

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:	0304-261-15
Applicant:	New Jersey Institute of Technology
Community Location:	Fawnskin Southside of Northshore Lane; approx. 1,100' southeast of State Hwy 38/North Shore Drive
Project No:	P201600517
Staff:	Reuben J. Arceo, Contract Planner
Rep:	Bob Carlisle
Proposal:	Revision to an Approved Action to Install a Solls Telescope within an 18 foot wide by 50 foot long and 16 foot high structure.

USGS Quad: Fawnskin
Lat/Long: 34°15'39.3"N/116°55'14.3"W
T, R, Section: T02N R01W Sec. 18

Community Plan: Bear Valley Community Plan
LUZD: BV/RS
Overlays: Biotic Overlay, Fire Safety Area 1, FEMA Flood Zone D, Big Bear Liquefaction

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: Reuben J. Arceo, Contract Planner
Phone No: (909) 387-4374 **Fax No:** (909) 387-3223
E-mail: reuben.arceo@lus.sbcounty.gov

PROJECT DESCRIPTION:

Summary

The application is a Revision to an Approved Action and concerns the approval of a SOLIS Telescope (Figure 1) and building structure where the telescopic device will be housed as noted in the renderings and isometric drawings in Figure 2. The Project is located on property zoned Bear Valley Community Plan/Single Residential (BV/RS). The Bear Valley Community Plan, adopted in 2007, encompasses an area of 12,233 acres and functions as a guide for future use and development of land in a manner that preserves the character and independent identity of the individual communities within the plan area.

The proposed Project site is a 1.82 acre vacant parcel that abuts North Shore Lane to the north as shown in Figure 4. The parcel is owned by New Jersey Institute of Technology (Institute), who obtained approval of a Revision to an Approved Action in 2010, referenced as Project No. P201000449 to construct five offices to an existing campus on a 3.83 acre property located directly north of the Project site. The Institute also operates an existing observatory that is located directly south of the Project site, which is accessed by means of a causeway that extends approximately 870 feet from the south property line of the Project site into Big Bear Lake.

The SOLIS (acronym for Synoptic Optical Long-term Investigations of the Sun) Telescope is a specialized device designed to examine and observe the sun. The automated, unmanned telescope will operate during the day and be housed within its roof structure at night as shown in Figure 2. The telescope itself is 12 feet in height by 18 feet in length and pivots on an axle for angular and motion observations. The device will be contained within a structure with a mounted sliding roof to house the telescope at night that will be constructed on an 18 foot wide by 50 foot long foundation. A portion of the structure, as noted in Figure 2, will be used for storing equipment. With respect to utilities, only electrical power is needed to operate the roof and telescope. No other utilities, including exterior lights are proposed to be installed.

As the entire device is unmanned and operated offsite, the project provides only limited parking or no pedestrian walkways to access the site. Given the cost and sensitive instruments the telescope incorporates, it is preferred to maintain the unit as hidden as possible as displayed in the photo below and in Figure 4 which demonstrates the relative small size of the project relative to the parcel. The only man-made disturbance to the meadow is the development of the pad. No other pedestrian pathway or vehicular driveway is proposed.

