

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

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

PROJECT LABEL:

APNs:	0335-022-07 & 0335-031-42	USGS Quad:	Harrison Mtn.
Applicant:	AI Steward	T, R, Section:	T2N, R3W, Section 21
Location	27403 State Highway 189	Thomas Bros	
Project No:	PROJ-2020-00205/CUP	Community	Lake Arrowhead
Rep	Ed Bonadiman, Joseph E. Bonadiman & Associates	LUC: Zone:	Lake Arrowhead Community (LA/CG) Lake Arrowhead General Commercial Sign Control (LA/CG-SCp)
Proposal:	Approval of a Conditional Use Permit to allow for the construction and operation of a three-story, 71,008 SF self-storage facility on a 1.47-acre site and a variance for an increase in structure height and floor area ratio, and a reduction in building setback to five feet along the Highway.	Overlays:	Biotic Overlay (Potential Flying Squirrel Habitat and Southern Rubber BOA)

PROJECT CONTACT INFORMATION:

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

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

PROJECT DESCRIPTION:

Summary

CommStar4, L.P.(Project Applicant) is requesting approval of a Conditional Use Permit (CUP) and Major Variance to allow for the construction and operation of a three-story, 71,008 square-foot mini-storage facility on a 1.47-acre site located in the unincorporated community of Lake Arrowhead, San Bernardino County. The property address is 27403 State Highway 189, approximately 1/10 of a mile north of the highway’s intersection with North Bay Road (see Figures 1 and 2). All 566 storage units will be enclosed within one three-story building at a maximum height of 43’2”, which exceeds the permitted building height of 35 feet necessitating approval of a variance (see Figure 3). The storage facility will include an 800 square-feet of office space and no on-site caretaker residence is proposed.

The floor area ratio (FAR) required is 0.5:1 and the Project proposes a FAR of 1:2, also necessitating approval of a variance. The proposed right of way along the State Highway is to be widened, further reducing the size of the site and the applicant has also requested a variance to reduce the building setback to five feet. Hours of operation will be from 7:00 am to 7:00 pm, seven days per week and would require two full-time employees. The parking analysis shows four parking stalls are required; the proposed Project includes nine (9) standard and one (1) accessible vehicle parking spaces. Cut and fill material would be balanced on-site. The lot coverage will be approximately 40.6 percent, landscape area will be 19.4 percent, and landscape area will be 40 percent.

Surrounding Land Uses and Setting

The Project Site is described as Assessor's Parcel Numbers 0335-022-07 and 0335-031-42 and is located at 27403 State Highway 189, Lake Arrowhead. The Project Site is currently vacant and is in a disturbed state due to prior uses. Surrounding land uses and Countywide General Plan Land Use Zoning Districts are shown below.

Existing Land Use and Land Use Category			
Location	Existing Land Use	Land Use Category	Zoning
Project Site	Vacant Land	Lake Arrowhead General Commercial	Lake Arrowhead General Commercial Sign Control (LA/CG-SCp)
North	Commercial	Lake Arrowhead General Commercial	Lake Arrowhead General Commercial Sign Control (LA/CG-SCp)
South	Single-Family Residential	Lake Arrowhead Residential	Lake Arrowhead Single Residential (LA/RS-1)
East	Commercial	Lake Arrowhead General Commercial	Lake Arrowhead General Commercial Sign Control (LA/CG-SCp)
West	Residential	Lake Arrowhead Residential	Lake Arrowhead Single Residential (LA/RS-1)

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

State of California: None.

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

Regional: South Coast Air Quality Management District.

Local: None

Figure 1 Regional Map

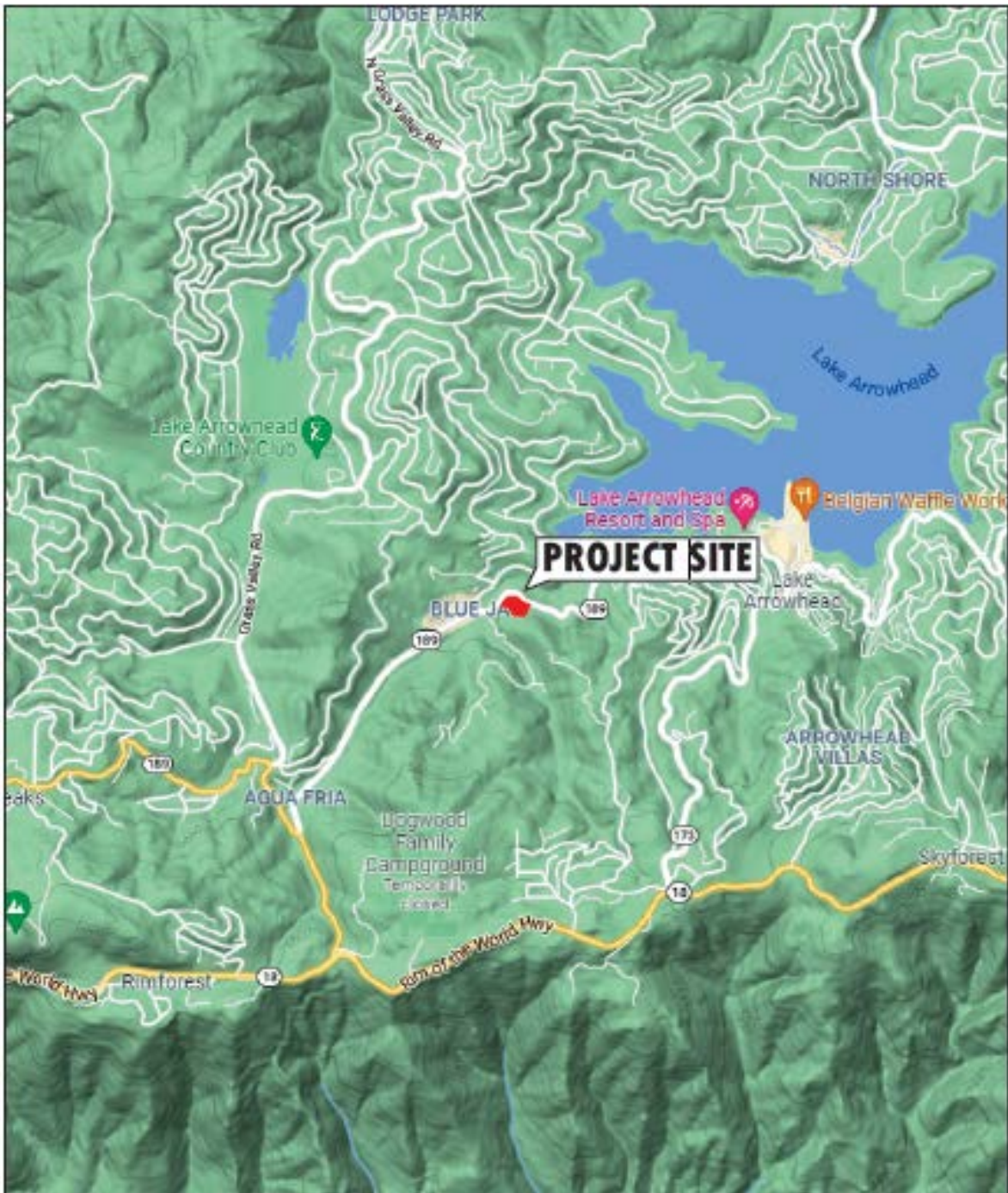
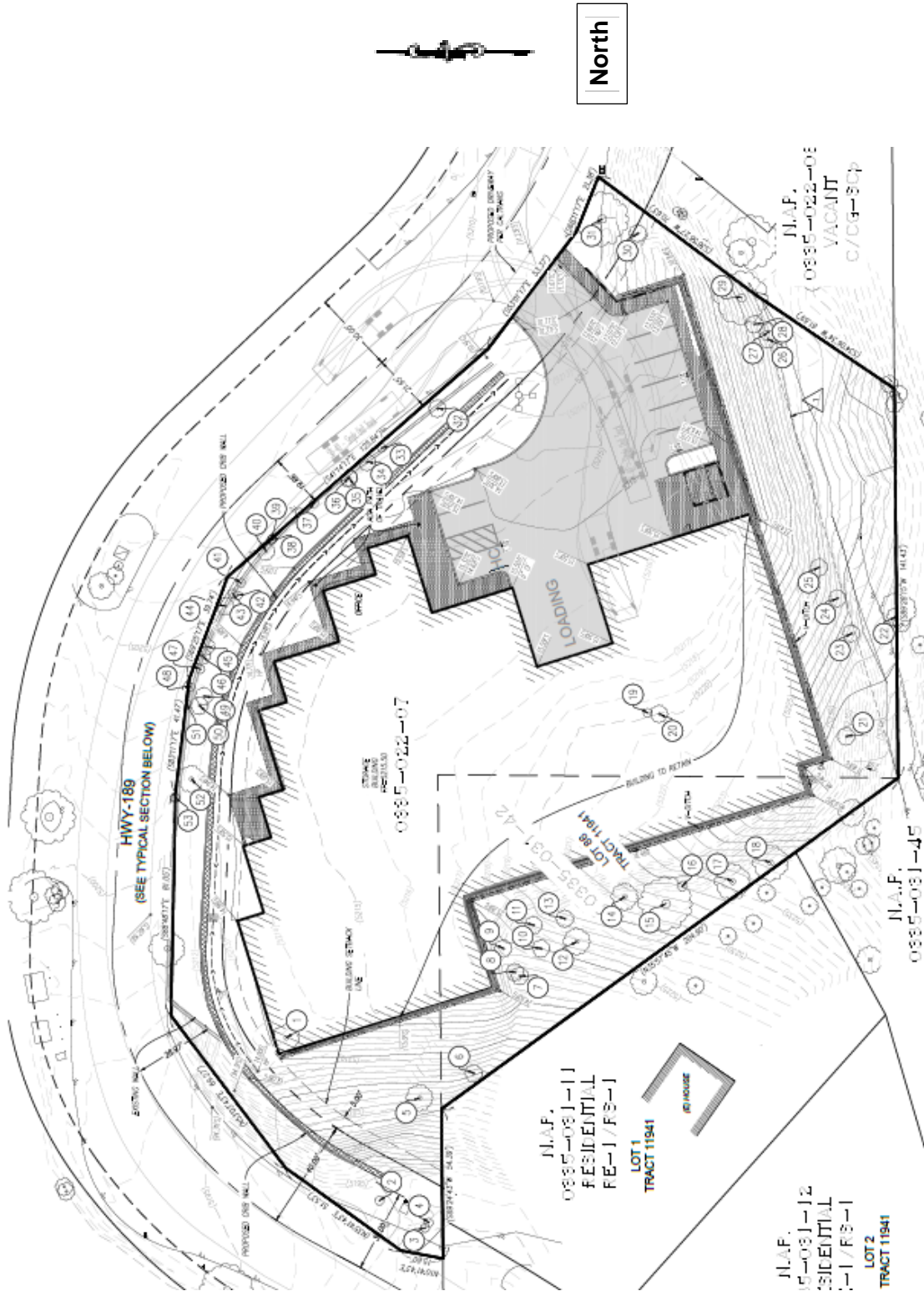


Figure 2 Vicinity Map



Figure 3 Site Plan



CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

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

On August 30, 2021, the County of San Bernardino mailed notification pursuant to AB52 to the following tribes: Morongo Band of Mission Indians and San Manuel Band of Mission Indians. The table below shows a summary of comments and responses. Comment letters are included in Appendix A – AB 52 Tribal Consultation Correspondence.

