

**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:**

<b>APNs:</b>	0331-095-02, 03 & 05	<b>USGS Quad:</b>	Southern California Sheet No 1, CA
<b>Applicant:</b>	Bryant Bergeson, Kadtec	<b>T, R, Section:</b>	
<b>Location</b>	179 State Highway 173	<b>Thomas Bros</b>	
<b>Project No:</b>	PROJ-2021-00134	<b>Community Plan:</b>	Lake Arrowhead Community Action Guide
<b>Rep</b>	Terri Miller, Millers Landing	<b>LUZD:</b>	CG
<b>Proposal:</b>	A CONDITIONAL USE PERMIT TO PERMIT AND OPERATE AN INDOOR/OUTDOOR WEDDING VENUE, TO INCLUDE THE CONSTRUCTION OF A LARGE PARKING LOT AND A LOT MERGER TO COMBINE THREE PARCELS INTO ONE PARCEL, ON AN APPROXIMATELY 0.92 ACRES IN THE COMMUNITY OF LAKE ARROWHEAD.	<b>Overlays:</b>	FP-1

**PROJECT CONTACT INFORMATION:**

**Lead agency:** San Bernardino County  
Land Use Services Department  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0182

**Contact person:** Steven Valdez, Planning Manager  
**Phone No:** (909) 387-4421      **Fax No:** (909) 387-3223  
**E-mail:** [Steven.Valdez@lus.sbcounty.gov](mailto:Steven.Valdez@lus.sbcounty.gov)

**Project Sponsor**      Kadtec, Bryant Bergeson

**PROJECT DESCRIPTION:**

**Summary**

The proposed project is a Conditional Use Permit to permit and operate an indoor/outdoor wedding venue, to include the construction of a large parking lot. includes a lot merger to combine

three parcels into one parcel, on approximately 0.92 acres in the Community of Lake Arrowhead. The project, known as Miller's Landing, would allow the conversion of a nursery into a wedding venue with a banquet/reception hall. No grading or tree removal is proposed as part of the Project. Additional improvements include an office/bride's cabin, groom's cabin, and parking. Landscaping to remain in its natural setting.

### ***Surrounding Land Uses and Setting***

	<b>Existing Land Use and Land Use Zoning Districts</b>		
<b>Location</b>	<b>Existing Land Family Use</b>	<b>Land Use Category</b>	<b>Land Use Zoning District</b>
<b>Project Site</b>	Nursery / Barn	Commercial (C)	General Commercial (CG)
<b>North</b>	Fire Station	Low Density Residential (LDR)	Single Residential (RS-14M)
<b>South</b>	Detention Basin	Commercial (C)	General Commercial (CG)
<b>East</b>	Single Family Home	Commercial (C)	General Commercial (CG)
<b>West</b>	Single Family Homes	Low Density Residential (LDR)	Single Residential (RS-14M)

### ***Project Site Location, Existing Site Land Uses and Conditions***

The Miller's Landing CUP Project is generally situated on the southern edge of the Transverse Ranges Province. The mountains and their subparallel valleys run almost perpendicular in contrast to most of the mountain ranges in California. The project site consists of a single-family structure, accessory green house, and barn.

Lake Arrowhead is in the San Bernardino Mountains approximately 12 miles northeast of the city of San Bernardino. The lake sits at an elevation of 5,114 feet above mean sea level (AMSL) in San Bernardino County. The primary water source for the lake is Little Bear Creek, a tributary of the much larger Deep Creek. The west-east orientation of the Transverse Ranges makes for significant differences between the vegetation communities of the southern and northern aspects. The south slopes, more impacted by both drought and marine air, are dominated by shrubland: from coastal sage scrub grading to lower and upper chaparral. Above that, the "yellowpine" forest features a mix of species such as Jeffrey pine, white fir, sugar pine and incense-cedar. The Yellow Pine Forest plant community in southern California is found at higher elevations. Elevations within the project itself range from approximately 5,190 to 5,340 feet AMSL.

### **ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES**

Federal: None.

State of California: Cal Trans

San Bernardino County: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, Fire Department.

Regional: South Coast Air Quality Management District.