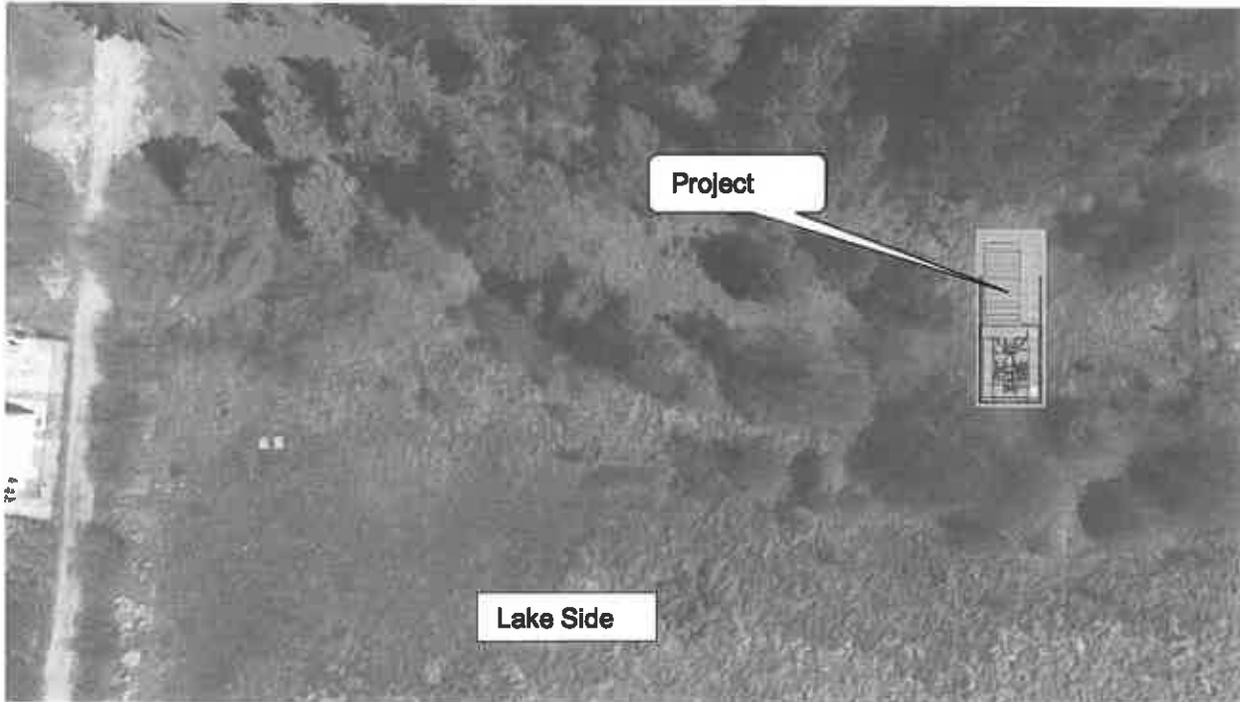


Figure 1
SOLIS Telescope

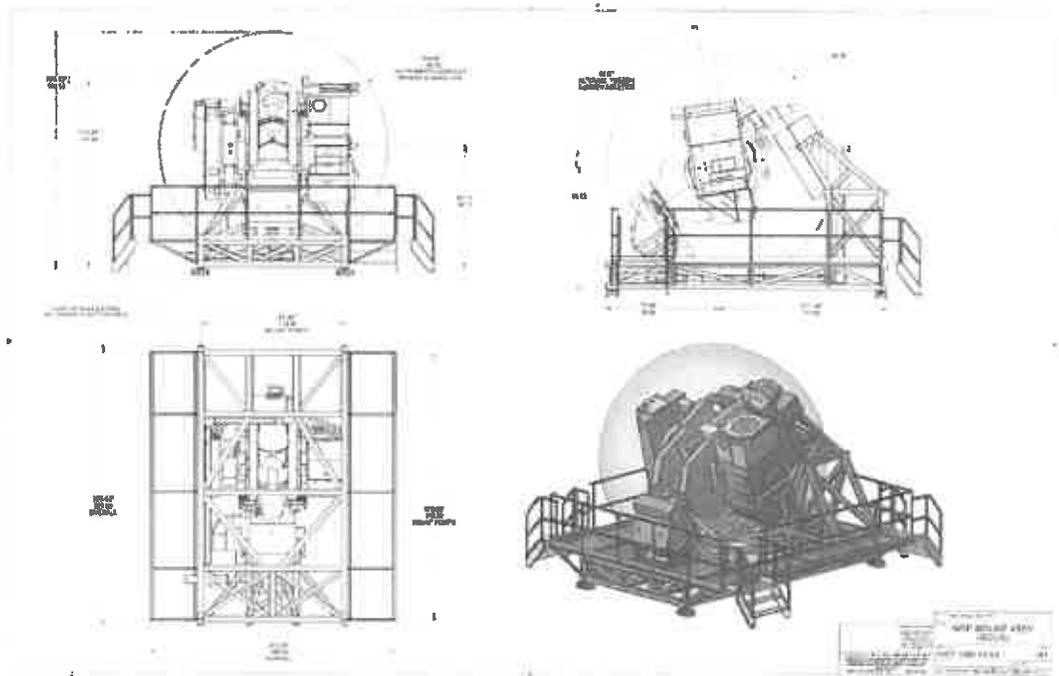