AB 52 Consultation Summary

Tribe	Comment Letter Received	Summary of Response	Conclusion
Morongo Band of Mission Indians	August 30, 2021	No Response	
San Manuel Band of Mission Indians	August 30, 2021	The Tribe requested to add mitigation measures to ensure less than significant impacts to potential buried cultural/tribal resources.	The requested mitigation measures have been incorporated into this Initial Study. No further consultation is requested.

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

EVALUATION FORMAT

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

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

No Impact: No impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact: No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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)

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

DETERMINATION: Based on 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.

James Morrissey
 Signature: (Jim Morrissey, Contract Planner)

3/11/22
 Date

Chris Warrick
 Signature: (Chris Warrick, Supervising Planner)

3/14/2022
 Date

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

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

San Bernardino Countywide Plan, approved October 27, 2020, adopted November 27; San Bernardino Countywide Plan Draft EIR; San Bernardino County Development Code

a) *Have a substantial adverse effect on a scenic vista?*

The Project Site is located within the unincorporated community of Lake Arrowhead, San Bernardino County. It is surrounded by office use (Frontier Communications) to the north, and vacant land to the east, west, and south. The Countywide Plan (adopted November 27, 2020) does not identify a scenic vista within the vicinity of the Project Site.¹ The Project Site is designated General Commercial and is zoned Lake Arrowhead General Commercial Sign Control (LA/CG-SCp). The proposed Project is conditionally permitted within the LA/CG-SCp zone. The LA/CG-SCp Zone allows for a maximum building height of 35 feet within the Mountain Region. The proposed Project would include a maximum building height of 43 feet and seven inches. The proposed Project

¹ San Bernardino Countywide Plan. Adopted November 27, 2020. http://countywideplan.com/wp-content/uploads/2020/08/CWP_PolicyPlan_PubHrngDraft_HardCopy_2020_July.pdf. Accessed July 2021.

would require approval of a variance, because it exceeds the allowed building height of 35 feet and would decrease the setback along Highway 189. The proposed building height increase and reduction in building setback would not affect an existing identified scenic vista nor would the reduced proximity of the building to the road, as the building would be elevated above the roadway with a high wall. This is similar to the existing condition. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?*

The Project Site is located on the south side of California State Highway 189 between Blue Jay Canyon Road and Rocky Point Road. These roads are neither designated State scenic routes nor County Scenic Routes.² The closest County-designated Scenic Highway is Grass Valley Mountain Drive, located approximately one-mile west of the Project Site. State Highway 189 is not a designated scenic highway, and due to distance to Grass Valley Mountain Drive, views would not be impaired. Trees along the northern frontage of the Project Site would be removed to allow for the proposed development; however, they are not considered resources by the San Bernardino Development Code: 88.01.070 "Mountain Forest and Valley Tree Conservation." Furthermore, no rock outcroppings and historic buildings exist on the Project Site. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The Project Site is currently vacant and is surrounded by development within the Lake Arrowhead community. Views of the Lake or the mountainous character of the community would not be substantially affected from development on the Project Site due to its location and the surrounding property uses. Commercial and residential uses are in the project vicinity, however adjacent residential uses have limited views of the Project Site. The proposed Project is designed to face the State Highway with the rear of the building generally backing up to residences to the west. Under the Lake Arrowhead General Commercial Sign Control (LA/CG-SCp) zone, structures are limited to 35 feet within the Mountain Region. Compliance with this height limit would also minimize potential obstruction of views of the surrounding mountains and other public views. However, the applicant is proposing to exceed this limit, which would result in a more visible building in the immediate area, but not substantially affect views beyond the property. In addition, the Project Applicant will provide a minimum landscape area of 40 percent of the lot area. The proposed Project would be required to implement CG

² San Bernardino County. San Bernardino Countywide Plan Draft EIR. Figure 5.1-1. Accessed July 2021.

zoning development standards. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- d) *Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?*

According to the San Bernardino County Development Code, Section 83.07.030(a) Glare and Outdoor Lighting, outdoor lighting must be fully shielded to preclude light pollution or light trespass on an abutting residential land use zoning district, a residential parcel or public right-of-way. The entry of the building and associated lighting is located on the easterly side of the building away from surrounding residences to the west. The building would shield the surrounding residences to the west from lighting. No exterior lighting would occur along the westerly side of the building. The proposed Project will be designed to adhere to San Bernardino County Development Code, Section 83.07.030(a) Glare and Outdoor Lighting, and demonstration of compliance will be required prior to issuance of a building permit. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring

Program of the California Resources Agency, to non-agricultural use?

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

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

Countywide Plan; California Department of Conservation Farmland Mapping and Monitoring Program; San Bernardino County Agricultural Resources GIS Map; Submitted Project Materials

- 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?*

According to the Countywide Plan Policy Map NR-5 Agricultural Resources, no prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity.³ The Proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The Project Site is not under or adjacent to any lands under a Williamson Act Contract.⁴ The Project Site is zoned Lake Arrowhead General Commercial Sign Control (LA/CG-SCp) and is conditionally permitted within the zone. There are no properties in the

³ San Bernardino Countywide Plan, NR-5 "Agricultural Resources." Accessed June 10, 2021.

⁴ San Bernardino Countywide Plan, NR-5 "Agricultural Resources." Accessed June 10, 2021.

vicinity zoned for agricultural uses and there are no Williamson Contracts. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- 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))?*

The Project Site is currently zoned LA/CG-SCp. Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

The Project Site is currently zoned LA/CG-SCp. Implementation of the proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

- 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?*

The Project Site is currently zoned LA/CG-SCp. Implementation of the Proposed Project would not result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

Issues	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: *(Discuss conformity with the Mojave Desert Air Quality Management Plan, if applicable):*

Countywide Plan; Submitted Project Materials; CalEEMod Output

- a) *Conflict with or obstruct implementation of the applicable air quality plan?*

The Project Site occurs in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the State and federal air quality standards. The most recent AQMP (2016 AQMP) was adopted by the SCAQMD on March 3, 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

A project is inconsistent with the AQMP if: (1) it does not comply with the approved general plan; or (2) it uses a disproportionately large portion of the forecast growth increment (change population or employment levels). The Countywide Plan currently designates the Project Site as General Commercial and occurs within the Lake Arrowhead General Commercial Sign Control (LA/CG-SCp) zone. With approval of the CUP, the proposed Project would be an acceptable use. Therefore, emissions associated with the proposed Project would not conflict with the AQMP. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?*

The proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2020.4 prepared by the SCAQMD (Appendix B). CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as

required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and particulates (PM₁₀ and PM_{2.5}). Two of the analyzed pollutants, ROG and NO_x, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Source Emissions

Construction activities associated with the proposed Project would have the potential to generate air emissions and odor impacts. Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site grading (mass and fine grading), building construction, paving, and architectural coating. The grading phase of the proposed Project is anticipated to include no import or export of materials. Impacts from construction activities are anticipated to be short-term. Refer to Table 1, Summer Emissions and Table 2, Winter Emissions for construction emissions generated. However, in order for project impacts to be less than Local Significance Thresholds, the applicant will be limited to one rubber-tired dozers operating up to 6 hours per day, one tractor/loaders/backhoes operating up to 6 hours per day, and one grader operating up to 6 hours per day during the grading phase as to limit PM_{2.5} exposure to sensitive receptors.

Table 1
Summer Construction Emissions Summary
(Pounds per Day)

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	1.3	14.6	7.3	0.0	3.5	1.9
Grading	1.0	11.8	6.0	0.0	3.1	1.6
Building Construction	1.8	13.4	14.8	0.0	1.2	0.7
Paving	0.8	6.8	9.3	0.0	0.4	0.3
Architectural Coating	67.1	1.4	2.1	0.0	0.1	0.1
Highest Value (lbs./day)	67.1	13.4	14.8	0.0	3.5	1.9
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2020.4.0 Summer Emissions
 Phases do not overlap and represent the highest concentration.

Table 2
Winter Construction Emissions Summary
(Pounds per Day)

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Demolition	1.3	14.6	7.3	0.0	3.5	1.9
Site Preparation	1.1	11.8	5.8	0.0	3.1	1.8
Grading	1.8	13.4	14.5	0.0	1.1	0.7
Building Construction	0.8	6.8	9.2	0.0	0.4	0.3
Paving	67.1	1.4	2.1	0.0	0.1	0.1
Architectural Coating	67.1	14.6	14.5	0.0	3.5	1.9
Highest Value (lbs./day)	67.1	14.6	14.5	0.0	3.5	1.9
SCAQMD Threshold	75	100	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2020.4.0 Winter Emissions.
 Phases do not overlap and represent the highest concentration.

Compliance with SCAQMD Rules 402 and 403

Although the proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM₁₀ and PM_{2.5}).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies BACTs for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities
 - (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
 - (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NOX and PM10 levels in the area. Although the Proposed Project does not exceed SCAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.