Local: Lake Arrowhead Community Services District



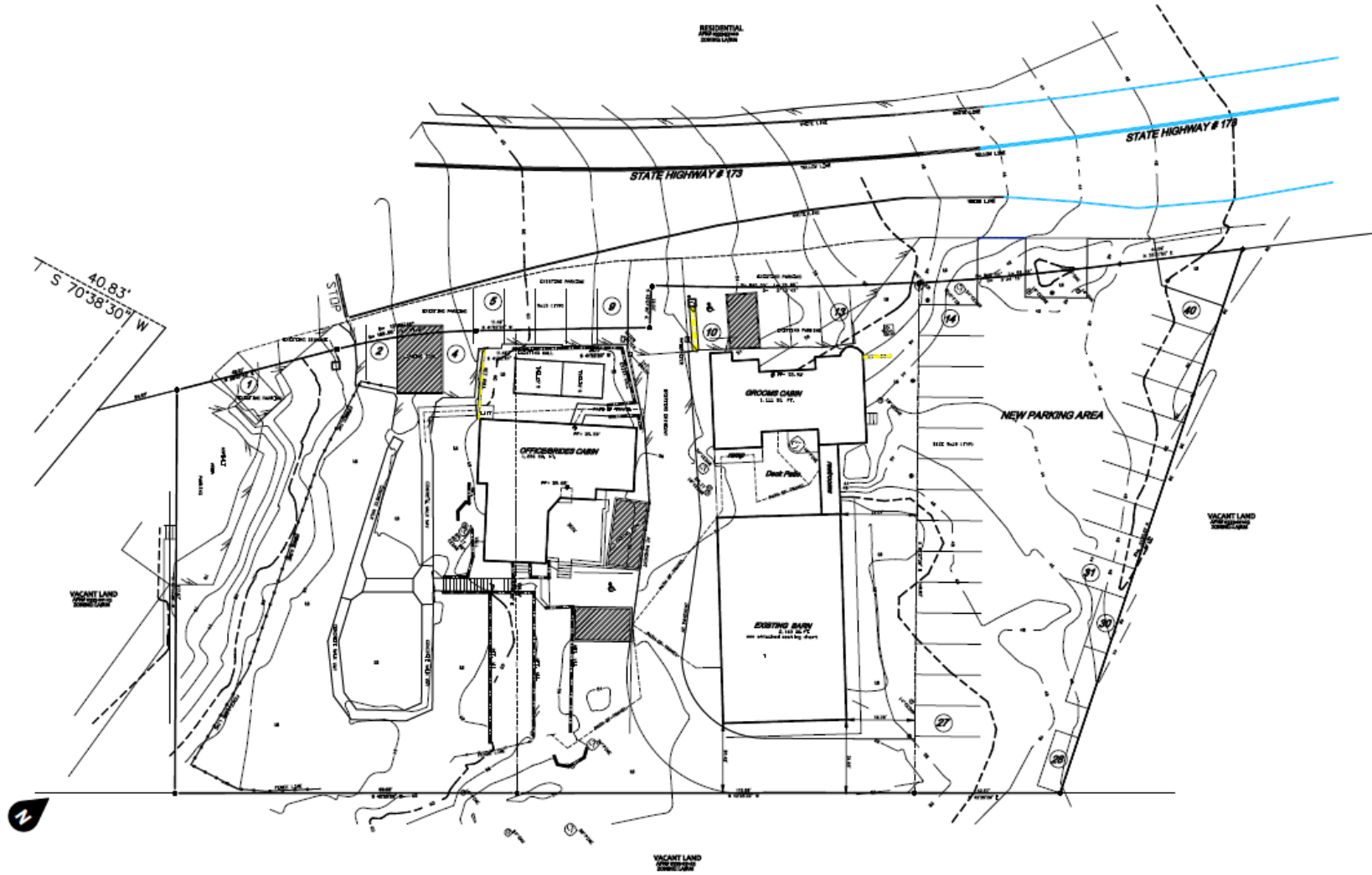


Figure 3 Site Plan

Figure 2  
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.?

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

On December 27, 2022, Notices of Opportunity to Consult were sent to seven tribes that are traditionally and/or culturally affiliated with the project area or have specifically requested notice for all projects within the County. The tribes included in the notification were the Twenty-Nine Palms Band of Mission Indians, Colorado River Indian Tribes (CRIT), Fort Mojave Indian Tribe (FMIT), Morongo Band of Mission Indians, San Manuel Band of Mission Indians (SMBMI), Gabrieleno Band of Mission Indians – Tongva Nation, and the Soboba Band of Luiseno Indians. One response was received from Yuhaaviatam of San Manuel Nation.

## EVALUATION FORMAT

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

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

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

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

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

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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



**DETERMINATION:** (To be completed by the Lead Agency)

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

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

  
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Signature: (Steven Valdez, Planning Manager)

5/08/2023  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature: (Heidi Duron, Planning Director)

05/01/2023  
\_\_\_\_\_  
Date

<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>
<b>I. AESTHETICS</b> – 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 General Plan, 2020;**

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

The Project Site is vacant, and is surrounded by commercial development to the west, east, and south, and commercial development north of the adjacent SR-173. The Project Site in the Lake Arrowhead Community Action Guide area, which is known for its abundant natural vegetation and open space. The clean air, ambient quiet, dark skies, abundant wildlife and rich natural vegetation are valued highly by residents as well as by the visitors who frequent the area. The Proposed Project is not located on a major ridgeline. Therefore, no significant adverse 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?*



- 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 County desires to retain the scenic character of visually important roadways throughout the County, according to the San Bernardino County General Plan. A “scenic route” is a roadway that has scenic vistas and other aesthetic qualities that over time have been found to add beauty to the County. The Project Site is adjacent to SR-173, which has been designated by the County of San Bernardino in the General Plan as a scenic highway. No restrictions are placed on officially designated scenic highways in terms of improvements or further development, but all proposed projects are subject to review by Caltrans and appropriate agencies to ensure the protection of scenic corridors to the maximum extent feasible. The Proposed Project would not obstruct the view of this scenic resource. The Proposed Project will be designed to conform to the surrounding urban development and environment and would not interfere with scenic resources, rock outcroppings, or historic buildings. Moreover, the Proposed Project is allowed in the CG zoning district, subject to the approval of a Conditional Use Permit. Therefore, no significant adverse 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?*

The Proposed Project would not create a significant amount of new source of substantial light or glare. The Proposed Project would be reviewed for compliance with the Night Sky Ordinance (Chapter 83.07), prior to issuance of building permits to ensure the use of proper lighting is utilized at the Project Site. 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>
<b>II.</b>	<b>AGRICULTURE AND FORESTRY RESOURCES</b> - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources,				

including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

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

**San Bernardino County General Plan, 2020; California Department of Conservation Farmland Mapping and Monitoring Program;**

- 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?*

The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project Site as "Other Land" in the San Bernardino County Important Farmland 2016 Sheet 2 of 2 maps. Examples of this category are low density rural developments, brush, timber, wetland and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity. The Proposed Project would not convert farmland to non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

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**No Impact.**

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

The Project Site is not under a Williamson Act Contract as identified in the latest map prepared by the California Department of Conservation, Division of Land Resource Protection. According to the Williamson Act Maps used by the Land Use Services Division, there are no active Williamson Act Contracts within the Lake Arrowhead region. Therefore, no impacts are identified or anticipated, and no mitigation measures are required. 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))?*

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 because the Project Site is within a mildly urbanized area and the Project Site is disturbed. 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 does not support forest land. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. 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?*

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.**

**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>
<b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

**San Bernardino County General Plan, 2020; Millers Landing at the Lake Air Quality & Greenhouse Gas Technical Memorandum, Ganddini Group, July 8, 2022**

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

The Project Site is 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 (AQMP 2016) 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.

The Proposed Project is located within the General Commercial (CG) land use zone of the Community of Lake Arrowhead. With approval of a Conditional Use Permit, the Proposed Project is an acceptable use within the CG land use zone. Therefore, the emissions associated with the Proposed Project have already been accounted for in the AQMP and approval of the Proposed Project would not conflict with the AQMP. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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#### **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 2016.3.2 prepared by the SCAQMD (available at the County Land Use Services Department for review). CalEEMod was utilized 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<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). Two of the analyzed pollutants, ROG and NO<sub>x</sub>, are ozone precursors. Both summer and winter season emission levels were estimated.

#### **SHORT-TERM AIR QUALITY CONSTRUCTION IMPACTS**

##### **CONSTRUCTION-RELATED REGIONAL AND LOCAL AIR QUALITY IMPACTS**

A qualitative discussion of the potential short-term air quality impacts due to regional air quality and local air quality impacts with the construction of the proposed wedding venue use is provided.