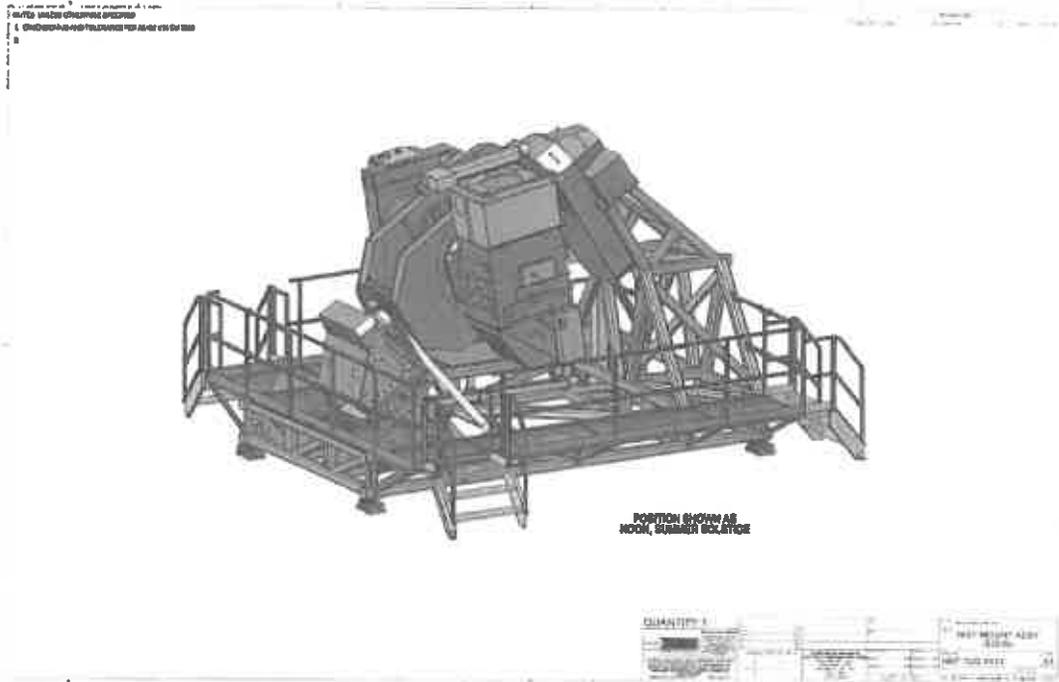
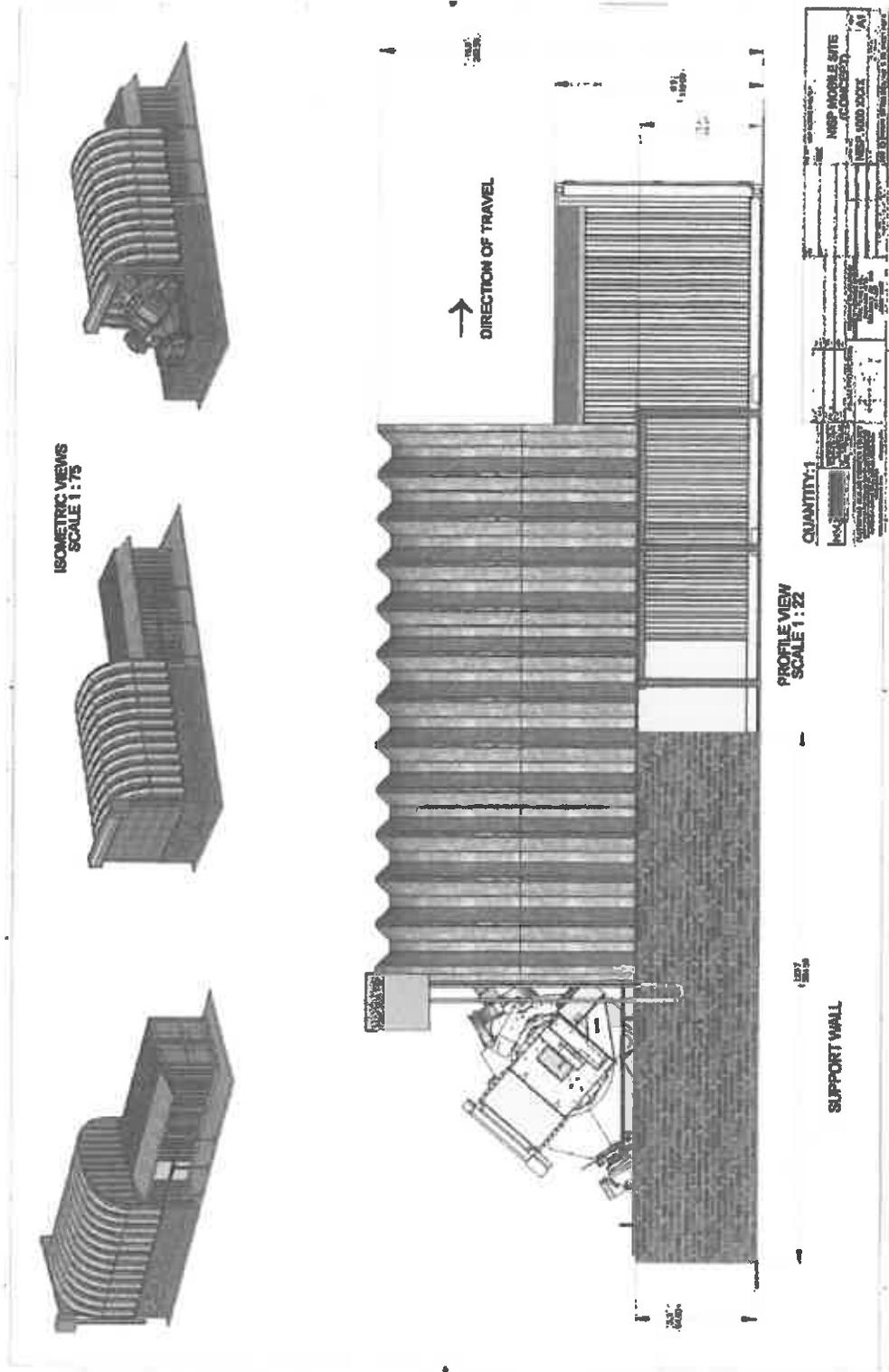
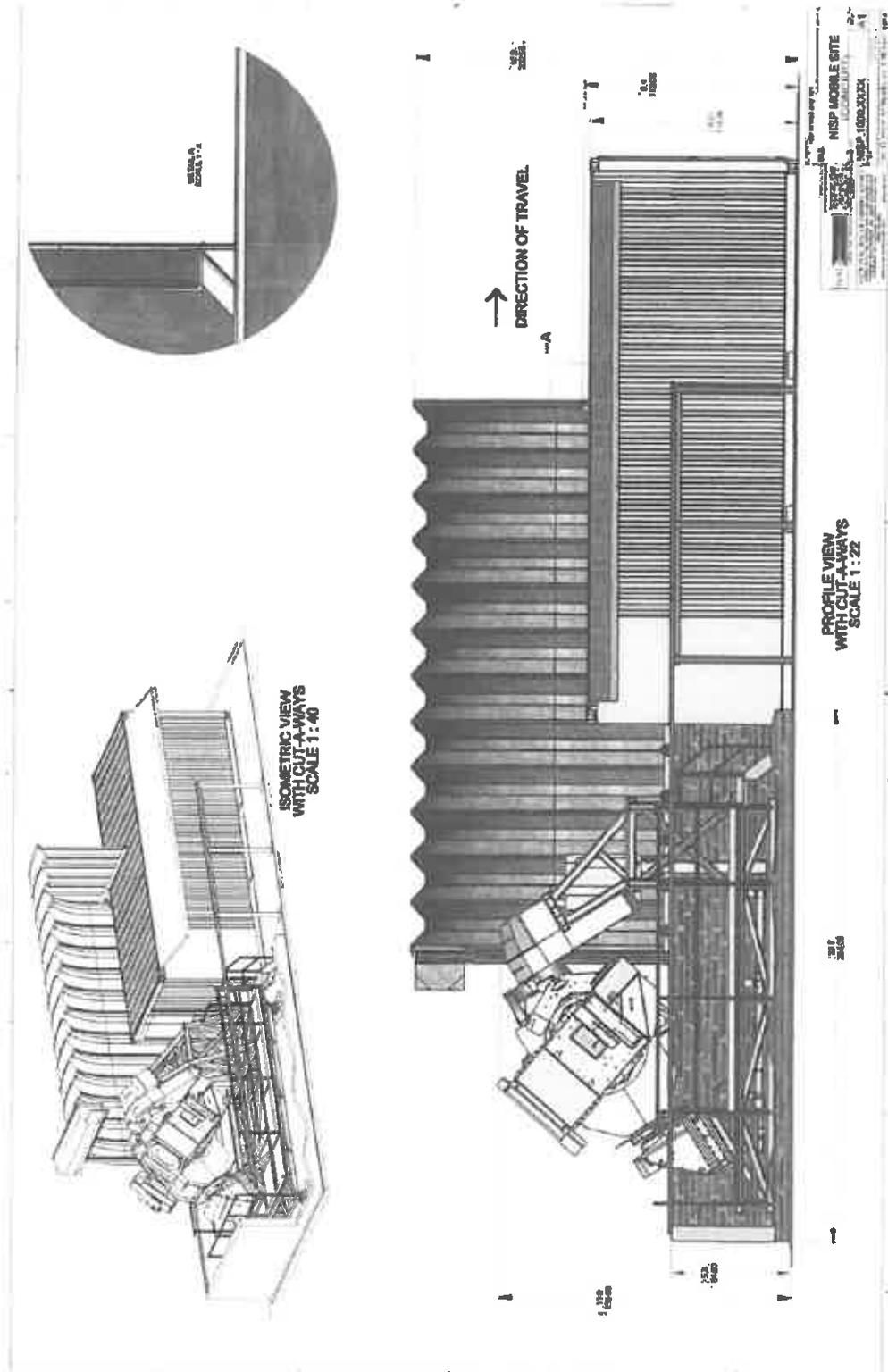