6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

The operation of the proposed Project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the project-generated vehicle trips and through operational emissions from the on-going use of the Proposed Project. Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the project), and mobile (vehicle trips). Operational emissions were estimated using the CalEEMod version 2020.4 defaults values for Warehouse use generating up to 124 daily trips are listed in Table 3 and Table 4, which represent summer and winter operational emissions, respectively.

Table 3
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	1.6	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	0.5	0.8	5.5	0.0	1.1	0.3
Totals (lbs./day)	2.1	0.8	5.5	0.0	1.1	0.3
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2020.4.0 Summer Emissions.

Table 4
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	1.6	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
Mobile	0.4	0.8	4.8	0.0	1.1	0.3
Totals (lbs./day)	2.0	0.8	4.8	0.0	1.1	0.3
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2020.4.0 Winter Emissions.

As shown, both summer and winter season operational emissions are below SCAQMD thresholds.

Construction impacts would exceed Local Significance Thresholds for sensitive receptor exposure to PM_{2.5} without mitigating construction activities. Therefore, impacts would be less than significant with implementation of Mitigation Measure AQ-1.

Mitigation Measure AQ-1: The Project Applicant will be limited to one rubber-tired dozer operating up to 6 hours per day, one tractor/loaders/backhoe operating up to 6 hours per day, and one grader operating up to 6 hours per day during the grading phase.

Less than Significant with Mitigation

c) *Expose sensitive receptors to substantial pollutant concentrations?*

SCAQMD has developed a methodology to assess the localized impacts of emissions from a proposed project as outlined within the Final Localized Significance Threshold (LST) Methodology report; completed in June 2003 and revised in July 2008. The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. LSTs apply to projects that must undergo CEQA or the National Environmental Policy Act (NEPA) and are five acres or less. LST methodology is incorporated to represent worst-case scenario emissions thresholds. CalEEMod version 2020.4.0 was used to estimate the on-site and off-site construction emissions. The LSTs were developed to analyze the significance of potential air quality impacts of Proposed Projects to sensitive receptors (i.e. schools, single family residences, etc.) and provide screening tables for small projects (one, two, or five acres). Projects are evaluated based on geographic location and distance from the sensitive receptor (25, 50, 100, 200, or 500 meters from the site).

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees do not typically remain on-site for a full 24 hours, but are usually present for shorter periods of time, such as eight hours.

The Project Site is approximately 1.47 acres and therefore the “one-acre” LSTs were utilized for the analysis and represents a worst-case scenario as the larger the site the larger the screening threshold. The nearest sensitive receptor is the residential development located adjacent to the Project Site; therefore, LSTs are based on a 25-meter distance. The limitation of construction activities to one rubber-tired dozer operating up to 6 hours per day, one tractor/loaders/backhoe operating up to 6 hours per day, and one grader operating up to 6 hours per day during the grading phase was incorporated into the CalEEMod model. The Proposed Project’s construction and operational emissions with the appropriate LST are presented in Table 5.

**Table 5
 Localized Significance Thresholds
 (Pounds Per Day)**

Source	NO_x	CO	PM₁₀		PM_{2.5}	
Construction Emissions (Max. from Table 1 and Table 2)	14.6	14.8	3.5		1.9	
Operational Emissions (Max. total from Table 3 and Table 4)	0.8	5.5	1.1		0.3	
Highest Value (lbs/day)	14.6	14.8	3.5	1.1	1.9	0.3
LST	118	863	5*	4†	2*	1†
Greater Than Threshold	No	No	No	No	No	No

Note: PM10 and PM2.5 emissions are separated into construction and operational thresholds in accordance with the SCAQMD Mass Rate LST Look-up Tables.

* Construction emissions LST

† Operational emissions LST

Source: CalEEMod.2020.4 Summer & Winter Emissions; SCAQMD Final Localized Significance Threshold Methodology; SCAQMD Mass Rate Look-up Tables for five-acre site in Source Receptor Area No. 36, distance of 25 meters.

As shown in Table 5, the Proposed Project's emissions are not anticipated to exceed the thresholds for LSTs with implementation of Mitigation Measure AQ-1. Therefore, the proposed Project is not anticipated to expose sensitive receptors to substantial pollutant concentrations. No significant adverse impacts are identified or anticipated, and no additional mitigation measures are required.

Less Than Significant Impact

- d) *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)*

The proposed Project would include development and operation of a storage facility. 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 construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with County of San Bernardino solid waste regulations. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

- 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?

A Biological Resources Assessment (BRA) was prepared for the proposed Project by Jennings Environmental, LLC in May 2021 (see Appendix C). The most recent records of the California Natural Diversity Database (CNDDDB) managed by CDFW (CDFW 2020), the USFWS Critical Habitat Mapper (USFWS 2020) and the California Native Plant Society's Electronic Inventory (CNPSEI) of Rare and Endangered Vascular Plants of California (CNPS 2020) were reviewed. A general reconnaissance survey was conducted for the Project Site to identify the potential for the occurrence of special status species, vegetation communities, or habitats that could support special status wildlife species.

According to the CNDDDB, CNPSEI, and other relevant literature and databases, 60 sensitive species, 15 of which are listed as threatened or endangered, and three (3) sensitive habitats have been documented in the Harrison Mountain and Lake Arrowhead quads. This list of sensitive species and habitats includes any State and/or federally listed threatened or endangered species, CDFW designated Species of Special Concern (SSC) and otherwise Special Animals. According to the databases, no sensitive habitats, including USFWS designated critical habitat, occurs within or adjacent to the Project Site. From the field survey, it was concluded that there is some habitat within the Project Site, as well as the immediate surrounding area, that is marginally-suitable for some sensitive species identified in the CNDDDB search. The Project Site is not located within or adjacent to any USFWS designated Critical Habitat.

Wildlife

Several birds were seen or heard during the survey. Species observed or otherwise detected on or in the vicinity of the Project Site during the survey included; Steller's jay (*Cyanocitta stelleri*), acorn woodpecker (*Melanerpes formicivorus*), and common raven (*Corvus corax*). The Project Site and immediate surrounding area does contain suitable habitat for nesting birds (i.e., large trees). Therefore, Mitigation Measure BIO-1 shall be required to ensure no significant impacts to nesting birds would occur.

Special Status Species

Special status species such as the Southern rubber boa (*Charina umbratica*), Bald eagle (*Haliaeetus leucocephalus*), California spotted owl (*Strix occidentalis*) and San Bernardino flying squirrel (*Glaucomys sabrinus californicus*) have been observed within 5-miles of the Project Site. However, there is no suitable habitat within the Project Site. Large portions of the site have been subject to human disturbances and are completely void of vegetation. The previous site uses include a lumber yard, Christmas tree farm, and plant nursery. Based on the literature review and personal observations made in the immediate vicinity, no State and/or federally listed threatened or endangered species were documented/or expected to occur within the Project site. Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed on-site or were documented/expected to occur on-site. No other sensitive species were observed within the Project area or buffer area. However, the proposed Project may have potential

significant impacts on nesting birds. Therefore, implementation of Mitigation Measure BIO-1 shall be implemented.

Mitigation Measure BIO-1:

Nesting bird surveys shall be conducted prior to any construction activities taking place during the nesting season to avoid potentially taking any birds or active nests. In general, impacts to all bird species (common and special status) can be avoided by conducting work outside of the nesting season (generally March 15th to September 15th), and conducting a worker awareness training program. However, if all work cannot be conducted outside of the nesting season, preconstruction surveys shall be conducted and provided to the County Planning Division and shall focus on direct and indirect evidence of nesting, including nest locations, nesting stages, and nest behavior. Surveys shall evaluate all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. A project-specific Nesting Bird Management Plan should be prepared to determine suitable buffers.

With implementation of Mitigation Measure BIO-1, the Proposed Project would not have a substantial adverse effect on any species identified as a candidate, sensitive or special status species.

Less than Significant with Mitigation

- b, c) *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? Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means*

A general assessment of jurisdictional waters regulated by the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and CDFW was conducted for the Project Site. Aerial imagery of the site was examined and compared with the surrounding USGS 7.5-minute topographic quadrangle maps to identify drainage features within the survey area as indicated from topographic changes, blue-line features, or visible drainage patterns. No obvious signs of jurisdictional features were observed during the literature review.

The USACE has the authority to permit the discharge of dredged or fill material in Waters of the U.S. under Section 404 Clean Water Act (CWA). No drainage features were observed during the field survey. As such, the Project Site does not contain any wetlands, waters of the U.S., or Waters of the State. The CDFW asserts jurisdiction over any drainage feature that contains a definable bed and bank or associated riparian vegetation. No definable bed or bank features exist on the Project Site. As such, the Project Site does not contain any areas under CDFW jurisdiction. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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?*

Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. Habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas.

According to the BRA prepared for the Project Site, large portions of the Project Site have been subject to human disturbances and are completely void of vegetation. The previous site uses include a lumber yard, Christmas tree farm, and plant nursery. Therefore, due to past uses the Project Site would not be suitable as a native resident or migratory wildlife corridor or for facilitating the movement of any native resident or migratory wildlife species. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The Project Site has been subject to human disturbances, and large portions of the Project Site are completely void of vegetation. The previous site uses include a lumber yard, Christmas tree farm, and plant nursery. Trees along the northern frontage of the Project Site are proposed to be removed but are not considered resources by the San Bernardino Development Code: 88.01.070 "Mountain Forest and Valley Tree Conservation". The Project Site does not contain biological resources protected under local policies or ordinances. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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?*

The Project Site does not occur within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or State habitat conservation plan as identified in the CDFW's California Natural Community Conservation Plans Map (April 2019).⁵ No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

⁵ California Department of Fish and Wildlife's California Natural Community Conservation Plans Map, April 2019.

Implementation of Mitigation Measure BIO-1 would ensure potential impacts to nesting birds are reduced to a less than significant level.

<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>
V. CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Phase I Cultural Resources Investigation, McKenna et al., May 28, 2021

a,b) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

A Phase I Cultural Resources Investigation, dated May 28, 2021, was prepared for the Proposed Project by McKenna et al. (See Appendix D). The purpose of the assessment was to identify and document any cultural resources that may potentially occur within the Project Site. The investigation was completed for compliance with the California Environmental Quality Act (CEQA), as amended, the San Bernardino County policies and guidelines, and the Blue Jay area of Lake Arrowhead policies and guidelines. Historic land use data was compiled by McKenna et al. through research conducted at the Bureau of Land Management General Land Office records (online); the San Bernardino County Archives, the San Bernardino County Assessor's Office and Recorder's offices, the San Bernardino County Surveyor's Office, and local historic data from the McKenna et al. in-house library.