The approximately 4,537 square feet of wedding venue structures are existing and will be renovated for use by the project. Therefore, the project consists only of repurposing existing buildings and does not include construction of any new additional structures on the site. In addition, the parking lot and associated driveways for the proposed wedding venue are also existing on the site; however, they are to be re-stripped. It is anticipated that project construction would be completed by early August 2022; therefore, the opening year for the proposed project is 2022. As construction of the proposed project includes only minor renovation activities (using hand tools) associated with existing buildings and the re-stripping of an existing parking lot; therefore, construction-related emissions would be negligible and not be anticipated to exceed SCAQMD regional or local thresholds. There would be no impact from construction-related emissions.

#### **LONG-TERM AIR QUALITY OPERATIONAL IMPACTS**

An analysis of the potential long-term air quality impacts due to operations of the proposed project has been completed. The operations-related criteria air quality impacts created by

the proposed project have been analyzed through use of the CalEEMod model. The operating emissions were based on the year 2023, which is the anticipated opening year for the proposed project. CalEEMod output is shown in Appendix B. The CalEEMod analyzes operational emissions from area sources, energy usage, and mobile sources, which are discussed below.

CalEEMod does not have a wedding venue land use in its database. Therefore, the proposed project has been modeled under the Arena land use in CalEEMod as it is the next closest land use available that includes the incorporation of events.

#### *Mobile Sources*

Mobile sources include emissions from the additional vehicle miles generated from the proposed project. The vehicle trips associated with the proposed project have been analyzed by inputting the project-generated vehicular trips (trip generation rate) from the Miller's Landing at the Lake Transportation Study Screening Analysis (Transportation Study Screening Analysis) prepared for the proposed project by Ganddini Group (July 8, 2022) into the CalEEMod Model. The Transportation Study Screening Analysis found that the proposed project would create up to approximately 126 vehicle trips per day during an event. As stated previously, events are anticipated to occur on Fridays, Saturdays, and Sundays averaging two events per week during the summer, spring, and fall months with a total of approximately 54 events anticipated per year. To input the proposed project's vehicle trips into CalEEMod, it was assumed that both Saturday and Sunday would have a trip generation rate of 27.77 trips per thousand square foot per day. This trip generation rate is assuming that an event will take place every Saturday and Sunday, which is a conservative analysis as it results in up to approximately 104 total events per year.

### **OPERATIONAL-RELATED REGIONAL AIR QUALITY IMPACTS**

The worst-case summer or winter VOC, NO<sub>x</sub>, CO, SO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions generated by the proposed project's long-term operations have been calculated and are summarized in Table 2. Table 2 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project.

### **OPERATIONS-RELATED LOCAL AIR QUALITY IMPACTS**

#### *Local Air Quality Impacts from On-Site Operations*

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The nearest sensitive receptors that may be impacted by the proposed project are: the existing single-family residential uses located adjacent to the south (along Fremont Road), 93 feet (~28 meters) to the northwest (at northwest corner of intersection of Highway 173 and Maple Drive), 105 feet (~32 meters) to the northwest (along Pak Drive), and 150 feet (~45 meters) to the southeast (along Cumberland Drive) of the project site.



According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed project consists of the development of the site with a wedding event venue and does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

**Table 2  
 Regional Operational Pollutant Emissions**

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources <sup>1</sup>	0.15	0.01	0.20	0.01	0.01	0.01
Energy Usage <sup>2</sup>	0.01	0.05	0.04	0.01	0.01	0.01
Mobile Sources <sup>3</sup>	0.75	1.28	10.70	0.02	0.02	0.15
Total Emissions	0.91	1.34	10.94	0.03	0.03	0.16

**Notes:**

Source: CalEEMod Version 2022.1; the higher of either summer or winter emissions.

1. Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
2. Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
3. Mobile sources consist of emissions from vehicles and road dust.

**Less Than Significant Impact.**

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

The project operational-sourced emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. Additionally, project-related trips will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO “hotspots”). Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

**No Impact.**

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

The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities; and the temporary storage of domestic solid waste (refuse) associated with the Proposed Project’s (long-term operational) uses. 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 the County of San Bernardino’s solid waste regulations. The Project would be also required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, no significant adverse impacts are identified or are 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>
<b>IV. BIOLOGICAL RESOURCES - Would the project:</b>				
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

through direct removal, filling, hydrological interruption, or other means?

- |  |                          |                                     |                                     |                          |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

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

**San Bernardino County General Plan, 2020; Biological assessment, Jennings Environmental, LLC, June 2022**

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

A General Biological Assessment was completed by Jennings Environmental, LLC), in June of 2022, on the Project Site and the vicinity to address possible substantial impacts to species and habitat that may occur on or near the site. Methodology included a data search to provide information on known occurrence of plant and wildlife species within the vicinity of the Project Site through biological texts on general and specific biological resources, and those resources considered to be sensitive by various wildlife agencies, local governmental agencies, and interest groups.)

According to the CNDDDB, CNPSEI, and other relevant literature and databases, 59 sensitive species, 13 of which are listed as threatened or endangered, and 3 sensitive habitats, have been documented in the *Lake Arrowhead* and *Harrison Mtn.* 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. "Special Animals" is a general term that refers to all of the taxa the CNDDDB is interested in tracking, regardless of their legal or protection status. This list is also referred to as the list of "species at risk" or "special status species." The CDFW considers the taxa on this list to be those of greatest conservation need.

According to the databases, no sensitive habitat, including USFWS designated critical habitat, occurs within or adjacent to the project site. However, to ensure no impacts in the future, the following mitigation is recommended:

**BIO-1: Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage and expected types, intensity and duration of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.  
Less than Significant Impact with Mitigation.**

- 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?*
- 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?*

There is no riparian or wetland habitat present on the Project Site. The property does not support any recognizable drainages that meet the criteria for either jurisdictional

water or wetlands under the Army Corps of Engineers (Corps). There are no drainages or other areas of watered habitat that would come under the jurisdiction of the Regional Water Quality Control Board (RWQCB) or provide any Beneficial Uses (BUs) that might come under the RWQCB protection. However, there is one small drainage in the western portion of the lot. No significant impact exists with no runoff observed and no mitigation is necessary.

