and local laws. Based upon these circumstances the impact of the proposed Project would be less than significant.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIV. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The proposed Project would not 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 or 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. Subject to the proposed mitigation, impacts to rare or endangered species or other species of plants or animals or habitat identified by the California Natural Diversity Database (CNDDB) in the analysis of the proposed Project will be mitigated to a level less than significant. Potential impacts to cultural resources occurring during land disturbance will also be mitigated through the implementation of proposed mitigation measures prepared in consultation with local tribes.
- b) **Less than Significant Impact.** Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period.

The proposed Project would not have impacts that are individually limited, but cumulatively considerable. Special studies prepared to analyze impacts of the proposed Project considered and evaluated existing and planned conditions of the surrounding area and the region. Existing and planned infrastructure in the surrounding area will not be impacted and is sufficiently adequate to serve the use of the proposed telescope.

- c) **Less than Significant Impact.** The design of the project, with application of County policies, standards, and design guidelines ensure that there would be no substantial adverse effects on human beings, either directly or indirectly. Impacts of the proposed project would be less than significant.

Possible significant adverse impacts have been identified or anticipated and mitigation measures have been identified in each relevant section and are required as conditions of project approval to reduce these impacts to a level below significant. No additional measures are required.

XVIII. MITIGATION MEASURES:

(Any mitigation measures which are not "self-monitoring" will have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval. Condition compliance will be verified by existing procedure [CCRF].)

AESTHETICS

AES-1

- Avoid damage during construction by erecting barriers around existing trees to be retained. Fencing should be placed one foot from the trunk for each inch of trunk diameter.
- Limit access to construction crews, allowing only one route in and out of the Project area.
- Intentions to protect the trees should be communicated and written into the construction specifications.

AIR QUALITY MITIGATION MEASURES:

AQ-1 *Construction Mitigation.* *The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce vehicle and equipment emissions and other impacts to air quality by implementing the following measures and submitting documentation of compliance: The developer/construction contractors shall do the following:*

- a) Provide documentation prior to beginning construction demonstrating that the project will comply with all SCAQMD regulations including 402, 403, 431.1, 431.2, 1113 and 1403.*
- b) Each contractor shall certify to the developer prior to construction-use that all equipment engines are properly maintained and have been tuned-up within last 6 months.*
- c) Each contractor shall minimize the use of diesel-powered vehicles and equipment through the use of electric, gasoline or CNG-powered equipment. All diesel engines shall have aqueous diesel filters and diesel particulate filters.*
- d) All gasoline-powered equipment shall have catalytic converters.*
- e) Provide onsite electrical power to encourage use of electric tools.*
- f) Minimize concurrent use of equipment through equipment phasing.*
- g) Provide traffic control during construction to reduce wait times.*
- h) Provide on-site food service for construction workers to reduce offsite trips.*
- i) Implement the County approved Dust Control Plan (DCP)*
- j) Suspend use of all construction equipment operations during second stage smog alerts. NOTE: For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).*

AQ-3 Operational Mitigation. The “developer” shall implement the following air quality mitigation measures, during operation of the approved land use: All on-site equipment and vehicles (off-road/ on-road), shall comply with the following:

- a) County Diesel Exhaust Control Measures [SBCC §83.01.040 (c)]
- b) Signs shall be posted requiring all vehicle drivers and equipment operators to turn off engines when not in use.
- c) All engines shall not idle more than five minutes in any one-hour period on the project site. This includes all equipment and vehicles.
- d) Engines shall be maintained in good working order to reduce emissions.
- e) Ultra low-sulfur diesel fuel shall be utilized.
- f) Electric, CNG and gasoline-powered equipment shall be substituted for diesel-powered equipment, where feasible.
- g) On-site electrical power connections shall be made available, where feasible.
- h) All transportation refrigeration units (TRU's) shall be provided electric connections, when parked on-site.

AQ-4 Dust Control Plan. The “developer” shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:

- a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day.
- b) 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 cease until wind speeds no longer exceed 25 mph.
- c) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.
- d) Storm water control systems shall be installed to prevent off-site mud deposition.
- e) All trucks hauling dirt away from the site shall be covered.
- f) Construction vehicle tires shall be washed, prior to leaving the project site.
- g) Rumble plates shall be installed at construction exits from dirt driveways.
- h) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
- i) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out 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 and after street sweeping.

BIOLOGICAL MITIGATION MEASURES:

BIO-1: Provide a biological monitor during construction in locations where suitable wildlife habitat is present.

BIO-2: Provide species-specific resource training for all construction personnel.

BIO-3: Nesting Birds

If construction occurs during the nesting bird season (March 1-August 15), pre-construction surveys will likely be required. If identified nests may be adversely affected by construction activities, the qualified biologist will propose a no work, or limited buffer if appropriate.

BIO-4: Southern Rubber Boa

Due to the potential of this species to occur on site, it is recommended that a specialized monitor familiar with this species conduct a pre-construction clearance survey in locations within the Project impact area that has suitable habitat (i.e., boulders, logs, etc.). This survey should be conducted within 7-days of the start of construction. If SRB is encountered, it may be relocated by a permitted biologist that is recognized by the U.S. Fish and Wildlife Service for handling and translocating this species. If deemed necessary, exclusionary fencing is to be placed during construction activities to discourage animals from returning to the impact area.