In April 2017, an archaeological records search was completed for the Project Site at the California State University, Fullerton, South Central Coastal Information Center for the project area. The research confirmed 52 resources investigations were completed

within a one-mile radius of the Project Site. The specific Project area was not previously surveyed, as a whole, but one survey addressed a land exchange equating with Parcel -25. Additional surveys were identified adjacent to the south and east. None of the reported resources were identified within the Project Site.

McKenna et al. research confirmed the Project Site was improved as early as 1928 and the property was cleared of debris after a fire in 1986. Since that time, no rebuilding has taken place. The property survey failed to identify any significant evidence of the earlier improvements, although some terracing within the property is consistent with the commercial use of the area.

The Cultural Resources Investigation concluded that the Project Site does not contain any evidence of paleontological resources, prehistoric archaeological resources, historic archaeological resources, built historic environments, historic landscapes, or ethnic resources.

No significant historical events or persons have been associated with the Project Site. Given the negative findings, McKenna et al. has concluded the Project Site is clear of any potentially significant cultural resources. Although such resources may be present in a buried context, the potential for buried cultural resources is considered very low. However, there is always a potential for buried prehistoric and historic resources. The San Manuel Band of Mission Indians requested, in their e-mail of September 20, 2021, that the following mitigation measures be incorporated to respond to potential inadvertent finds that could occur during construction:

Mitigation Measure CR-1:

In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or post contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Mitigation Measure CR-2:

If significant pre-contact and/or post-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Implementation of Mitigation Measures CR-1 and CR-2 would ensure that no significant impacts to historical and archaeological resources occur.

Less than Significant with Mitigation

- c) *Disturb any human remains, including those outside of formal cemeteries?*

Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. To ensure adequate and compliant management of any buried remains that may be identified during project development, the following mitigation measure requested by the San Manuel Band of Mission Indians in their e-mail of September 20, 2021, is required as a condition of project approval to reduce any potential impacts to a less than significant level.

Mitigation Measure CR-3:

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

With implementation of Mitigation Measure CR-3, the Proposed Project would not have a significant impact on human remains.

Less than Significant with Mitigation

Implementation of Mitigation Measures CR-1 through CR-3 would ensure potential impacts to cultural resources are reduced to a less than significant level.

<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. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: California Energy Consumption Database; Title 24 Building Energy Efficiency Standards; Submitted Project Materials; CalEEMod Output

- a) *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Natural Gas: The Project Site would be serviced by Southern California Gas Company (SoCalGas). The Project Site is currently vacant and has no demand for natural gas. Therefore, the development of the Proposed Project will create a permanent increase demand for natural gas. According to the California Energy Commission, the natural gas consumption of the SoCalGas planning area commercial building sector was 974,982,675 therms in 2019.⁶ The Proposed Project's estimated annual natural gas demand is 466.88 therms. The Proposed Project's estimated annual natural gas consumption compared to the 2019 annual natural gas consumption of the overall commercial building sector in the SoCalGas Planning Area would account for approximately 0.000479 percent of total natural gas consumption.

Electricity: The proposed Project includes the construction and operation of a storage facility. Southern California Edison (SCE) would provide electricity for the Project. According to the California Energy Commission, the commercial building sector of the Southern California Edison planning area consumed 36,202.653241GWh of electricity in 2019.⁷ The Project Site is currently vacant and does not use electricity. The implementation of the Proposed Project would result in an increase in electricity demand. The estimated electricity demand for the Proposed Project is 0.164739 GWh per year. The Proposed Project's estimated annual electricity consumption compared to the 2019 annual electricity consumption of the overall commercial building sector in the SCE Planning Area would account for approximately 0.0004550 percent of total electricity consumption. The increase in electricity demand from the Proposed Project is insignificant compared to the projected electricity demand for SCE's entire service area.

The proposed Project has been designed to comply with the 2019 Building Energy Efficiency Standards. The County of San Bernardino would review and verify that the Proposed Project plans would be in compliance with the most current version of the Building and Energy Efficiency Standards. The proposed Project would also be required adhere to CALGreen, which establishes planning and design standards for sustainable developments and energy efficiency. The proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

⁶ <https://ecdms.energy.ca.gov/Default.aspx>. Accessed August 15, 2021.

⁷ <https://ecdms.energy.ca.gov/Default.aspx>. Accessed August 15, 2021.

Less Than Significant Impact

- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The proposed Project would be designed to comply with the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards (Title 24).

The proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions; therefore, the Project is consistent with AB 32, which aims to decrease emissions statewide to 1990 levels by to 2020. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are recommended.

Less Than Significant Impact

Therefore, no significant 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.	GEOLOGY AND SOILS - Would the project:				

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

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

- ii. Strong seismic ground shaking?

- iii. Seismic-related ground failure, including liquefaction?

- iv. Landslides?

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <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):
Countywide Plan; Submitted Project Materials; Fault Activity Map of California, 2010; California Important Land Finder; Phase I Cultural Resources Investigation

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42*

The Project Site does not occur within an Alquist-Priolo Earthquake Fault Zone⁸ or County Fault Hazard Zone. According to the Countywide Plan Policy Map HZ-1 Earthquake Fault Zones, the nearest County Fault Hazard Zone is approximately 3.0 miles east of the Project Site.⁹ The proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with these codes and standards would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

⁸Department of Conservation Fault Activity Map of California (2010). <http://maps.conservation.ca.gov/cgs/fam/>. Accessed July 2021.

⁹ San Bernardino Countywide Plan, HZ-1: Earthquake Fault Zones.”

Less Than Significant Impact

ii) Strong seismic ground shaking?

Ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. Proposed structures would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance would ensure that the proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

iii) Seismic-related ground failure, including liquefaction?

Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as fluid. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. Ground failure associated with liquefaction can result in severe damage to structures. The Project Site is not located in an area susceptible to liquefaction.¹⁰ Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

iv) Landslides?

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project Site is located within an area identified as low to moderate for susceptibility to landslides.¹¹ The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and subject County approval. Compliance would ensure that the proposed Project would not expose people or structures to substantial adverse effects associated with landslides. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

Implementation of the proposed Project would disturb more than one-acre of soil. Therefore, the proposed Project is subject to requirements of the State Water

¹⁰ San Bernardino Countywide Plan, HZ-2: "Liquefaction and Landslide Susceptibility Map". Accessed August 2021

¹¹ San Bernardino Countywide Plan, HZ-2: "Liquefaction and Landslide Susceptibility Map". Accessed August 2021

Resources Control Boards General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs would ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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?*

The Project Site is not located in an area susceptible to liquefaction. The Project Site is located within an area identified as a low to moderate susceptibility to landslides.¹² Seismically induced lateral spreading involves lateral movement of soils due to ground shaking. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and subject to County approval. Compliance with CBC and County approval would ensure that the Proposed Project would not expose people or structures to substantial adverse effects associated with lateral spreading. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Expansive soils (shrink-swell) are fine-grained clay silts subject to swelling and contracting in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. A high shrink-swell potential indicates a hazard to structures built on or with material having this rating. The Project Site consists of Urban Land.¹³ Urban soil refers to soils in areas of high population density in the largely built environment. These soils can include significantly changed human-transported materials, human-altered materials, or minimally altered or intact “native” soils. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

¹² San Bernardino Countywide Plan Draft EIR. Geology and Soils. Figure 5.6-3 “Liquefaction and Landslide Susceptibility.”

¹³ Natural Resources Conservation Service. Web Soil Survey. Accessed August 9, 2021.

Less Than Significant Impact

- 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?*

The proposed Project does not include the installation of a new septic tank or any other alternative wastewater disposal system. The proposed Project will connect to an existing sewer line in State Highway 189 that provides sewer service to the area. Therefore, no significant adverse impact is identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

As part of the Phase I Cultural Resources Investigation, a paleontological overview prepared by McLeod (2017) identified the area as consisting primarily of “bedrock composed of plutonic igneous rocks that will not contain recognizable fossils, and no vertebrate fossil localities occur within these types of rocks.” As such, the Project Site is not sensitive for paleontological resources and no further studies are warranted. Therefore, no significant adverse impact is identified or anticipated, and no mitigation measures are required.

No Impact

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

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

SUBSTANTIATION:
Countywide Plan; Submitted Project Materials; CalEEMod Output

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

In September 2011, the County adopted a Greenhouse Gas Emissions (GHG) Reduction Plan (September 2011) (GHG Plan). The GHG Reduction Plan was updated in June 2021 (GHGRP Update). A review standard of 3,000 metric tons of carbon dioxide equivalents (MTCO₂e) per year will be used to identify projects that require the use of the Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. Screening tables are a menu of options of energy efficiency improvements, renewable energy options, water conservation measures, and other options that provide predictable GHG reductions. Each option within the Screening Tables includes point values based upon the GHG reduction that option would provide to a development project. Developers that choose options from the Screening Tables totaling 100 points or more will be determined to have provided a fair-share contribution of GHG reductions and, therefore, are considered consistent with the GHGRP Update. The levels of GHG reductions designed into the Screening Tables are consistent with the State goal of achieving 40 percent below 1990 levels of emissions by 2030.

In addition to the screening table process, the proposed Project was also evaluated using CalEEMod version 2020.4.0 (see Appendix B). Construction is anticipated to begin in late 2021 and completed in late 2022. Other parameters which are used to estimate construction emissions such as those associated with worker and vendor trips, and trip lengths were based on the CalEEMod defaults. The operational mobile source emissions were calculated using the CalEEMod defaults.