**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. In summary, 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. Wildlife movement (more properly recognized as species movement) is the temporal movement of individuals (plants and animals) along diverse types of corridors. Wildlife corridors are especially important for connecting fragmented habitat areas. The property is in an area where wildlife movement is restricted by roads, houses and commercial centers. Impacts to regional wildlife movement are not expected. The site is in a developed area where habitat fragmentation has already occurred. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

**Less Than Significant.**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>V. CULTURAL RESOURCES - Would the project:</b>				

- |    |  |                          |                                     |                          |                          |
|----|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 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): **San**

***Bernardino County General Plan, 2020; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Brian F. Smith and Associates, Inc., Phase I Cultural Resources Study***

- a) *Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*
- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

In June of 2022, Brian F. Smith and Associates, Inc. (BFSA), completed a Phase I Cultural Resources Study for the Project Site. The purpose of the assessment was to identify and document any cultural resources that may potentially occur within the Project Site and to evaluate resources pursuant to National Historic Preservation Act (NHPA) Section 106, CEQA, and the County's General Plan. The Cultural Resources Investigation searched for historic or archaeological properties by means of a record search, field survey, and Native American consultation. Findings of the Cultural Resource Investigation are summarized herein, and the report is available for review at the County of San Bernardino Land Use Services Department. An archaeological records search for a one-half-mile radius was requested by BFSA from the SCCIC at CSU Fullerton on June 13, 2022. The archaeological investigation of the project also includes the review of an archaeological records search performed at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project or in the immediate vicinity. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC). To date, the SCCIC records search and NAHC SLF search have not been returned. Survey conditions were generally good, but ground visibility was fair to poor throughout the survey due to existing hardscape and non-native grass cover. Some areas of minimally disturbed land were present in the southeast portion of the property. The Phase I survey of the subject property did not result in the identification of any prehistoric Native American resources within the project.

The property review did identify two existing structures that were constructed in 1969. This date of construction would place the structures within the 50-year threshold to require historic evaluations as possible historic structures. Both structures are essentially "A-Frame" mountain residences or offices that have been converted into event venues. The structures have been highly modified recently and altered since their original construction. Therefore, detailed historic evaluations were not conducted because the integrity of the buildings has been completely removed by the expansion and alterations that were done to accommodate the current use of the property as a wedding or event venue. Given that the structures will remain on the property, no additional study regarding historic resources will be recommended. Although, no significant adverse impacts were identified, the following mitigation measures are



recommended as a condition of Project approval to reduce the potential impact. The required mitigation measure is:

**CUL MMs**

**MM-CUL-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 Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic era 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.

**MM-CUL-2.** If significant pre-contact and/or historic-era 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 YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

**Less Than Significant Impact 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. Field surveys conducted as part of the Cultural Resource Investigation did not encounter any evidence of human remains. The Project Site is not located on or near a known cemetery, and no human remains are anticipated to be disturbed during the construction stage. However, a possible significant adverse impact has been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce the impact to a level below significant. The required mitigation measure is:

**MM-CUL-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.

**Less Than Significant With Mitigation**

Therefore, no impacts are identified or anticipated with the proposed mitigation measures required.

<i>Issues</i>	<i>Potentially</i>	<i>Less than Significant</i>	<i>Less than</i>	<i>No Impact</i>
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		Significant Impact	with Mitigation Incorporated	Significant	
<b>VI. ENERGY – Would the project:</b>					
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION: San Bernardino County General Plan, 2020**

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

Electricity: Southern California Edison (SCE) provides electricity to the Proposed Project Site. The Project Site is vacant and does not currently use electricity. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. 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 (GWh)— between the years 2015 and 2026. According to the California Energy Commission’s Energy Report Generator for the San Bernardino County Planning Area, Non-Residential Sector for the year 2018, the Non Residential Sector was responsible for 10,189.923519 GWh of electricity consumption in San Bernardino County. The Proposed Project is estimated to consume 43,273 kWh/yr of electricity annually. The Proposed Project’s estimated annual electricity consumption compared to the 2018 annual electricity consumption of the overall Non-Residential Sector in the San Bernardino Planning Area would account for approximately 0.000000042 percent of total electricity consumption. Most electrical use at the Proposed Project will be for lighting. The increase in electricity demand from the Proposed Project would therefore represent an insignificant percent of the overall demand in the San Bernardino County Planning Area. The Proposed Project’s electrical demand is not expected to significantly impact SCE’s level of service.

The approval of the Proposed Project is not anticipated to conflict with achievement of the 60 percent Renewable Portfolio Standard established in in the current SB 100. SCE and other electricity retailer’s SB 100 goals include that end-user electricity use such as residential and commercial developments use would decrease from current emission estimates. 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 and no mitigation measures are recommended.

Natural Gas: The Proposed Project and surrounding area are serviced by Southern California Gas Company (SoCalGas). The Project Site is currently developed and has minimal demand for natural gas. Therefore, the development of the Proposed Project will not create a permanent increase demand of natural gas, as no new construction is proposed. However, the existing SoCalGas facilities are expected to meet 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. According to the California Energy Commission's Energy Report Generator for the San Bernardino County Planning Area, Non- Residential Sector from the year 2018, the Non-Residential Sector was responsible for 268.614328 million Therms of natural gas consumption in the San Bernardino County Planning Area. The project gas consumption is estimated at 194,866 kBTU/yr and would represent an insignificant percentage of the overall demand in the San Bernardino County Planning Area. 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 and no mitigation measures are recommended.

**No Impact.**

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

Project design and operation would comply with San Bernardino County Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards related to appliance efficiency regulations, and green building standards as shown in the response above. Project development would not cause inefficient, wasteful and unnecessary energy consumption, and no adverse impact would occur. The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, including Title 24, AB 32, and SB 32; therefore, the Project is consistent with AB 32, which aims to decrease emissions statewide to 1990 levels by to 2020 as discussed in Sections III and VIII of this document. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and therefore no impact would occur and no mitigation measures are recommended.

**No Impact.**

**Therefore, no 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>
<b>VII.</b>	<b>GEOLOGY AND SOILS - Would the project:</b>				

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

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

ii. Strong seismic ground shaking?

iii. Seismic-related ground failure, including liquefaction?

iv. Landslides?

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

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

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

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

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

**SUBSTANTIATION:** (Check  if project is located in the Geologic Hazards Overlay District): **San Bernardino County General Plan, 2020; Report of Preliminary Geotechnical / Geological Study Proposed New Detached Barn For a Wedding Venue 179 Highway 173, Lake Arrowhead Area, Hilltop Geotechnical, Inc., October 2019; Brian F. Smith and Associates, Inc., Phase I Cultural Resources Study**

- a) 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

There are no major earthquake faults located in the immediate area. The Project Site is not within an Alquist Priolo Earthquake Fault Zone as shown in San Bernardino County's Land Use Plan Geologic Hazard Overlays Map (FH15C). Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**No Impact.**

- ii) Strong seismic ground shaking?