Figure 2





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 list the existing land uses and zoning districts.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Vacant Land	BV/RS
North	Cabins and Storage Buildings	BV/RS
South	Big Bear Lake, and existing telescope	BV/FW and BV/IN
East	Forest Service Property	BV/RC
West	Forest Service Property	BV/RC

Project Site Location, Existing Site Land Uses and Conditions

The site consists of one vacant parcel in its natural environmental state as noted in Figure 3. The site is basically flat with a slight fall in elevation from the north side of the parcel to the southern edge of the parcel. The parcel stands at an elevation of approximately 6,763 feet above mean sea level (amsl). With the exception of a gravel pathway that extends from the parcel into the causeway that leads into Big Bear Lake to the point where the observatory is located, no other man-made elements or structures exist on the property as noted in the following photos.

Figure 3

Project site looking North with North Shore Lane in View.



Project Site looking south towards Big Bear Lake



Project Site looking east



Figure 4
 Proposed Project/Site Plan/Elevations



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:

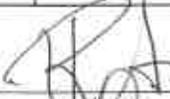
The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <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 | | |

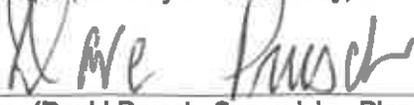
DETERMINATION: (To be completed by the Lead Agency)

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)

9/8/2017
 Date


 Signature: (David Prusch, Supervising Planner)

9/8/2017
 Date

Land Use Services Department/Planning Division

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 is setback approximately 340 feet north of the Big Bear Lake high lake water mark, as measured on June 22 2016, and denoted in Figure 4, with the acknowledgement that although this distance may have shortened given the heavy rainy season that occurred in December 2016 and into 2017. The telescope and building footprint as shown on the site plan (Figure 4) is hidden behind a line of Willow Brush that is not depicted graphically in the site plan. Figures 6 and 7 note the Willows from the lake side that acts as a natural barrier to screen the structure. Figure 7 depicts the small meadow where the structure will be located on the opposite side of the Willow line and lake. The meadow is naturally screened by both Willow brush and Jefferson Pine trees. At a height of 16 feet the building roof would just crest over the Willow line which ranges in height from 10 feet to 15 feet. Persons standing on the lake side of the Willow line would be unable to view the structure as the Willows are sufficiently dense to block any visibility of the structure. Moreover, the footprint area of the structure relative to the area of the parcel affects only 1.1 percent of the land area as Figure 4 demonstrates. Therefore. Impacts affecting scenic vistas from the lake or elsewhere will be less than significant.
- b) **Less than Significant Impact.** The site is not adjacent to a state scenic highway. North Shore Lane is not classified as 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. Therefore, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. Therefore. Impacts affecting scenic vistas from the lake or elsewhere will be less than significant.
- c) **Less than Significant Impact.** As the findings cited in Section I a) above confirm, the proposed structure will not substantially degrade the existing visual character or quality of the site and its surroundings. The telescope is unmanned and does not require onsite personnel

to operate the device and is auto controlled from an offsite location with only periodic maintenance required. The intent of the designers was to isolate and shield the device from the public and maintain a low visible profile to the extent possible. Consequently the site plan incorporates minimal onsite parking. The SOLIS telescope incorporate three (3) highly designed telescopic instruments to observe the sun. Given the expensive and advanced technical components the telescope incorporates, the applicant prefers as much anonymity about the device as possible. 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) **No Impact.** The proposed Project will create no new source of light in the area. The telescope operates during the day to observe the sun and is closed at night. The telescope is shielded by the roof. No structural or pedestrian lighting is proposed or warranted for this project. As such, no lighting impacts will result.

Figure 6
Willow Brush Line



Figure 7
Building Site and Willow Cover



Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<p>II. AGRICULTURE AND FORESTRY RESOURCES</p> <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>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 project would not convert Farmland to non-agricultural use, since the project site is not designated as such. There is no impact and no further analysis is warranted.
- 2014
- 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. As such, there is no impact and no further analysis is warranted.
- c) **No Impact.** The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The proposed project area, although within a forest area, is zoned Bear Valley/Single Residential (BV/RS). The project will require removal of several juniper and willow trees that will need to be removed and/or trimmed to construct the concrete foundation and allow equipment access to the project. There is no impact and no further analysis is warranted.
- d) **No 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 not require the removal of trees or Willows. There is no impact and no further analysis is warranted.
- e) **No Impact.** The proposed Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. There is no impact and no further analysis is warranted.

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 checked="" type="checkbox"/>	<input 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 the emission 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. Construction is scheduled to be completed in six (6) months. Some fugitive dust would arise during construction of the foundation and compaction. Fugitive dust emissions include particulate matter and are always a potential concern because the project is in a non-attainment area for PM-10 and PM-2.5, as well as

ozone. A mitigation measure is required to limit emissions caused by land disturbance equipment. With this mitigation, peak daily construction activity emissions are estimated to be below SCAQMD CEQA with the incorporation of mitigation measures.

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

Maximal Construction Emissions	VOC	NOx	CO	SO₂	PM-10	PM-2.5
Peak Daily	20.5	34.3	285.6	0.08	44.7	1.6
SCAQMD Thresholds	75	100	550	150	150	55

Operational Impacts

The Project would not cause any operational emissions to exceed their respective SCAQMD CEQA significance thresholds as virtually no vehicle trips would occur during the operational phase due to the facility's remote access operational characteristics and only periodic maintenance trips. Based on the modeling analysis the Regional and Local operational emission impacts are 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. 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: Possible significant adverse impacts have been identified or are anticipated and the following mitigation measures are required as conditions of Project approval to reduce these impacts to a level considered 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

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

IV a Less than Significant with Mitigation Incorporated.

Wildlife

The *General Biological Resources Assessment and Jurisdictional Delineation (Study)*, dated January 2017, conducted an on-site field survey on December 12, 2016, by a Jericho Systems Biologist specialist, which encompassed the entire project footprint and a 200-foot buffer area, revealed that based on known habitat requirements and documented

occurrences, the following five state-and/or federally-listed species have a moderate to high potential to occur within the project area:

- Bald eagle (*Haliaeetus leucocephalus*)
- Southern Mountain Yellow Legged Frog (MYLF)
- Southwestern Willow Flycatcher (SWFL)
- Southern Rubber Boa
- San Bernardino Flying Squirrel.

The findings for the MYLF, Southwestern Willow Flycatcher, Southern rubber boa and San Bernardino flying squirrel revealed that the site contains no suitable habitat for the species. The site contains no permanent water sources or riparian vegetation for the flycatcher and MYLF. The project site lacks sufficient suitable habitat to support the rubber boa in that there are no rock outcrops, fallen logs, or other cover on site, which consists mostly of open space habitat with several trees. Moreover, since the Project site and adjacent area consists of an open meadow that would restrict flying squirrel movement, and nearby roads and other development would further reduce the suitability of the habitat onsite for this species, the evaluation found the Project will not adversely impact the listed species and no further focused surveys are warranted or recommended.