As shown in Tables 6 and 7, the proposed Project would generate approximately 354.2 MTCO₂e per year. The emissions during construction and operations would not exceed SCAQMD's nor the County of San Bernardino GHG Emissions Reduction Plan's threshold of 3,000 MTCO₂e and therefore would have less than significant impacts regarding greenhouse gas emissions. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Table 6
 Greenhouse Gas Construction Emissions
 (Metric Tons per Year)**

Source/Phase	CO₂	CH₄	N₂O	CO₂e
Site Preparation	1.6	0.0	0.0	1.6
Grading	2.5	0.0	0.0	2.5
Building Construction	254.5	0.0	0.0	257.1
Paving	6.4	0.0	0.0	6.4
Architectural Coating	0.5	0.0	0.0	0.5
Total MTCO₂e	268.3			

Source: CalEEMod.2020.4.0 Annual Emissions.

**Table 7
 Greenhouse Gas Operational Emissions
 (Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area	0.0	0.0	0.0	0.0
Energy	47.4	0.0	0.0	47.5
Mobile	186.9	0.0	0.0	189.9
Waste	13.5	0.8	0.0	33.6
Water	56.8	0.5	0.0	74.1
Total Operational MTCO ₂ e	345.3			
Construction MTCO ₂ e Amortized (30 Years)	8.9			
Total MTCO₂e	354.2			
County Screening Threshold	3,000			

Source: CalEEMod.2020.4.0 Annual Emissions.

Less Than Significant Impact

- b) *Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?*

According to the County of San Bernardino GHG Reduction Plan, all development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, including the GHG performance standards, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 MTCO₂e per year will be considered consistent with the Plan and determined to have a less than significant individual and cumulative impact for GHG emissions.

The project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 MTCO₂e per year as shown in Tables 6 and 7. Furthermore, the proposed Project includes performance standards totaling 106 points using the screening tables and is consistent with the GHG Reduction Plan. The proposed Project is expected to comply with the performance standards for commercial uses as detailed in the GHG Reduction Plan. Those Projects that garner 100 points using the Screening Tables have provided the "fair share" contribution of reductions and are considered consistent with the GHG Plan; therefore, the proposed Project will not result in substantial emissions of greenhouse gases and will not conflict with the GHG Plan. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

SUBSTANTIATION:
Submitted Project Materials; EnviroStor Database; San Bernardino Countywide Plan Draft EIR: Hazards and Hazardous Materials

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The proposed Project includes the construction and operation of a storage facility and would not require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. Operations would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public. All materials required during construction would be kept in compliance with State and local regulations and BMPs.

Development of the proposed Project would disturb more than one-acre and would therefore be subject to the NPDES permit requirements. Requirements of the permit would include development and implementation of a SWPPP, which is subject to Lahontan Regional Water Quality Control Board (LRWQCB) review and approval. The purpose of an SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The SWPPP would include BMPs to control and abate pollutants. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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?*

Hazardous or toxic materials transported in association with construction of the proposed Project may include items such as oils, paints, and fuels. All construction materials would be kept in compliance with State and local regulations. Operational activities include standard maintenance that involve the use of commercially available productions, which would not create significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

There are no schools located within a one-quarter mile of the Project Site, utilizing information obtained through Google Earth. The proposed storage facility would not require the routine transport or use of hazardous materials. Construction of the Proposed Project would be temporary and short-term. All materials required during construction would be kept in compliance with State and local regulations and BMPs. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system.¹⁴ EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are located within or in the immediate vicinity of the Project Site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The Project Site is not within an airport safety review area or Airport Runway Protection Zone.¹⁵ The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is Hesperia Airport located approximately 11.5 miles northwest of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The Project Site does not contain any emergency facilities. The State Route 18 (SR-18) is identified as an evacuation route within the Mountain Region of the County.¹⁶ The Project Site is approximately 1.5 miles north of SR-18 and would not interfere with existing emergency evacuations designated for the route. A 26-foot driveway along State Highway 189 would provide access for emergency vehicles. The Site plan would be verified during the County's plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

¹⁴California Department of Toxic Substances Control. EnviroStor. Accessed August 5, 2021.

¹⁵ San Bernardino Countywide Plan. HZ-9 "Airport Safety & Planning Areas" Accessed August 5, 2021

¹⁶ San Bernardino Countywide Plan Draft EIR. Hazards and Hazardous Materials. Table 5.8-10 "Evacuation Routes in San Bernardino County."

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

The Project Site is located within a Very High Fire Hazard Severity Zone.¹⁷ The proposed Project is the development of a storage facility and does not include residential dwelling units. Therefore, it would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The proposed Project is subject to review and approval from the San Bernardino County Fire Marshal. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
X. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹⁷ San Bernardino Countywide Plan Draft EIR. Hazards and Hazardous Materials. Figure 5.8-4 "Fire Severity and Growth Areas in the Valley and Mountain Regions."

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|------|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| | which would result in flooding on or offsite; | | | | |
| iii. | create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. | impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials; Hydrology and Hydraulics Report, Joseph E. Bonadiman & Associates, Inc., February 2021

- a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The proposed Project would disturb approximately 1.47 acres and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES) permit. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State’s General Construction permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one-acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a SWPPP. The SWPPP is based on the principles of BMPs to control and abate pollutants. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters.

The LRWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District and the unincorporated areas of San Bernardino County. The implementation of NPDES permits ensures that the State and Federal mandatory standards for the maintenance of clean water are met.

In addition, the County requires the preparation of a Water Quality Management Plan (WQMP) for development projects that involve the creation of 10,000 ft² or more of impervious surface collectively over the entire site and parking lots of 5,000 ft² or more exposed to storm water. As such, the proposed Project is not required to prepare a WQMP. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The Lake Arrowhead Community Services District (LACSD or District) provides water and wastewater services to the Project Site and surrounding communities. The District manages multiple sources of water supply to meet the consumption needs of its community. These activities require careful planning and management to ensure resources are used wisely and sufficient supplies are available for the future. The 2020 LACSD Urban Water Management Plan (UWMP) demonstrates how LACSD will carry out its long-term resource planning responsibilities to ensure adequate water supplies to meet existing and future demands for water.¹⁸ According to the UWMP, water supplies are expected to exceed water demand for the next 20 years during normal, dry and multiple dry years.

The Project Site occurs within the General Commercial Land Use District. Development of the Project Site for general commercial uses has been accounted for in LACSD's projected water demand. The Proposed Project is conditionally permitted within the Lake Arrowhead General Commercial Sign Control (LA/CG-SCp) Zone. Therefore, the expected water demand for the proposed Project would be included in LACSD's projected water demand. Water supplies would be sufficient to serve the Proposed Project and reasonably foreseeable future development.

Implementation of the Projects BMPs would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the Project Site to be utilized as a resource that can eventually be used for groundwater recharge. Therefore, the proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- i) *Result in substantial erosion or siltation on- or off-site;*

Erosion is the wearing away of the ground surface as a result of the movement of wind or water, and siltation is the process by which water becomes dirty due to fine mineral particles in the water. Soil erosion could occur due to a storm event. Thus, the proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with construction activity. The Construction General Permit requires the development and implementation of a SWPPP. The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs would prevent substantial soil erosion or the loss of topsoil. Natural infiltration capacity would be maximized by incorporating a design that

¹⁸ <http://www.lakearrowheadcsd.com/download/news-info/LACSD-2020-UWMP-Final.pdf>. Accessed August 5, 2021.

promotes water retention through placement of proposed landscape, soil development, grading techniques, and allowing natural drainage into the landscaped areas. Disturbed areas will be re-vegetated where possible. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;*

A Hydrology and Hydraulics Report was prepared for the Proposed Project by Joseph E. Bonadiman & Associates, Inc. in August 2021. The Project Site has two drainage areas, A and B. Proposed development would occur in Area A and Area B would be left in a natural state. No increases in peak flows and runoff volumes are anticipated for Area A or Area B. The proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or*

No increases in peak flows and runoff volumes are anticipated for Drainage Areas A and B. There is no proposed development in Area B. The capacity of existing or planned stormwater drainage systems would not result and no substantial additional sources of runoff would occur. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- iv) *Impede or redirect flood flows?*

The Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.¹⁹ Under existing conditions, the majority of the site generally flows northeast, and the western portion of the site flows northwest towards State Highway 189. Development of the proposed Project would not substantially impede or redirect flood flows. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

The closest body of water to the Project Site is Lake Arrowhead, located approximately 0.5 miles northwest of the Site and occurs at an elevation of approximately 100 feet

¹⁹ San Bernardino Countywide Plan, HZ-4 Flood Hazards Map. Accessed August 9, 2021.

higher than the lake. Due to the inland distance from the Pacific Ocean and elevation of Lake Arrowhead, tsunamis and seiches are not potential hazards in the vicinity of the Project Site. The Project Site is neither located within a 100-year floodplain nor a 500-year floodplain.²⁰ Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- e) *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The proposed Project is subject to the NPDES permit. Requirements of the permit would include development and implementation of a SWPPP, which is subject to RWQCB review and approval. The purpose of an SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The SWPPP would include BMPs to control and abate pollutants and treat runoff that can be used for groundwater recharge. The proposed Project would not otherwise substantially degrade water quality as appropriate measures relating to water quality protection (i.e., BMPs) would be in place. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

²⁰ San Bernardino Countywide Plan, HZ-4 Flood Hazards Map. Accessed August 9, 2021.

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

- a) *Physically divide an established community?*
- b) *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The Proposed Project includes the construction and operation of a storage facility on a 1.47-acre vacant parcel. The Project Site is located within the unincorporated Community of Lake Arrowhead, San Bernardino County, and is adjacent to commercial uses to the north and east and residential development to south and west. The Countywide Plan does not identify a scenic vista within the vicinity of the Project Site. The Project Site is designated General Commercial and is zoned Lake Arrowhead General Commercial Sign Control (LA/CG-SCp) and is conditionally permitted within the zone. The LA/CG-SCp Zone allows for a maximum building height of 35 feet within the Mountain Region. The proposed Project would include a maximum building height of 43 feet and seven inches. The proposed Project would require approval of a variance because it exceeds the Building Height of 35 feet and would encroach into the front building setback to only permit a five foot setback. The required floor area ratio (FAR) required is 0.5:1 and the proposed Project includes a FAR of 1:2 which also requires a variance. The required front yard setback is 15 feet, but a variance has been requested to reduce the setback to five feet along the Highway frontage.