Ground shaking can occur on the Project site as a result of earthquakes associated with nearby and more distant faults. The San Andreas Fault is located approximately 6.50 miles south of the Project Site, while the San Jacinto Fault is at approximately 12.50 miles to the south (Fault Activity Map of California-2010). The probability of a big earthquake on the San Andreas fault is very high and the San Jacinto fault is considered to be the most active fault in California (San Bernardino County General Plan 2020). The Proposed Project does not include the construction of new buildings, only the conversion of existing structures. As such, the project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant.**

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

Liquefaction is a process whereby strong earthquake shaking causes sediment layers that are saturated with groundwater to lose strength and behave as a fluid. Ground failure associated with liquefaction can result in severe damage to structures. As demonstrated by San Bernardino County's Geologic Hazards Overlay Map FH15 C, the Project Site is not located in an area at risk for liquefaction. Therefore, no impacts are identified or are anticipated and no mitigation measures are required.

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**No Impact.**

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*iv) Seismic-related ground failure, including liquefaction?*

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Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. As demonstrated by San Bernardino County's Geologic Hazards Overlay Map FH15C, the Project Site is located in an area at low to moderate risk for landslides. The Proposed Project would comply with the San Bernardino Development Code for development within a Geologic Hazard Overlay and would comply with the CBC as mentioned in question (ii) of this section. Therefore, no significant adverse impacts are identified or are anticipated and no mitigation measures are required.

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**No Impact.**

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*v) Landslides?*

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Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. As demonstrated by San Bernardino County's Geologic Hazards Overlay Map FH15C, the Project Site is located in an area at low to moderate risk for landslides. The Proposed Project would comply with the San Bernardino Development Code for development within a Geologic Hazard Overlay and would comply with the CBC as mentioned in question (ii) of this section. Therefore, no significant adverse impacts are identified or are anticipated and no mitigation measures are required.

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**No Impact.**

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

During the conversion of the structures on the Project Site, project-related dust may be generated due to the operation of machinery on-site or due to high winds. Erosion of soils could occur due to a storm event. However, development of the Proposed Project would not disturb more than one acre of soil. The Proposed Project is not 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 does not apply to construction activity that disturbs less than one acre of land surface, unless part of a larger common plan of development or the sale of one or more acres of disturbed land surface. The Project Applicant/Contractor is required to obtain an Erosion Control Plan, which is subject to review and approval by the San Bernardino County Department of Building and Safety prior to site disturbance. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

**No 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 relatively flat with no prominent geologic features occurring on or within the vicinity of the Project Site. Review of the County of San Bernardino General Plan Geologic Hazard Overlay Map FH15C shows that the Project Site is located in an area with a low to moderate susceptibility to become unstable as a result of on- or offsite landslide. Development on the Project Site would not be exposed to a high risk of landslides and would comply with the San Bernardino Development Code for development within a Geologic Hazard Overlay and would comply with the CBC as mentioned in a. (ii) above. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**No 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, such as silts and clays, are fine-grained soils that are subject to swelling and shrinking. The degree to which a soil will shrink or swell is subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. Soils on the Project Site were determined highly disturbed by the United States Department of Agriculture (USDA). Therefore, the potential for expansion of soils on-site is considered to be very low. No impacts are identified or are anticipated, and no mitigation measures are required.

**No 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 is already connected to a sewer system. No additional connections are proposed with the conversion of the barn and nursery. No septic tanks or alternative wastewater disposal is proposed.

**Less than Significant Impact.**

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

As part of a Phase I Cultural Resources Investigation, it was determined that the project area is not sensitive for paleontological resources and no further studies or paleontological monitoring is needed for the Proposed Project. Yet to ensure no impacts occur during any ground disturbing occurrence, the following mitigation measure is included to reduce any potential impact during ground disturbance to less than significant.

**MM-CUL-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 Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic era 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.**

**MM-CUL-2. If significant pre-contact and/or historic-era 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 YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.**

**Less Than Significant with Mitigation.**

**Therefore, no significant adverse impacts are identified or anticipated with the proposed mitigation measures included.**

<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>
<b>VIII. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

**San Bernardino County General Plan, 2020; Millers Landing at the Lake Air Quality & Greenhouse Gas Technical Memorandum, Ganddini Group, July 8, 2022**

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- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
  - 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 CEQA Guidelines section 15064.4, when making a determination of the significance of greenhouse gas emissions, the “lead agency shall have discretion to determine, in the context of a particular project, whether to (1) quantify greenhouse gas emissions resulting from a project and/or (2) rely on a qualitative analysis or performance-based standards. Moreover, CEQA Guidelines section 15064.7(c) provides that “a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts” on the condition that “the decision of the lead agency to adopt such thresholds is supported by substantial evidence.” San Bernardino County GHG Reduction Plan.

In September 2011, the County adopted a Greenhouse Gas Emissions (GHG) Reduction Plan (September 2011) (GHG Plan). The GHG Plan was updated in 2016 and again in 2021. The GHG Plan presents a comprehensive set of actions to reduce the County’s internal and external GHG emissions to 15% below current levels (2007 levels) by 2030, consistent with the SB 32 Scoping Plan. GHG emissions impacts are assessed through the GHG Development Review Process (DRP) by applying appropriate reduction requirements as part of the discretionary approval of new development projects. Through its development review process, the County will implement CEQA requiring new development projects to quantify project GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of CO<sub>2</sub> equivalent (MTCO<sub>2</sub>e) per year is used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. Note that the MDAQMD has an annual threshold of 100,000 tons of CO<sub>2</sub>e per year. Many gases make up the group of pollutants that contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of greenhouse gases (GHGs): Carbon dioxide (CO<sub>2</sub>), Methane (CH<sub>4</sub>), and Nitrous oxide (N<sub>2</sub>O). A threshold of 3,000 MTCO<sub>2</sub>e per year has been adopted by the County of San Bernardino Greenhouse Gas Emissions Reduction Plan (Emissions Reduction Plan). GHG emissions were estimated using the CalEEMod version 2016.3.2. Construction is anticipated to begin in mid-2020 and be completed in mid-2021. 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 Trip Generation Evaluation prepared by Urban Crossroads, which determined that the Proposed Project would generate 454 total daily trips.