BIO-5: Mixed Oak/Coniferous Forest

- *Avoid damage during construction by erecting barriers around existing trees to be retained. Fencing should be placed one foot from the trunk for each inch of trunk diameter.*
- *Limit access to construction crews, allowing only one route in and out of the Project area.*
- *Intentions to protect the trees should be communicated and written into the construction specifications.*

BIO-6: Development of a Storm Water Pollution Prevention Plan and implementation of Best Management Practices (BMPs) will likely be required to avoid impacts to jurisdictional wetlands and waters.

CULTURAL MITIGATION MEASURES:

CR-1: All ground disturbing activity taking place below 3 feet of the current surface, in addition to any disturbance as a result of the clearing of trees (and other similarly large vegetation), will be monitored by a qualified archaeologist. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and the retained

archaeologist shall assess the find. If the archaeologist cannot make an assessment, an archaeologist meeting Secretary of Interior standards will be contacted to assist. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians (SMBMI) will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit, if requested by SMBMI, when the archaeologist makes his/her assessment, so as to provide Tribal input.

CR-2: *If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the retained archaeologist, with assistance from an SOI-qualified archaeologist, shall develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians (SMBMI) for review and comment.*

- a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a SMBMI Tribal Participant(s), if deemed necessary by SMBMI staff.*
- b. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI on the disposition and treatment of any artifacts or other cultural materials encountered during the project.*

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

GENERAL REFERENCES

Big Bear City Airport Master Plan, <http://www.bigbearcityairport.com/>

California Department of Conservation, Land Protection and Mineral Resources;
<http://www.conservation.ca.gov/dlrp>

California Department of Resources Recycling and Recovery (CalRecycle) website. Accessed April 10, 2017. <http://www.calrecycle.ca.gov/>

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County of San Bernardino. (2007, March 13). *County of San Bernardino 2007 General Plan*. Amended July 18, 2013. http://www.co.san-bernardino.ca.us/landuseservices/general_plan/Default.asp.

Greenhouse Gas Emissions Development Review Process, County of San Bernardino, March 2015

County of San Bernardino Geologic Hazards Overlays Map

County of San Bernardino Hazard Overlay Map

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, *San Bernardino County Storm Water Program, Model Water Quality Management Plan Guidance*.

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map.

Guidelines for Classification and Designation of Mineral Lands, Department of Conservation.

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993.

U.S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. Available at <http://websolssurvey.nrcs.usda.gov/>.

PROJECT-SPECIFIC REFERENCES

Arborist Assessment for the High Trails Outdoor School Project in the Angelus Oaks area, San Bernardino County, California, June 17, 2017, FirstCarbon Solutions.

Biological California Environmental Quality Act Cumulative Analysis for the High Trails Outdoor Science School, San Bernardino County, California, August 29, 2017, FirstCarbon Solutions.

Biological Resources Assessment Report for High Trails Outdoor School Project in the Angelus Oaks area, San Bernardino County, California, December 13, 2016, FirstCarbon Solutions.

Cook Property Forest Assessment, December, 2015, prepared by Mathew Cocking, forester.

Cultural Resource Assessment for the High Trails Outdoor Science School Project, San Bernardino County, California, August 2017, prepared by Applied EarthWorks, Inc.

Cultural Resource Assessment for the High Trails Outdoor Science School Project, San Bernardino County, California, October 2017, prepared by Applied EarthWorks, Inc.

Cultural Resource Constrains Analysis for the High Trails Outdoor Science School, Community of Angelus Oaks, San Bernardino County California, October 11, 2016, prepared by Applied EarthWorks, Inc.

CalEEMod Air Quality Analysis, prepared October 16, 2017.

E-mail response to County Staff from Kimberly Boydston, Senior Biologist, FirstCarbon Solutions, November 15, 2017.

*Habitat Assessment for Mountain Yellow-legged Frog (*Rana mucosa*) and Southern Rubber Boa (*Carina umbratica*) at the High Trails Outdoor School Project in Angelus Oaks, San Bernardino County, California, May 30, 2016, FirstCarbon Solutions.*

*Letter Report for San Bernardino Flying Squirrel (*Glaucomys sabrinus californicus*) Habitat Assessment for the High Trails Outdoor School Project in Angelus Oaks, San Bernardino County, California, May 14, 2016, FirstCarbon Solutions.*

Paleontological Resources Assessment for the High Trails Outdoor Science School Project, September 23, 2015, prepared by Applied EarthWorks, Inc.

Results of the Southwestern Willow Flycatcher Habitat Assessment for the High Trails Outdoor School Project in the Angelus Oaks area, San Bernardino County, California, June 7, 2017, FirstCarbon Solutions.

Soils Investigation for On-Site Sewage Disposal Systems, High Trails Outdoor Science School, Radford Ranch Road, Angeles Oaks, California, December 21, 2016, prepared by John R. Byerly.