The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The proposed Project does include the construction of a linear feature. Therefore, the proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. With approval of the variances noted above, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Countywide Plan; Submitted Project Materials; Mineral Land Classification

- 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?*

According to the Countywide Plan Policy Map NR-4 Mineral Resources Zones, the Project Site is not within an area designated for mineral resource extraction. The Project Site is located within the General Commercial District, and does not include mineral extraction uses. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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?*

The Project Site is designated General Commercial in the Countywide Plan. According to the Countywide Plan Policy Map NR-4 Mineral Resources Zones, the Project Site is not within an area designated for mineral resource extraction. Furthermore, the size of the Project Site and surrounding uses (i.e., commercial and residential) make the site unsuitable for mineral resources extraction. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

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

Countywide Plan; Submitted Project Materials; San Bernardino County Municipal Code

- a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Construction Noise

County Development Code Section 83.01.080(g)(3), states that construction activities are limited to the hours of 7:00 a.m. to 7:00 p.m. on any day and limited at any time on Sundays and federal holidays. Construction of the proposed Project would be temporary and would be required to adhere to Development Code Section 83.01.080 to ensure construction related noise impacts would be less than significant.

Operational Noise

The County of San Bernardino County Code, Title 8 Development Code, and Section 83.01.080 (c) establishes the noise level standards for stationary noise sources. For Commercial properties, the exterior noise level shall not exceed 60 dBA L_{eq} during the daytime hours (7:00 a.m. to 10:00 p.m.) and 60 dBA L_{eq} during the nighttime hours (10:00 p.m. to 7:00 a.m.) for both the whole hour, and for not more than 30 minutes in any hour. The proposed Project's hours of operation will be from 7:00 am to 7:00 pm, seven days per week and would require two full-time employees

The proposed Project is projected to generate less than 50 vehicle trips during AM or PM peak hours with a total daily trip generation of 124. There will be no on-site caretaker's residence and customers will not be participating in long-term noise-generating activities. The proposed Project is designed to reduce noise from vehicle use on-site through the placement of the building which would shield roadway noise and building entry activity areas from adjoining residential uses. It would also be required to adhere to the San Bernardino County Development Code. Project-related operational noise levels associated with the storage facility are not anticipated to generate significant impacts. Therefore, the incremental project operational noise level increase is considered less than significant.

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

Less Than Significant Impact

b) *Generation of excessive groundborne vibration or groundborne noise levels?*

There are several different methods that are used to quantify vibration. The peak particle velocity (PPV) is defined as the maximum instantaneous peak of the vibration signal. The PPV is most frequently used to describe vibration impacts to buildings but is not always suitable for evaluating human response (annoyance) because it takes some time for the human body to respond to vibration signals. Instead, the human body responds to average vibration amplitude often described as the root mean square (RMS). The RMS amplitude is defined as the average of the squared amplitude of the signal and is most frequently used to describe the effect of vibration on the human body. Decibel notation (VdB) is commonly used to measure RMS. Decibel notation (VdB) serves to reduce the range of numbers used to describe human response to vibration. Typically, ground-borne vibration generated by man-made activities attenuates rapidly with distance from the source of the vibration. Sensitive receivers for vibration include structures (especially older masonry structures), people (especially residents, the elderly, and sick), and vibration-sensitive equipment. The background vibration-velocity level in residential areas is generally 50 VdB. Ground-borne vibration is normally perceptible to humans at approximately 65 VdB. For most people, a vibration-velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. The range of interest is from approximately 50 VdB, which is the typical background vibration-velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

The County Development Code Section 83.01.090(a) states that vibration shall be no greater than or equal to two-tenths inches per second measured at or beyond the property line. Based on the County of San Bernardino vibration standards, the unmitigated project-related construction vibration levels are not anticipated to exceed the 0.2 in/sec PPV threshold at any of the nearby sensitive receptors (i.e., residential development located approximately 150 feet to the south and west). With adherence to the County Development Code, less than significant impacts are anticipated and the

Proposed Project would not expose persons to, or result in the generation of, excessive groundborne vibration or groundborne noise levels.

Less Than Significant Impact

- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?*

The Project Site is not within an airport safety review area or Airport Runway Protection Zone. The Project Site is not located within the vicinity of a private or public airstrip.²¹ The nearest airport is the Hesperia Airport located approximately 11.5 miles northwest of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

Therefore, less than 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. POPULATION AND HOUSING - Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>SUBSTANTIATION:</i>				
<i>Countywide Plan; Submitted Project Material</i>				

²¹ San Bernardino Countywide Plan. HZ-9 "Airport Safety & Planning Areas" Accessed August 2021

- a) *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The proposed Project includes the construction and operation of a storage facility. It is anticipated that the two full-time employees would come from the local labor pool. No on-site housing is included in the Proposed Project. Construction activities would be temporary and would not attract new employees to the area. The Project Site is designated General Commercial and is conditionally permitted within the Lake Arrowhead General Commercial Sign Control (LA/CG-SCp) zone and therefore would be consistent with the Countywide Plan. The proposed Project does not involve construction of new homes and therefore, would not induce unplanned population growth. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The Project Site is currently vacant and does not contain any residential housing. Implementation of the proposed Project would not require construction of replacement housing elsewhere. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Other Public Facilities?

SUBSTANTIATION:

Countywide Plan, 2007; Submitted Project Materials

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

Fire Protection?

The San Bernardino County Fire Department serves Lake Arrowhead and the surrounding communities. The nearest fire station is the San Bernardino County Fire Station 91 located approximately one-mile east of the Project Site. Comprehensive safety measures that comply with federal, State, and local worker safety and fire protection codes and regulations would be implemented into the Project design (i.e., adequate access, fire sprinklers) to minimize the potential for fires to occur during construction and operations. The proposed Project would be required to comply with County fire suppression standards and provide adequate fire access. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Police Protection?

The San Bernardino County Sheriff's Department (SBCSD) serves the community of Lake Arrowhead and other unincorporated portions of the County. The nearest Sheriff station to the Project Site is the Twins Peaks station located at 26010 State Highway 189 Twin Peaks Sheriff Station, approximately 1.85 miles west of the Project Site. The Project, storage facility, is not expected to place an increase demand on police services as the Project occurs in an area that is developed, currently patrolled, and adjacent to a main roadway (i.e., State Highway 189). The proposed Project would provide appropriate security lighting. The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Schools?

The Project Site is served by the Rim of the World Unified School District. Construction activities would be temporary and would not result in substantial population growth. Employees required for operations are expected to come from the local labor force. The proposed Project is not expected to draw any new residents to the region that would require expansion of existing schools or the construction of additional schools.

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

Less Than Significant Impact

Parks?

The proposed Project would neither induce residential development nor significantly increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of any facilities would result. Operation of the proposed Project is not expected to place an increase demand on parks as it would not involve the construction of housing and would not involve the introduction of a permanent human population into the area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

Other Public Facilities?

The proposed Project would not result in an increased residential population or a significant increase in the work force. Implementation of the proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

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

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?*

Employees are expected to come from the local labor force. The Project does not include development of residential housing or other uses that would lead to substantial population growth. Therefore, the proposed Project would not result in an increase in the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- 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?*

The proposed Project does not include the construction or expansion of recreational facilities. The employees required for the operations of the proposed Project would come from the local labor force. No recreational facilities would be removed, and the addition of employees would not create the need for additional facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XVII. TRANSPORTATION – Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Issues	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:
Countywide Plan; Submitted Project Materials;

- a) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The proposed Project is located south of State Highway 189. State Highway 189 is considered a “Mountain Major Highway.”²² A portion of State Highway 189 adjacent to the Project Site is identified within the San Bernardino County Transportation Authority Bicycle Plan as a “Class III” designated bike lane.²³ The Countywide Plan Policy Map TM-2 Trans Networks identifies State Highway 189 is a Mountain Area Regional Transit Route. The proposed Project is conditionally permitted within the LA/CG-SCp Zone and is not anticipated to impact or conflict with a program plan, circulation systems that include transit, roadways, bicycle and pedestrian facilities. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?*

Senate Bill 743 (SB 743), approved in 2013, endeavors to change the way transportation impacts will be determined according to the CEQA. In December 2018, the Natural Resources Agency finalized updates to CEQA Guidelines to incorporate SB 743 (i.e., Vehicle Miles Traveled [VMT]).

The focus of the VMT Analysis is to more thoroughly evaluate each of the applicable screening thresholds to determine if the proposed Project would be expected to cause a less-than-significant impact to VMT without requiring a more detailed VMT analysis.

The County Guidelines provides details on appropriate “screening thresholds” that can be used to identify when a proposed land use project is anticipated to result in a less-

²² San Bernardino County. County Policy Plan web maps. TM-1 “Roadway Network.” Accessed 9/8/21.

²³ San Bernardino County. County Policy Plan web maps. TM-4 “Bicycle & Pedestrian Planning.” Accessed 9/8/21.

than-significant impact without conducting a more detailed analysis. Screening thresholds are broken into the following three types:

- Transit Priority Area (TPA) Screening
- Low VMT Area Screening
- Project Type Screening

A land use project needs to meet one of the above screening thresholds to result in a less-than-significant impact.

TPA Screening

Consistent with guidance identified in the Technical Advisory, County Guidelines note that projects located within a Transit Priority Area (TPA) (i.e., within ½ mile of an existing “major transit stop” or an existing stop along a “high-quality transit corridor”) may be presumed to have a less than significant impact absent substantial evidence to the contrary. Based on the Screening Tool results, the Project Site is not located within ½ mile of an existing major transit stop, or along a high-quality transit corridor. The TPA screening threshold is not met.

Low VMT Area Screening

As noted in the Technical Advisory, “residential and office projects that are located in areas with low VMT and that incorporate similar features (density, mix of uses, and transit accessibility) will tend to exhibit similarly low VMT.” The Screening Tool uses the sub-regional San Bernardino Transportation Analysis Model (SBTAM) to measure VMT performance within individual traffic analysis zones (TAZ’s) within the region. The Project Site’s physical location, based on parcel number, is input into the Screening Tool to determine project generated VMT. The proposed Project is located in TAZ 53864202. The parcel containing the proposed Project was selected and the Screening Tool was run for Production/Attraction (PA) Home-Based Work VMT per Worker measure of VMT.