As previously stated, the Proposed Project is a request for approval of a Conditional Use Permit (CUP) to allow for the development of an indoor/outdoor wedding venue and a parking lot. The Project Site is in the land use zoning designated for General Commercial (CG). Therefore, analysis of the Proposed Project’s operational GHG emissions with buildout under the existing General Plan zoning designation to provide

a long-term emissions is provided. GHG emissions associated with the Proposed Project's operational activities in comparison to buildout of the Project Site under the existing General Plan zoning designation is listed in Table 3.

As shown in Table 3, operational GHG emissions produced from the Proposed Project under the existing General Plan zoning designation, would not exceed the County's established GHG thresholds of significance. Therefore, the Proposed Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Furthermore, with implementation of the Conditions of Approval, the Proposed Project would not conflict with any applicable plan, policy, or regulation of an agency for the purpose of reducing the emissions of greenhouse gases. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required. Conditions of Approval The project emissions are less than significant; however, the applicant will be required to implement GHG reduction performance standards. The GHG reducing performance standards were developed by the County to improve the energy efficiency, water conservation, vehicle trip reduction potential, and other GHG reducing impacts from all new development approved within the unincorporated portions of San Bernardino County. As such, the following Performance Standards establish the minimum level of compliance that development must meet to assist in meeting the 2030 GHG reduction target identified in the in the County GHG Emissions Reduction Plan. These Performance Standards apply to all Projects, including those that emit less than 3,000 MTCO<sub>2</sub>e per year, and will be included as Conditions of Approval for development projects.

**Table 3**  
**Project-Related Greenhouse Gas Emissions**

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO <sub>2</sub>	NonBio-CO <sub>2</sub>	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Area Sources <sup>1</sup>	0.00	0.09	0.09	0.01	0.01	0.09
Energy Usage <sup>2</sup>	0.00	20.80	20.80	0.01	0.01	20.80
Mobile Sources <sup>3</sup>	0.00	109.00	109.00	0.01	0.23	111.00
Waste <sup>4</sup>	0.01	0.00	0.01	0.01	0.00	0.04
Water <sup>5</sup>	0.62	3.44	4.06	0.06	0.01	6.11
Total Emissions	0.63	133.33	133.96	0.08	0.25	138.04
SCAQMD Draft Screening Threshold						3,000
Exceeds Threshold?						No

Notes:

Source: CalEEMod Version 2022.1 for Opening Year 2022.

- (1) Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
- (2) Energy usage consist of GHG emissions from electricity and natural gas usage.
- (3) Mobile sources consist of GHG emissions from vehicles.
- (4) Solid waste includes the CO<sub>2</sub> and CH<sub>4</sub> emissions created from the solid waste placed in landfills.
- (5) Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

**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>
<b>IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***SUBSTANTIATION:***  
***San Bernardino County General Plan, 2020;***

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

Any business that handles a hazardous material in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any amount of hazardous waste must obtain hazardous material and/or hazardous waste permits. The Project Proponent shall submit a hazardous materials business plan using the California Environmental Reporting System (CERS) to the San Bernardino County Fire Protection District for review to determine the applicable permits required for the Proposed Project. Underground storage tank (UST) systems storing hazardous substances in the County of San Bernardino shall conform to standards issued by the San Bernardino County Fire Protection District. Written approval shall be obtained from this Department prior to the installation of any new UST system(s) and/or modifications to existing UST systems. Prior to installation, plans for underground storage tank systems shall be reviewed and approved by Office of the Fire Marshal, Hazardous Materials Division (also refer to b) below). Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required

**No 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?*

The Proposed Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any use or construction activity that might use hazardous materials will not occur on the project site and if so, would be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. Adequate fire alarms, firefighting and fire suppression equipment and devices must be provided on-site in accordance with the requirements of the California Building Code and the Uniform Fire Code requirements, and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with regulations and standard protocols during the storage, transportation, and usage of any hazardous materials would ensure no substantial impacts would occur. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required

**No 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?*

The nearest school to the Project Site is the Arrowhead Ranch outdoor Science School at 480 Cottage Grove Road, Lake Arrowhead, approximately 1.44 miles west. The Proposed Project is a wedding venue and does not include the construction of new structures and does not include hazardous materials or emissions. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**No 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 is not located on a site included on the list of hazardous material sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system (accessed April 3, 2023). Therefore, no significant impacts are identified or 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 located within the vicinity of a private or public airstrip. The nearest airport is San Bernardino International Airport approximately 10.36 miles south 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. It is adjacent to SR-173, which according to the Lake Arrowhead Community Action Guide Plan, is a designated evacuation route during an emergency. The implementation of the Proposed Project would not conflict with the County Emergency Management Plan because vehicles would continue to use SR-173 in the manner originally intended. Access provided via SR-173 would be maintained for ingress/egress at all times for emergency vehicles. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

**No Impact.**

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

As identified by San Bernardino County's General Plan – Hazard Overlay Map FH15B (Lake Arrowhead), the Project Site is located within a Fire Safety Area (FS). The FS includes areas within the mountains and valley foothills. It includes all the land generally within the San Bernardino National Forest boundary and is characterized by areas with moderate and steep terrain and moderate to heavy fuel loading contributing to high fire hazard conditions. The Project Site is currently developed and highly disturbed. The Project Site consists of approximately 10 trees, which have the potential to threaten

structures during wildfires and are therefore subject to trimming and thinning by removal of branches to reduce potential threat. The Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands upon approval and implementation of a Fuel Modification Plan. 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>
<b>X. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



- 
- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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"/> |

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**SUBSTANTIATION:**

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**San Bernardino County General Plan, 2020;**

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

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The State of California is authorized to administer various aspects of the National Pollutant Discharge Elimination System (NPDES). Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. Since the Proposed Project would disturb less than an acre for parking, it is not subject to the NPDES permit requirements. A less than significant impact is anticipated