Bald Eagle

Study recommendations to protect the bald eagle during the wintering period, and from motorize vehicles (including contraction equipment) would restrict vehicle access along the Big Bear Lake shoreline from December 1 through April 1, except for existing travel routes. Additionally, preconstruction Nesting Bird Surveys are recommended prior to any project activities that may occur within the Bald Eagle nesting season, which is typically January through July. These measures are specified below.

BIO-1: During the wintering period, motorized vehicles (including construction equipment) are restricted from accessing areas along the Big Bear Lake shoreline from December 1 through April 1, except for existing travel routes.

BIO-2: Preconstruction Nesting Bird Surveys shall be conducted prior to any project activities that may occur within the Bald Eagle nesting season, which is typically January through July.

Plants

The *General Biological Resources Assessment and Jurisdictional Delineation* (Study) conducted on the Project site on December 12, 2016, by Jericho Systems Biologist specialist, encompassed the entire project footprint and a 200-foot buffer area revealed the existence of several sensitive plant species in the project vicinity and adjacent area. The study indicated that sensitive plant species may not have been detectable at the time of the survey as the study was conducted outside of the bloom period for the species and no focused surveys were conducted.

Of the flora observed, Ash-gray Paintbrush, Big Bear Valley Sandwort, Southern Mountain Buckwheat, Cushenbury Buckwheat and San Bernardino Mountains Bladderpod plant species are not likely to be impacted by the Project as the site is not considered suitable for these species. Consequently, focused botanical surveys are not warranted or recommended.

The flora species that were likely to be impacted by the Project that include San Bernardino Blue Grass, Bird-foot Checkerbloom, California Dandelion and Slender-petaled Thelypodium will require the following mitigation to address flora impacts to these species.

BIO-3:

- 1. If the survey result determines an absence of San Bernardino Blue Grass, Bird-foot Checkerbloom, California Dandelion and Slender-petaled Thelypodium plant species, then no mitigation is necessary**
- 2. If the survey determines presence of San Bernardino Blue Grass, Bird-foot Checkerbloom, California Dandelion and Slender-petaled Thelypodium plant species adjacent to the project footprint, they will be avoided, flagged and monitored during construction.**
- 3. If San Bernardino blue grass (*Poa atropurpurea*) or California dandelion (*Taraxacum californicum*) are determined to be present within the project footprint and cannot be avoided, then a salvage plan will be prepared and coordinated with U.S. Fish and Wildlife Service. The salvage plan will identify an appropriate location in the adjacent vicinity containing the same habitat to translocate the individuals. The same will occur for Bird-foot checkerbloom (*Sidalcea pedata*) and Slender-petaled thelypodium (*Thelypodium stenopetalum*), but will include coordination with the California Department of Fish and Wildlife. The salvage plan will detail the monitoring requirements, success criteria for survival, and will provide for adaptive measures, such as on site seed collection and propagation for enhancement at a minimum of a 3:1 ratio.**

Waters

The *General Biological Resources Assessment and Jurisdictional Delineation* concluded that No Waters of the United States were determined to exist within the Project site. These areas are defined as:

- All traditional navigable waters (TNWs);
- All wetlands adjacent to TNWs;
- Non-navigable tributaries of TNWs that are relatively permanent waters (RPWs) i.e., tributaries that typically flow year-round or have continuous flow at least seasonally; and
- Water body determined to have a significant nexus with TNWs.

There are no TNWs, RPWs, or any other water bodies that could be determined to have a significant nexus with a TNW. The Project site is outside of the high waterline of the adjacent Big Bear Lake. Additionally, there are no areas meeting all three wetland characteristics, which would be designated as United States Army Corps of Engineers (USACE) jurisdictional wetlands. Although the study cites that hydrophytic vegetation (*Carex*, *fracta*, *Juncus balticus*, and *Salix lasiolepis*) is present within portions of the site, hydric soils and wetland

hydrology are absent from the Project site. Based on the absence of hydric soil indicators and wetland hydrology, the Project site does not meet all three wetland characteristics and does not contain any designated USACE wetlands. Consequently, there are no waters subject to the Clean Water Act (CWA) under the jurisdictions of the USACE or Regional Water Quality Control Board (RWQCB) and the Project will not require CWA Sections 401/404 permits from the RWQCB or USACE.

State Lake/Streambed

The southern portion of the Project site contains montane meadow habitat dominated by fragile sheath sedge and Baltic rush. Additionally, there are several scattered arroyo willow near the southern end of the site. Therefore, the portion of the Project site consisting of montane meadow habitat with associated riparian vegetation would be subject to the California Fish and Game Code (FGC) under the jurisdiction of the California Department of Fish and Wildlife (CDFW). Approximately 900 square feet of montane meadow habitat consisting of riparian vegetation associated with the adjacent Big Bear Lake will be impacted by the Project. The following mitigation is required to minimize impacts to a level less than significant.

BIO-4: Applicant shall obtain a Lake or Streambed Alteration Agreement from the CDFW as per Section 1602 of the FGC.

Conclusions:

With the implementation of Project mitigation measures cited in the *General Biological Resources Assessment and Jurisdictional Delineation* and as conditioned, the Project will not have a significant impact on the identified resources and there is no foreseeable reason why the project should not proceed as planned.

- b,c) ***Less than Significant with Mitigation Incorporated.*** Based on the *General Biological Resources Assessment and Jurisdictional Delineation* (Study) conducted on the Project site on December 12, 2016, and the following mitigation measures, impacts to riparian habitats 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 will be less than significant.

BIO-1: During the wintering period, motorized vehicles (including construction equipment) are restricted from accessing areas along the Big Bear Lake shoreline from December 1 through April 1, except for existing travel routes.

BIO-2: Preconstruction Nesting Bird Surveys shall be conducted prior to any project activities that may occur within the Bald Eagle nesting season, which is typically January through July.