County Guidelines indicate that projects with VMT per employee lower than 4% below the existing VMT per person for the unincorporated County are considered to have a less than significant impact. SBCTA has published VMT per employee values for the unincorporated County region for both the SBTAM Base Year (2016) model and the Horizon Year (2040) model. Based on the Screening Tool results, the VMT per Worker for TAZ 53864202 is 16.5. According to the Base Year (2016) and Horizon Year (2040) VMT per employee values published by SBCTA for unincorporated County of San Bernardino, the unincorporated County existing (2020) VMT per employee is 19.74. Therefore, the proposed Project resides within a TAZ that generates VMT per employee 16.4% below the County’s existing VMT per employee threshold.

Project Type Screening

The County identifies local serving retail projects and/or Projects generating less than 110 daily vehicle trips and containing less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition to local serving retail, other types of local serving land uses (e.g., day care centers, non-destination hotels, affordable housing, places of worship, etc.) may also be presumed to have a less than significant impact as their uses are local serving in nature and would tend to shorten vehicle trips. The CalEEMod model (see Appendix B) anticipates that the proposed Project would generate approximately 40 daily trips which would be less than 110 daily vehicle trips and would be presumed to have a less than significant impact. Therefore, the Project Type screening threshold would not be met.

The proposed Project meets the Low VMT Area and Project Type screening and would therefore be presumed to result in a less than significant VMT impact. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The proposed Project is the development of a three-story 566-unit storage facility. The Proposed Project's hours of operation will be from 7:00 am to 7:00 pm, seven days per week and would require two full-time employees. The proposed Project is projected to generate less than 50 vehicle trips during AM or PM peak hours with a total daily trip generation of 124. The proposed Project increases the Highway right of way width and replaces and relocates the existing retaining wall towards the property with a new crib wall, such that the visible width of the Highway would increase. The proposed difference in distance between the existing and proposed wall varies between three and 19 feet depending upon the location. This change would notably increase the line of sight along the Highway and from the driveway. The proposed Project's access is from State Highway 189, which is maintained by Caltrans. Caltrans e-mail correspondence on August 18, 2021 to the Project engineer stated the following:

The decision regarding requirement of right-of-way dedication cannot be determined until we review the details of this project, including roadway improvements, sight distance recommendations, site grading requirements, and other mitigation measures. However we request that the following Safety and Operational considerations; and Design considerations also be included in your planning;

- 1) The driveway should intersect the highway at right angles (90 degrees) to optimize corner sight distance and the ability of motorists to judge the relative position and speed of approaching traffic.

- 2) Avoid Undesirable Geometric Features like Inadequate approach sight distance; Inadequate corner sight distance (HDM Topic 405.1); Steep grades; Offset intersections; Presence of curves within intersections.

Subsequent correspondence from Caltrans to the County of San Bernardino on December 8, 2021, contained the following information request:

Traffic Analysis:

- 1) Given the highway configuration at this location, preparation and review of a complete Traffic Impact Study will be required. This Study should also include the traffic safety review analysis and vehicle miles traveled (VMT) analysis for Caltrans review.
- 2) Traffic analysis should also include the evaluation of a left-turn pocket for use for access to the property where proposed. A left-turn pocket should also be included in all analysis scenarios.
- 3) Provide a detailed highway layout plan that shows the proposed driveways, sidewalks, curbs and gutters, ADA ramps, existing and proposed lane configurations, existing and proposed signing and striping, existing and proposed right of way, and all roadway dimensions.
- 4) Include a Truck Turning Template to demonstrate site accessibility at driveway locations proposed that will accommodate vehicles and trailers expected to use the proposed storage facility.

A final e-mail correspondence from Caltrans on February 14, 2022, indicated the applicant “can move to Permit Process by addressing our comments in letter [referring to the December 8, 2021 letter] with requested documents and a copy of the Conditions of Approval (COA).”

As such, Caltrans did not express concerns about the proposed Project as long as compliance is demonstrated with State criteria at the time permits are requested. To ensure the proposed Project would not adversely increase hazards and comply with the request by Caltrans, implementation of Mitigation Measure T-1 shall be completed prior to issuance of permits.

Mitigation Measure T-1: The applicant shall provide documentation to the County Planning Division that the following items have been reviewed and accepted by Caltrans prior to permit issuance, as identified in their correspondence to the County, dated December 8, 2021:

Traffic Analysis:

- 1) Given the highway configuration at this location, preparation and review of a complete Traffic Impact Study will be required. This Study should also include the traffic safety review analysis and vehicle miles traveled (VMT) analysis for Caltrans review.
- 2) Traffic analysis should also include the evaluation of a left-turn pocket for use for access to the property where proposed. A left-turn pocket should also be included in all analysis scenarios.
- 3) Provide a detailed highway layout plan that shows the proposed driveways, sidewalks, curbs and gutters, ADA ramps, existing and proposed lane

configurations, existing and proposed signing and striping, existing and proposed right of way, and all roadway dimensions.

- 4) Include a Truck Turning Template to demonstrate site accessibility at driveway locations proposed that will accommodate vehicles and trailers expected to use the proposed storage facility.

The proposed Site Plan and Grading Plan shall adhere to Chapter 83.03: General Development Use Standards of the County Development Code, as the existing visibility to the north is limited from the driveway, but will be improved through the re-location of the wall. Upon implementation of **Mitigation Measure T-1** and standard County requirements, the proposed Project would not substantially effect identifiable hazards. Therefore, the proposed Project's site plan is subject to review and approval by the County and Caltrans, which would ensure that the adjoining roadway's geometric design or planned use is not incompatible with characteristics of the Project site. As such, no significant impacts are identified or anticipated, and no additional mitigation measures are required.

Less than Significant with Mitigation

- d) *Result in inadequate emergency access?*

Access to the Project Site would be provided by a 26-foot driveway along State Highway 189. The driveway would be adequate to allow evacuation and emergency vehicles simultaneous access. The proposed Project would be required to provide and maintain adequate emergency access as required by the San Bernardino County Fire Department. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

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

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local

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

SUBSTANTIATION:

Phase I Cultural Resources Investigation

- a) *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?*

California Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a proposed project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

On May 28, 2021, McKenna et al. completed a Phase I Cultural Resources Investigation for the Project Site. The investigation has been completed for compliance with the CEQA, as amended, and San Bernardino County policies and guidelines.

The Project Site is located in an area culturally associated with Native American identified as Serrano or Vanyume, populations that claim the San Gabriel and San Bernardino Mountain areas, associated foothill areas, and some of the adjacent valley floors (i.e. San Gabriel Valley, San Bernardino Valley, Apple Valley and Lucerne

Valley) as traditional territories and, more recently, have made claims to areas as far south as Riverside County and north past Barstow (in the Mojave Desert). The area is also claimed by the Gabrieleno – predominantly associated with Los Angeles County, western San Bernardino and Riverside Counties, and northern Orange County.

McKenna et al. initiated consultation with the Native American Heritage Commission (NAHC) for a nearby property to inquire about any recorded sacred or religious sites for the Project Site. The consultation included the Project Site. The NAHC completed a record search of their Sacred Lands File (SLF) and results were negative. This level of consultation is considered preliminary, leaving AB-52 consultation to the County, as they are responsible for government-to-government consultation.

On August 30, 2021, the County of San Bernardino mailed notification pursuant to AB-52 to the following tribes: Morongo Band of Mission Indians, and San Manuel Band of Mission Indians. The San Manuel Band of Mission Indians requested that mitigation be incorporated as condition for the Project. The required mitigation measures are summarized below:

Mitigation Measures TCR-1:

The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

Mitigation Measure TCR-2:

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

With implementation of these mitigation measures, impacts to tribal cultural resources would be less than significant.

Less than Significant with Mitigation

Implementation of Mitigation Measures TCR-1 and TCR-2 would ensure potential impacts to tribal cultural resources are reduced to a less than significant level.

<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>
XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials; California Energy Commission Energy Report

- a) *Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

The Lake Arrowhead Community Services District (LACSD or District) provides water and wastewater services to the Lake Arrowhead area and surrounding communities.

The District manages multiple sources of water supply to meet the consumption needs of its community. These activities require careful planning and management to ensure resources are used wisely and sufficient supplies are available for the future.

The nearest sewer connection point is on State Highway-189, north of and adjacent to the Project Site. The proposed Project would not require or result in the construction of wastewater treatment facilities or expansion of existing facilities.

The proposed Project will not include storm water facilities as the storm flow rates are anticipated to be less than existing conditions.

The Project Site is serviced by Southern California Edison (SCE), which provides the electrical service to the project area. The proposed Project will receive electrical power by connecting to SCE's existing power lines along State Highway 189, north of the Project Site. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Total electricity demand in SCE's service area is estimated to increase by approximately 12,000 Gigawatt hours between the years 2015 and 2026. The increase in electricity demand from the Project would represent an insignificant percent of the overall demand in SCE's service area.

SoCalGas provides natural gas service to Lake Arrowhead and the surrounding communities. The proposed Project will receive natural gas from the Southern California Gas Company by connecting to the existing line along State Highway 189, north of the Project Site. The existing SoCalGas facilities are expected to sufficiently serve the increased demand of natural gas. The commercial demand of natural gas is anticipated to decrease from approximately 81 billion cubic feet (bcf) to 65 bcf between the years 2015 to 2035. Therefore, the natural gas demand from the proposed Project would represent an insignificant percentage to the overall demand in SoCalGas' service area. The proposed Project would not require the expansion or construction of new natural gas facilities.

The proposed Project is the development of a storage facility. The proposed Project will be served by Spectrum for telecommunication services. The Project Site shall be serviced through existing Southern California Edison and SoCal Gas facilities, which are expected to meet the needs of the proposed Project. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?*

The Lake Arrowhead Community Services District (LACSD) provides water services to the Project Site and surrounding communities. The District manages multiple sources of water supply to meet the consumption needs of its community. These activities require careful planning and management to ensure resources are used wisely and sufficient supplies are available for the future. The 2020 LACSD Urban Water Management Plan (UWMP) demonstrates how LACSD will carry out its long-term resource planning responsibilities to ensure adequate water supplies to meet existing and future demands for water.²⁴ According to the UWMP, water supplies are expected to exceed water demand for the next 20 years during normal, dry and multiple dry years.