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

The project will not decrease groundwater supplies or interfere with groundwater management of the basin. The Proposed Project anticipates preserving existing drainage patterns. The Project Site does not experience erosion due to the site consisting of existing disturbed asphalt. Implementation of the Proposed Project would not significantly change existing conditions of the site. The Project Site is currently developed with a barn and commercial building and no groundwater recharge facilities or wells occur on-site. The Project Site exists within the Lake Arrowhead Community Services District (LACSD). The district has five wells in the Grass Valley Basin that provide approximately 150 to 200 acre-feet of groundwater per year. The Lake Arrowhead area is comprised of approximately 4,900 acres of mountainous terrain where about 40 percent of the land has slopes of more than 30 percent grade. The ground underneath the surface is mostly dense, fractured and jointed granite. This terrain makes the development of groundwater wells difficult. Therefore, water is also imported, when necessary, through the Crestline-Lake Arrowhead Water Agency (CLAWA). In 2005, CLAWA entered an agreement with the LACSD and San Bernardino Valley Municipal Water District (SBVMWD) to deliver water purchased from SBVMWD to the Lake Arrowhead Woods area. This agreement provides that CLAWA will treat and deliver 7,600 acre-feet of water to LACSD over a period of 10 to 15 or more years. The agreement also gives CLAWA the right to utilize a portion of the water to satisfy

demands within the Agency's service area during years of low State Water Project (SWP) allocation. The agreement does however limit the deliveries of water to LACSD and/or CLAWA to 15 percent of SBVMWD's approved SWP allocations for that year. This agreement provides CLAWA with the ability to supplement its source of supply while seeking additional long-term storage arrangements. Therefore, no significant adverse 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;*
  - ii) *Substantially increase the rate or amount of surface runoff in a manner 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*
  - iv) *Impede or redirect flood flows?*

The proposed project is a wedding venue on a lot developed with a barn, and commercial building. The Project Site does not support any recognizable drainage courses that meet the criteria for either jurisdictional water or wetlands under the Army Corps or Regional Water Quality Control Board. However, there was one observed small drainage on the western edge of the parcel.

#### Waters of the United States and Waters of the State

The USACE has the authority to permit the discharge of dredged or fill material in Waters of the U.S. (WOUS) under Section 404 CWA. While the Regional Water Quality Board has authority over the discharge of dredged or fill material in Waters of the State under Section 401 CWA as well as the Porter-Cologne Water Quality Control Act. The Project area was surveyed with 100 percent visual coverage and no drainage features were present on site that met the definition for WOUS. As such, the subject parcel does not contain any wetlands, Waters of the U.S., or Waters of the State.

#### Fish and Game Code Section 1602 - State Lake and/or Streambed

The CDFW asserts jurisdiction over any drainage feature that contains a definable bed and bank or associated riparian vegetation. The Project area was surveyed with 100 percent visual coverage and no definable bed or bank features exist on the project site. As such, the subject parcel does not contain any areas under CDFW jurisdiction.

No significant adverse impacts are identified, and no additional mitigation measures are required.

**Less than Significant Impact.**

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

As identified on the San Bernardino County FEMA Flood Hazard Areas, the Project Site is located in an area identified as Zone D, which are areas in which flood hazards are undetermined but possible. Although the Project Site is approximately 0.26 miles south of Lake Arrowhead, which is a large body of water, the elevation of the lake occurs at approximately 5,100 feet above mean sea level (msl) while the Project Site occurs at an elevation of approximately 5,278 feet above msl. Therefore, flooding from the lake is highly unlikely. 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>
<b>XI. LAND USE AND PLANNING - Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

***San Bernardino County General Plan, 2020;***

- a) *Physically divide an established community?*

The Project Site is currently developed and is surrounded by commercial buildings to the east, and residential uses to the north, west, and south. There are no residential units on or near the Project Site that would be impacted by the implementation of the Proposed Project. Additionally, the Proposed Project would provide commercial services to local residents and businesses. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

**No Impact.**

- 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 is an application for a Conditional Use Permit (CUP) to allow for the operation of an indoor/outdoor wedding venue. The Project Site has a current land use zoning of General Commercial. The Proposed Project would not conflict with any land use plan, policy or regulation. No significant 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>
<b>XII. MINERAL RESOURCES - Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**San Bernardino County General Plan, 2020;**

- 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?*

The Project Site occurs in the southwestern region of San Bernardino County, specifically in Open File Report (OFR) 94-07. As shown on the OFR 94-07 Mineral Land Classification Plate 1 (a part of the eastern San Gabriel Mountains and the western San Bernardino mountains), the Project Site and its immediate vicinity occur in Mineral Resource Zone 4 (MRZ-4). This zone is an area of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. MRZ-4 does not imply that there is little likelihood for the presence of mineral resources; there is a lack of knowledge regarding mineral occurrence. Further exploration of these sites can result in a reclassification of MRZ to an area underlain by

mineral deposits (MRZ-2) or containing known or inferred mineral occurrences of undetermined mineral resource (MRZ-3). Until this reclassification can be confirmed, the Project Site would not be valuable to the region or residents of the state. Therefore, no significant impacts are anticipated and no mitigation measures are required.

**No 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 Proposed Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. 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>
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**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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

**San Bernardino County General Plan, 2020; Focused Noise Analysis for Millers Landing at the Lake, Ganddini Group, Inc.**

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- 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?*
- 

Noise can be measured in the form of a decibel (dB), a unit for describing the amplitude of sound. The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (Leq), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). Leq is defined as the total sound energy of time-varying noise over a sample period. The CNEL is defined as time-varying noise over a 24-hour period with a weighted factor of 5 dBA applied to the hourly Leq for noise occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between (10:00 p.m. and 7:00 a.m. defined as sleeping hours)

The State of California's Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and Ldn rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise. Residential development, schools, churches, hospitals, and libraries have a normally acceptable community noise exposure range of 60 dBA CNEL to 70-25 dBA CNEL. 65 dBA Ldn or less is an acceptable zone where all projects could be approved. Exceeding 65 dBA Ldn is a normally unacceptable zone where mitigation measures would be required and evaluation for approval or denial of the project. The Project Site is adjacent to a State highway within a commercial area and therefore the primary source of exterior noise comes mainly from the highway, outdoor conversations, and parking lots. However, due to the low traffic volume/speeds, traffic noise does not significantly contribute to the noise environment beyond the right-of-way of the roadway. The Proposed Project is anticipated to generate a net total of 6 AM peak hour trips and 32 PM peak hour trips. Increases in ambient noise along affected roadways due to project generated vehicle traffic is considered substantial if they result in an increase of at least 5 dBA CNEL and: (1) the existing noise levels already exceed the applicable mobile source noise standard for the affected sensitive receptors set forth in the County's Development Code; or (2) the project increases noise levels by at least 5 dBA CNEL and raises the ambient noise level from below the applicable standard to above the applicable standard. Project generated vehicle traffic is anticipated to change the noise by approximately 0.04 dBA CNEL. Therefore, a change in noise level would not be audible and would be considered less than significant; no mitigation is required.