BIO-3:

- 1. If the survey result determines an absence of San Bernardino Blue Grass, Bird-foot Checkerbloom, California Dandelion and Slender- petaled Thelypodium plant species, then no mitigation is necessary**
- 2. If the survey determines presence of San Bernardino Blue Grass, Bird-foot Checkerbloom, California Dandelion and Slender- petaled Thelypodium plant species adjacent to the project footprint, they will be avoided, flagged and monitored during construction.**
- 3. If San Bernardino blue grass (*Poa atropurpurea*) or California dandelion (*Taraxacum californicum*) are determined to be present within the project footprint and cannot be avoided, then a salvage plan will be prepared and coordinated with U.S. Fish and Wildlife Service. The salvage plan will identify an appropriate location in the adjacent vicinity containing the same habitat to translocate the individuals. The same will occur for Bird-foot checkerbloom (*Sidalcea pedata*) and Slender-petaled thelypodium (*Thelypodium stenopetalum*), but will include coordination with the California Department of Fish and Wildlife. The salvage plan will detail the monitoring requirements, success criteria for survival, and will provide for adaptive measures, such as on site seed collection and propagation for enhancement at a minimum of a 3:1 ratio.**

- d) **Less than Significant with Mitigation Incorporated.** Referencing the discussion contained in Section IV a) and implementation of mitigation measures BIO-1 and BIO-2, impacts to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors will be less than significant.

BIO-1: During the wintering period, motorized vehicles (including construction equipment) are restricted from accessing areas along the Big Bear Lake shoreline from December 1 through April 1, except for existing travel routes.

BIO-2: Preconstruction Nesting Bird Surveys shall be conducted prior to any project activities that may occur within the Bald Eagle nesting season, which is typically January through July.

- e) **Less than Significant.** 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). There are no biological resources on the site that are afforded protection under the above mentioned County of San Bernardino Development Code sections. (Also Refer to Section IVa).
- f) **Less than Significant Impact.** Referencing the discussion contained in Section IV a) and implementation of mitigation measures BIO-1, BIO-2, BIO-3, and BIO-4, the Project will not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Impacts will be less than significant.

SIGNIFICANCE: Possible significant adverse impacts have been identified or are anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level considered less than significant:

BIO-1: *During the wintering period, motorized vehicles (including construction equipment) are restricted from accessing areas along the Big Bear Lake shoreline from December 1 through April 1, except for existing travel routes.*

BIO-2: *Preconstruction Nesting Bird Surveys shall be conducted prior to any project activities that may occur within the Bald Eagle nesting season, which is typically January through July.*

BIO-3:

- 1. If the survey result determines an absence of San Bernardino Blue Grass, Bird-foot Checkerbloom, California Dandelion and Slender-petaled Thelypodium plant species, then no mitigation is necessary**
- 2. If the survey determines presence of San Bernardino Blue Grass, Bird-foot Checkerbloom, California Dandelion and Slender-petaled Thelypodium plant species adjacent to the project footprint, they will be avoided, flagged and monitored during construction.**
- 3. If San Bernardino blue grass (*Poa atropurpurea*) or California dandelion (*Taraxacum californicum*) are determined to be present within the project footprint and cannot be avoided, then a salvage plan will be prepared and coordinated with U.S. Fish and Wildlife Service. The salvage plan will identify an appropriate location in the adjacent vicinity containing the same habitat to translocate the individuals. The same will occur for Bird-foot checkerbloom (*Sidalcea pedata*) and Slender-petaled thelypodium (*Thelypodium stenopetalum*), but will include coordination with the California Department of Fish and Wildlife. The salvage plan will detail the monitoring requirements, success criteria for survival, and will provide for adaptive measures, such as on site seed collection and propagation for enhancement at a minimum of a 3:1 ratio.**

BIO-4: *Applicant shall obtain a Lake or Streambed Alteration Agreement from the CDFW as per Section 1602 of the FGC.*

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Guidelines §15064.5(a) clarifies that historical resources include the following:

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

The site exists in its natural environmental state as a forested area. A *Historical/Archaeological Resources Survey Report*, dated July 20, 2017, and prepared by CRM TECH has been reviewed by the San Manuel Band of Mission Indians. The report noted the Project site has been the subject of three previous cultural studies in 1972, 1992, and 2007. The Report noted "None of these studies identified any cultural resources within the current project area." (p. 10) Comments were provided by San Manuel on August 7, 2017 and forwarded to CRM TECH for inclusion in their revised report, dated August 11, 2017. Based upon a field survey CRM TECH found that "no buildings, structures, objects, sites, features, or artifact deposits of prehistoric or historical origin were found either on the surface or in any of the test probes." (p. 12) As such, 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 April 13, 2017, the County Land Use Services Department notified the following tribes of the proposed Project:

- Morongo Band of Mission Indians
- Gabrieleño Band of Mission Indians – Kizh Nation
- 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 Manuel and Gabrieleño Band of Mission Indians - Kitz Nation Tribes on May 10, 2017 and April 18, 2017, respectively. A subsequent telephone discussion with the Gabrieleño Band Chairman on August 23, 2017, resulted in a request to defer their comments to the San Manuel Tribe.

As noted previously, a *Historical/Archaeological Resources Survey Report* has been prepared for the Project site. Based upon the findings contained in the report and the inclusion of San Manuel Tribe comments contained in their final correspondence to the County on August 22, 2017, indicated that "Due to the heightened cultural sensitivity of the proposed project area, both an archaeological monitor that meets Secretary of the Interior (SOI) qualifications for archaeology and Tribal monitors representing SMBMI [San Manuel Band of Mission Indians] shall be present for all ground-disturbing activities that occur within the proposed project APE [Area of Potential Effect] (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/rate removal and installation, drainage and irrigation removal and installation, hardscape installation (benches, signage, boulders, walls, seat walls, foundations, etc.), and archaeological surveys, testing, and data recovery. A sufficient number of archaeological and Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage."

In response to the San Manuel comment, the following Mitigation Measure is required:

CR-1: The developer/property owner shall submit a letter to the County Land Use Services Department- Planning Division (County) agreeing to adhere to the following requirements:

- ***All grading or scarifying for building foundations or roadway Improvements and parking shall be monitored by both an archaeologist that meets Secretary of the Interior (SOI) qualifications for archaeology and Tribal monitors representing the San Manuel Band of Mission Indians. In the event archaeological resources are uncovered during earthmoving activities, all work in that area shall cease immediately and the County shall be notified. A qualified archeologist shall be retained to access the findings, and if necessary provide appropriate disposition of the resources. Earthmoving shall be temporarily diverted around the deposits until they have been evaluated, recorded, excavated, and/or recovered as necessary. Grading and/or scarifying shall be allowed to proceed on the property when the archaeologist, in consultation with San Manuel Band of Mission Indians and the County, determines the resources are recovered to their satisfaction.***

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

- c) **Less than Significant with Mitigation Incorporated.** Paleontological resources are the preserved fossilized remains of plants and animals. Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine- to medium grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient soils. They are also found in coarse-grained sediments, such as conglomerates or coarse alluvium sediments. Fossils are rarely preserved in igneous or metamorphic rock units. Fossils may occur throughout a sedimentary unit and, in fact, are more likely to be preserved subsurface, where

they have not been damaged or destroyed by previous ground disturbance, amateur collecting, or natural causes such as erosion.