The Project Site is designated Commercial and development of the Project Site for general commercial uses has been accounted for in LACSD's projected water demand. The proposed Project includes the construction and operation of a storage facility, which is conditionally permitted within the LA/CG-SCp zone, and therefore would be consistent with the Countywide Plan.

Therefore, water supplies would be sufficient to serve the proposed Project and reasonably foreseeable future development. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?*

The LACSD has approximately 350 miles of sewer mains. Due to Lake Arrowhead's steep topography, the sewer system uses 20 lift stations to transport sewage through the system to one of two treatment facilities. The largest of the stations may pump up to 4.0 million gallons per day while the smallest may only pump 500 gallons per day. The two wastewater facilities, capable of handling 4.5 million gallons per day, are the Willow Creek and Grass Valley Wastewater Treatment Plants (WWTP). A portion of the treated wastewater is further treated and sent to the Lake Arrowhead Country Club for irrigation.²⁵

The Project Site is designated General Commercial and development of the Project Site for commercial purposes was accounted for in LACSD's projected wastewater demand. The proposed Project is conditionally permitted within the LA/CG-SCp Zone and is therefore consistent with the Countywide Plan. Therefore, the expected wastewater treatment demand for the Proposed Project would be included in LACSD's Master Plans for wastewater treatment plant capacity which incorporates land use projections from

²⁴ <http://www.lakearrowheadcsd.com/download/news-info/LACSD-2020-UWMP-Final.pdf>. Accessed August 5, 2021.

²⁵ <http://www.lakearrowheadcsd.com/wp-content/uploads/About-Your-Service.pdf> Accessed August 5, 2021.

County planning. There, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- d) *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

The Project area is currently served by Burrtec Waste Industries. The Project Site is located approximately 3.5 miles west of the Heaps Peak Transfer Station. The Heaps Peak Transfer Station has a permitted maximum daily tonnage of 600 tons per day. According to CalRecycle's estimated solid waste generation rates for commercial development, the proposed Project would generate approximately 10.53 pounds of solid waste per employee per day, or approximately 0.0108 tons per day (two employees times 10.53 pounds per day divided by 2000 pounds), which would account for 0.0018 percent of the permitted tons of Heaps Peak Transfer Station. Waste generated from the proposed Project is not expected to significantly impact solid waste collection systems. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Waste generated from the Proposed Project is not expected to significantly impact solid waste collection systems. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

County of San Bernardino, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects which are required to submit a Construction and Demolition Solid Waste Management Plan (waste management plan).

Effective January 1, 2011, the California Green Building Standards Code (CALGreen) requires all newly constructed buildings, including low-rise residential and most nonresidential commercial projects, to develop a waste management plan and divert a minimum of 50 percent of construction waste. This factor has been recently increased to 65 percent.

A project's waste management plan is to consist of two parts which are incorporated into the Conditions of Approval (COA's) by the County of San Bernardino Planning and Building & Safety Divisions. As part of the plan, projects are required to estimate the amount of tonnage to be disposed and diverted during construction. Additionally, projects must provide the amount of waste that will be diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary.

The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan would ensure that impacts related to construction waste would be less than significant.

The proposed Project would comply with all federal, State, and local statutes and regulations related to solid waste. Solid waste produced during the construction phase or operational phase of the proposed Project would be disposed of in accordance with all applicable statutes and regulations. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

SUBSTANTIATION:

County of San Bernardino Countywide Plan; Submitted Project Materials; CalFire VHFHSZ in LRA

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

The Project Site is located within a Very High Fire Hazard Severity Zone.²⁶ The County identifies SR-18 as an evacuation route within the Mountain Region of the County.²⁷ The Project Site is approximately 1.5 miles north of SR-18 and would not interfere with existing emergency evacuations designated for the route. A 26-foot driveway along State Highway 189 would provide access for emergency vehicles. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County.

Operations at the site would not interfere with an adopted emergency response or evacuation plan. The Office of Emergency Services (OES), County Fire Department shall be responsible for the continued update of emergency evacuation plans for wildland fire incidents as an extension of the agency's responsibility for Hazard Mitigation Planning in San Bernardino County. OES shall update evacuation procedures in coordination with Mountain Area Safety Taskforce (MAST) and provide specific evacuation plans for the Mountain Region where route planning, early warning and agency coordination is most critical in ensuring proper execution of successful evacuations. OES will monitor population growth and evaluate road capacities and hazard conditions along evacuation corridors to prepare contingency plans to correspond to the location, direction and rate of spread of wildland fires. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?*

The LRWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District and the unincorporated areas of San Bernardino County. The implementation of NPDES permits ensures that the State and Federal mandatory standards for the maintenance of clean water are met. Implementation of the Projects BMPs would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the Project Site. No increases in peak flows and runoff volumes are anticipated. The Proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite. Furthermore, the Project Site is neither located within a designated FEMA 100-year floodplain nor a 500-year floodplain. The Project Site is located within an area identified as low to moderate for susceptibility to landslides. The design of any

²⁶ San Bernardino Countywide Plan Draft EIR. Hazards and Hazardous Materials. Figure 5.8-4 "Fire Severity and Growth Areas in the Valley and Mountain Regions."

²⁷ San Bernardino Countywide Plan Draft EIR. Hazards and Hazardous Materials. Table 5.8-10 "Evacuation Routes in San Bernardino County."

structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and is subject to County approval. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The proposed Project is the construction and operation of a storage facility and does not include the installation or maintenance of associated infrastructure that would exacerbate fire risk. Implementation of the Proposed Project would reduce the risk of wildfires by eliminating existing vegetation and providing hardscape. The proposed Project would be serviced by existing infrastructure including roadways (i.e. State Highway 189), power lines, natural gas lines, water, sewer and telephone). The proposed Project does not include the installation or maintenance of infrastructure and therefore the risk of fire from these activities is not anticipated. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

A Hydrology and Hydraulics Report was prepared for the proposed Project by Joseph E. Bonadiman & Associates, Inc. in August 2021. The Project Site has two drainage areas, A and B. Proposed development would occur in Area A and Area B would be left in a natural state. According to the referenced report, no increases in peak flows and runoff volumes are anticipated for Area A or Area B. The proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				

- a) Does the project have the potential to substantially degrade the quality of the

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

- 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)?
- c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?
- a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

A *Biological Resources Assessment* (BRA) was prepared for the proposed Project by Jennings Environmental, LLC in May 2021. No sensitive species were observed within the Project area or buffer area. However, the proposed Project may have potential significant impacts on nesting birds. Therefore, implementation of Mitigation Measure BIO-1 would ensure potential impacts are reduced to a less than significant level. No significant impacts to cultural resources were identified in the Phase I Cultural Resources Investigation prepared for the proposed Project. McKenna et al. did not find any evidence of historical or prehistorical resources on the Project Site. However, there is always a potential for buried prehistoric and historic resources. Therefore, with implementation Mitigation Measures CR-1 through CR-3, the proposed Project would not eliminate important examples of the major periods of California history or prehistory.

Less than Significant with Mitigation

- 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)?*

Cumulative impacts are defined as two or more individual affects 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 CEQA Guidelines, Section 15130 (a) and (b), states:

- (a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Impacts identified in this Initial Study can be reduced to a less than significant impact. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less than Significant with Mitigation

- c) *Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?*

The incorporation of design measures, such as the relocation of the existing retaining wall along Highway 189, County of San Bernardino policies, standards, and guidelines and proposed mitigation measures as identified within this Initial Study would ensure that the proposed Project would have no significant adverse effects on human beings, either directly or indirectly on an individual or cumulative basis.

Less Than Significant Impact

Therefore, no significant adverse impacts are identified or anticipated with incorporation of mitigation measures.

XXII: MITIGATION MEASURES SUMMARIZED

Mitigation Measures Requiring a Mitigation Monitoring and Reporting Program or utilization of the County's Condition Compliance Release Form process.

Mitigation Measure BIO-1: Nesting bird surveys shall be conducted prior to any construction activities taking place during the nesting season to avoid potentially taking any birds or active nests. In general, impacts to all bird species (common and special status) can be avoided by conducting work outside of the nesting season (generally March 15th to September 15th), and conducting a worker awareness training program. However, if all work cannot be conducted outside of the nesting season, preconstruction surveys shall be conducted and provided to the County Planning Division and shall focus on direct and indirect evidence of nesting, including nest locations, nesting stages, and nest behavior. Surveys shall evaluate all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. A project-specific Nesting Bird Management Plan should be prepared to determine suitable buffers.

Mitigation Measure CR-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or post contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Mitigation Measure CR-2: If significant pre-contact and/or post-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

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

Mitigation Measure T-1: The applicant shall provide documentation to the County Planning Division that the following items have been reviewed and accepted by Caltrans prior to permit issuance, as identified in their correspondence to the County, dated December 8, 2021:

Traffic Analysis:

- 1) Given the highway configuration at this location, preparation and review of a complete Traffic Impact Study will be required. This Study should also include the traffic safety review analysis and vehicle miles traveled (VMT) analysis for Caltrans review.
- 2) Traffic analysis should also include the evaluation of a left-turn pocket for use for access to the property where proposed. A left-turn pocket should also be included in all analysis scenarios.

- 3) Provide a detailed highway layout plan that shows the proposed driveways, sidewalks, curbs and gutters, ADA ramps, existing and proposed lane configurations, existing and proposed signing and striping, existing and proposed right of way, and all roadway dimensions.
- 4) Include a Truck Turning Template to demonstrate site accessibility at driveway locations proposed that will accommodate vehicles and trailers expected to use the proposed storage facility.

Mitigation Measures TCR-1: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

Mitigation Measure TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

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California Department of Conservation. Fault Activity Map of California (2010). <http://maps.conservation.ca.gov/cgs/fam>. Accessed July 2021.

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Jennings Environmental, LLC. May 2021. Biological Resources Assessment for the Arrowhead Storage Facility in Lake Arrowhead, California.

Joseph E. Bonadiman & Associates, Inc. August 2021. Preliminary Hydrology and Hydraulics Report: Commstar Lake Arrowhead Storage.

McKenna et al. May 28, 2021. Phase I Cultural Resources Investigation of the Proposed Arrowhead Storage Facility In Blue Jay, Lake Arrowhead.