The site is essentially undisturbed and has the possibility of containing paleontological resources due to its alluvial conditions and its proximity to what is now the lake, but was previously a meadow. As such, appropriate measures should be undertaken in the event potential resources are uncovered. The following Mitigation Measure is required:

CR-2: The developer/property owner shall submit a letter to County Land Use Services Department- Planning Division (County) agreeing to adhere to the following requirements:

a) In the event paleontological resources are uncovered during earthmoving activities, all work in that area shall cease immediately and the County shall be notified. A qualified paleontologist shall be retained to access the findings, and if necessary provide appropriate disposition of the resources. Earthmoving shall be diverted temporarily around the deposits until they have been evaluated, recorded, excavated, and/or recovered as necessary. In consultation with the Project proponent, the County, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.

With implementation of Mitigation Measure CR-2, impacts are 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 a *Historical/Archaeological Resources Survey Report*. 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.

<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>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. 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 site. There is no impact related to the exposure of persons or structures to rupture of a known earthquake fault.
- ii) **No 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 that could produce the most

significant ground shaking at the site include the Cucamonga, Sierra Madre, Puente Hills, San Jacinto, and San Andreas faults.

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 of 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 located in a Geologic Hazard Overlay, on soils with the potential to expose people or structures to liquefaction. All construction activities shall be subject to the building standards of the California Building Codes with respect to potential liquefaction conditions on the Project site.

iv) **No Impact.** The proposed Project would not have any risks associated with 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 relatively flat terrain where landslides have not historically been an issue. Therefore, no significant impacts are anticipated with respect to seismic-related (or other) landslide hazards, and no further analysis is warranted.

b) Less than Significant Impact.

Topsoil

The building will be constructed on an 18 foot wide by 50 foot long pad. The topsoil to construct the foundation will be removed in accordance with the California Building Code requirements. Removal of the topsoil is limited to only the 18' x 50' pad area and no other area within the project site will be disturbed. Consequently, impacts will be less than significant.

Erosion

As the project topography is relatively flat, no erosion is expected to result from construction. The Project area is covered with under-brush and grasses. No construction runoff is anticipated to occur and the applicant will implement Best Management Practices (BMPs) during construction to prevent any potential runoff. However, 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. 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 structure would reduce potential adverse

effects. Therefore, impacts related to landslide, lateral spreading, subsidence, liquefaction or collapse is considered less than significant.

- e) **No Impact.** Septic tanks and/or alternative water supply systems are not proposed as part of the Project. Therefore, no impacts are anticipated

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>
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.

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 3,0000 metric tons of carbon dioxide equivalent (CO₂e), which is the average amount of GHG produced annually by 60 to 75 residences. GHG emissions from the project will be further reduced with implementation of the mitigation measures 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 mitigation measures 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

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, 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) **No Impact.** The 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 four 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 North Shore Lane. 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 located within an FS1 Fire Safety Overlay District. The Project will be plan checked by the County Fire Department. With implementation of the required fire prevention measures for the building that are consistent with the FS1 requirements, 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.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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) in effect to mitigate waste discharges to the lake. 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.
- b) **No Impact.** The project will not affect or deplete groundwater supplies or interfere with groundwater recharge. The telescope operation has no water demands and is self-automated. No impacts to the aquifer will result from the operation of the telescope. Consequently, No impacts will result.
- c) **Less than Significant Impact.** The proposed telescope operation will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site, because the project does not propose any substantial alteration to a drainage pattern, stream or river and the project is required to submit and implement an erosion control plan, consistent with the standard County development requirements.
- d) **No Impact.** The proposed telescope operation will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site, because the project does not propose any substantial alteration to a drainage pattern, stream or river. County Public Works has 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 County Public Works has reviewed the proposed project drainage and has determined that the proposed systems are adequate to handle anticipated flows. All necessary drainage improvements both on and off site will be required as conditions of the construction of the Project. There will be adequate capacity in the local and regional drainage systems 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 located within the FEMA 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 the structure 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 the this Project nor located upstream of this site. Therefore, no impacts are anticipated.

- j) **Less than Significant 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 from a seiche can occur if the wave overflows a containment wall or the banks of a water body. Although the Project site is located approximately 340 feet from the Big Bear Lake high water mark, the structure is unmanned and sufficiently setback from the lake that impacts from a seiche would 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
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 the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. The Project site is located between a road and the lake.
- b) **Less Than Significant Impact.** The Project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect, because the Project is consistent with all applicable land use policies and regulations of the County Code and General Plan. The project will comply with all hazard protection, resource preservation and provisions of the Bear Valley Community Plan.
- c) **No Impact.** The proposed Project does not conflict with any applicable habitat conservation plans or natural community conservation plans. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a-b) **No 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. The lake and a substantial portion of the surrounding area has been designated MRZ-4 by the California Department of Conservation. The MRZ-4 Zone refers to "Areas where geologic information does not rule out either the presence or absence of mineral resources." P.6, *Guidelines for Classification and Designation of Mineral Lands*, Department of Conservation. As such, no further analysis is warranted.

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 Project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance. The Project site will remain in its natural environmental state and is sufficiently setback from the cabins directly north of the project. As the telescope will operate in the day, the minimum noise impacts created by the movement of the roof are anticipated to blend in with the ambient daytime noise. Moreover, because 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 telescope operation.
- 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.
- 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. The project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing or allowed without the project because the project has been conditioned to comply with the noise standards of the County Development Code.

- d) **Less than Significant Impact.** The 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.

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 Project consists of an unmanned telescope that is automatically operated. No impacts are anticipated.
- b,c) **No Impact.** The Project would not displace substantial numbers of existing housing units, or require the construction of replacement housing, as the site is in 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>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

a) **No Impact.** The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, or hinder acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities, because the Project consists of an automated telescope operation with no habitable structures. Therefore, no impacts are anticipated.

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 Project is automated telescope operated and requires no manpower to operate. As such, it does not generate the need for new jobs or housing which would induce population growth in adjacent areas, 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 type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a-b) **No Impact.** The automated SOLIS telescope is unmanned and requires only periodic maintenance and inspection. The project will produce no vehicle trips during its operation as the unit is controlled from an off-site location. The only temporary trips the Project will produce is during its construction, which is anticipated to be completed in 5 to 6 months after obtaining building permits. No impacts from vehicle trips will result.
- c) **No Impact.** The Big Bear City Airport is located approximately 4 miles east of the Project site. The Project involves a single telescope 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 primarily from North Shore Drive, although the intent of the applicant is that the telescope remain inconspicuous. North Shore Drive is an existing roadway that will not be changed by the 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. During Project construction, public roads would remain open and available for use by emergency vehicles and other traffic. The proposed Project would not result in any roadway closures in the vicinity of the Project site. No impacts would result and no further analysis is warranted.
- f) **No Impact.** The Project would not conflict with adopted policies, plans, or programs regarding public transit and alternative or non-motorized transportation (e.g., transit amenities) because only limited periodic access is necessary for the operation and maintenance of the facility. No impacts would result from implementation of the project and no further analysis is warranted.

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 *Historical/Archaeological Resources Survey Report* that included an on-site field survey and records search. Based upon a field survey completed by representatives of CRM TECH, their Report noted “no buildings, structures, objects, sites, features, or artifact deposits of prehistoric or historical origin were found either on the surface or in any of the test probes.” (p. 12) As such, 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.

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 required in Section V Cultural Resources to address the potential of encountering cultural and Tribal resources during 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.** As the proposed Project is an unmanned telescope, it would not require sewer collection or treatment services and therefore no off-site discharge of treated wastewater would occur. No impacts related to wastewater treatment are anticipated.
- b) **No Impact.** The proposed Project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The proposed telescope requires no water services. No impacts would result.
- c) **No 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 such facilities are unnecessary in the construction of the proposed use. 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 run-off entering the lake during construction operations. No impacts would result.

- d) **No Impact.** The proposed telescope operation requires no water services, only electrical power to operate. Consequently, water supplies are not needed. No impacts would result.
- f,g) **Less Than Significant Impact.** The proposed telescope operate will produce no solid waste or other disposable material during its operation. The telescope is an unmanned and automated operation that requires no permanent stationing of personnel. Thus, the proposed Project operation will comply with regulations related to solid waste collection. Minimal construction related waste will be generated. Disposal of materials will occur consistent with adopted County requirements. 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>
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 (CNDDDB) identified in the Study analysis of the proposed project will be mitigated to a level less than significant. Potential impacts to cultural resources occurring during land disturbance will be mitigated through the implementation of proposed mitigation measures.
- 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].)

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: During the wintering period, motorized vehicles (including construction equipment) are restricted from accessing areas along the Big Bear Lake shoreline from December 1 through April 1, except for existing travel routes.

BIO-2: Preconstruction Nesting Bird Surveys shall be conducted prior to any project activities that may occur within the Bald Eagle nesting season, which is typically January through July.

BIO-3

- 1. If the survey result determines an absence of San Bernardino Blue Grass, Bird-foot Checkerbloom, California Dandelion and Slender-petaled Thelypodium plant species, then no mitigation is necessary*
- 2. If the survey determines presence of San Bernardino Blue Grass, Bird-foot Checkerbloom, California Dandelion and Slender-petaled Thelypodium plant species adjacent to the project footprint, they will be avoided, flagged and monitored during construction.*
- 3. If San Bernardino blue grass (*Poa atropurpurea*) or California dandelion (*Taraxacum californicum*) are determined to be present within the project footprint and cannot be avoided then a salvage plan will be prepared and coordinated with U.S. Fish and Wildlife Service. The salvage plan will identify an appropriate location in the adjacent vicinity containing the same habitat to translocate the individuals. The same will occur for Bird-foot checkerbloom (*Sidalcea pedata*) and Slender-petaled thelypodium (*Thelypodium stenopetalum*), but will include coordination with the California Department of Fish and Wildlife. The salvage plan will detail the monitoring requirements, success criteria for survival, and will provide for adaptive measures, such as on site seed collection and propagation for enhancement at minimum of a 3:1 ratio.*

BIO-4: Applicant shall obtain a Lake or Streambed Alteration Agreement from the CDFW as per Section 1602 of the FGC.

CULTURAL MITIGATION MEASURES:

CR-1: The developer/property owner shall submit a letter to the County Land Use Services Department- Planning Division (County) agreeing to adhere to the following requirements:

- *All grading or scarifying for building foundations or roadway improvements and parking shall be monitored by an archaeologist that meets Secretary of the Interior (SOI) qualifications for archaeology and Tribal monitors representing the San Manuel Band of Mission Indians. In the event archaeological resources are uncovered during earthmoving activities, all work in that area shall cease immediately and the County shall be notified. A qualified archeologist shall be retained to access the findings, and if necessary provide appropriate disposition of the resources. Earthmoving shall be diverted temporarily around the deposits until they have been evaluated, recorded, excavated, and/or recovered as necessary. Grading and/or scarifying shall be allowed to proceed on the property when the archaeologist, in consultation with San Manuel Band of Mission Indians, and the County, determines the resources are recovered to their satisfaction.*

CR-2: The developer/property owner shall submit a letter to County Land Use Services Department- Planning Division (County) agreeing to adhere to the following requirements:

- a) In the event paleontological resources are uncovered during earthmoving activities, all work in that area shall cease immediately and the County shall be notified. A qualified paleontologist shall be retained to access the findings, and if necessary provide appropriate disposition of the resources. Earthmoving shall be diverted temporarily around the deposits until they have been evaluated, recorded, excavated, and/or recovered as necessary. In consultation with the Project proponent, the County, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.*

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/>

CEQA Guidelines, Appendix G.

County of San Bernardino. (2007, March 13). *County of San Bernardino 2007 Development Code*. Amended July 25, 2013. Available at <http://cms.sbcounty.gov/lus/Planning/DevelopmentCode.aspx>

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.

County of San Bernardino Bear Valley Community Plan, March 13, 2007

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://websoilsurvey.nrcs.usda.gov/>.

Initial Study
Solis Telescope, P201600517
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APN: 0304-261-15

PROJECT-SPECIFIC REFERENCES

General Biological Resources Assessment and Jurisdictional Delineation Report, prepared by Jericho Systems, January 2017

Historical/Archaeological Resources Survey Report, Solis Telescope Relocation Project (Project No. P201600517), prepared by CRM TECH, revised August 11, 2017.