**Operational Noise Impacts to the Sensitive Receptors**

The proposed project would generate onsite noise from stationary sources such as parking lots, amplified music, loading/unloading from vendors, and outdoor event guest conversation. The modeling is theoretical and does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. See Figure 4 for sensitive receptor and operational noise source locations.

Parking Lot Areas

Sources of noise from parking lot areas are primarily from engine and tire noise, slamming of doors, and pedestrians. Instantaneous maximum sound levels generated by a car door slamming, engine starting up and car passbys may be an annoyance to adjacent noise-sensitive receptors. For the purpose of this analysis, parking lot noise levels were calculated utilizing a reference noise level of 41.7 dBA Leq at a distance of 50 feet and the distance to the receptor was based on the approximate activity center of the parking lot.<sup>7</sup>

Noise levels generated by the proposed parking lot would reach up to approximately 28 dBA Leq at the property line of the single-family residential use to the south (along Fremont Road), 27 dBA Leq at the property line of the single-family residential use to the southeast (along Cumberland Drive), 28 dBA Leq at the property line of the single-family residential use to the northwest (along Maple Drive), and 29 dBA Leq at the property line of the single-family residential use to the northwest (along Oak Drive).

Per Section 83.01.080 of the County of San Bernardino Development Code, the exterior residential noise level thresholds are 55 dBA Leq during the daytime and 45 dBA Leq during the nighttime. Therefore, as shown in Table 8, intermittent noise generated from the proposed parking lot would not exceed the County's standards. Impacts would be less than significant.

#### Outdoor Conversation

The proposed project includes outdoor deck/patio areas. It is assumed that, during an event, conversational activities would be taking place by event guests at these locations. Speech noise levels range between 60 to 75 dBA (typical talking to yelling, respectively). To be conservative, it was assumed that the outdoor conversations associated with the proposed events would be that of raised voices (70 dBA Leq at a distance of 3 feet).

Noise levels from the outdoor deck/patio areas would reach up to approximately 31 dBA Leq at the property line of the single-family residential use to the south (along Fremont Road), 20 dBA Leq at the property line of the single-family residential use to the southeast (along Cumberland Drive), 27 dBA Leq at the property line of the single-family residential use to the northwest (along Maple Drive), and 23 dBA Leq at the property line of the single-family residential use to the northwest (along Oak Drive).

Per Section 83.01.080 of the County of San Bernardino Development Code, the exterior residential noise level thresholds are 55 dBA Leq during the daytime and 45 dBA Leq during the nighttime. Therefore, proposed outdoor conversation within the deck/patio areas would not exceed the County's exterior residential standards of 55 dBA Leq during the daytime and 45 dBA Leq during the nighttime at the modeled existing sensitive receptors. Impacts would be less than significant.

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#### **Less Than Significant**

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

Groundborne vibration and groundborne noise could originate from earth movement during the construction phase of the Proposed Project. Groundborne vibration levels

resulting from construction activities occurring within the Project. The site is developed, so no impacts to groundborne vibrations are possible and therefore there is no impact.

**No 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 located within the vicinity of a private or public airstrip. The nearest airport is San Bernardino International Airport approximately 10 miles south of the Project Site. Therefore, no impacts are 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>
<b>XIV. POPULATION AND HOUSING - Would the project:</b>				

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

**SUBSTANTIATION:**

***San Bernardino County General Plan, 2020***

- 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)?*



Construction activities on-site would be short-term and would not attract new employees to the area. The Proposed Project includes the operation of wedding venue. The employment generated from the Proposed Project would be filled from the local area and would not result in population growth. Therefore, 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 developed with commercial structures (nursery and barn), a parking lot, and one single family home. Implementation of the Proposed Project would not require construction or replacement of 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>
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**XV. PUBLIC SERVICES**

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

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

**SUBSTANTIATION:**

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

- a) *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*

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*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:*

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*Fire Protection?*

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The Lake Arrowhead Fire Protection District and Crest Forest Fire Protection District provide fire protection services. The San Bernardino County Fire Department (SBFCD) also provide services through the Mountain Division of their department. The San Bernardino County Fire Station 91, located on 310 SR-173, is approximately 40 feet east of Project Site. According to CAL FIRE, the Project Site is in a Very High Fire Hazard Severity Zone. The Proposed Project would be required to comply with County fire suppression standards and adequate fire access is required. The Proposed Project is also required to provide a Fuel Modification Plan to reduce the potential for wildland fires affecting the on-site structures which is subject to review by the County of San Bernardino Fire Department. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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**Less than Significant Impact.**

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*Police Protection?*

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The Lake Arrowhead Community is served by the San Bernardino County Sheriff's Department (SBCSD) to provide police protection. The Twin Peaks Sheriff's Station located at 26010 CA-189 is located approximately 2.65 miles southwest of the Project Site. The Proposed Project would require an estimated six employees. The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Furthermore, service levels for the project area are currently appropriate and development of the Proposed Project would not require additional services. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required

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**Less than Significant Impact.**

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*Schools?*

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Rim of the World Unified School District serves the Project Site. The nearest school to the Project Site occurs south of the site at Lake Arrowhead Co-Op Nursery at 351 SR-173, approximately 0.03 miles south. School impact fees are assessed based on new developments within the school district, which fund construction and operation of new school facilities. The Project Proponent would be required to pay school fees to reduce impacts to school facilities. The Proposed Project would require an estimated six employees which would not result in a significant increase in population growth or generation of new students within the area as the new employees would likely come from within the local area. Therefore, no significant impacts are anticipated, and no mitigation measures are required.

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**Less than Significant Impact**

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*Parks?*

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The Proposed Project is not anticipated to induce population growth that would result in the need for additional parks. The Proposed Project would not induce residential development nor result in a significantly increased use of parks and other recreational facilities. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required

**Less than Significant 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 measure is 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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**XVI. RECREATION**

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

**SUBSTANTIATION:**

***San Bernardino County General Plan, 2020;***

- 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?*

- 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 would not increase 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. The nearest recreational facility is Lake Arrowhead, approximately 0.25 miles north of the Project Site. No new recreational facilities would be constructed as part of the Proposed Project and no population growth is anticipated. The Project Proponent would be required to pay local impact fees to offset impacts. 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>
<b>XVII. TRANSPORTATION – Would the project:</b>				
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"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>SUBSTANTIATION:</b>				
<b>San Bernardino County General Plan, 2020; Gandinni, Traffic Impact Analysis, July 8, 2022</b>				

a)	<i>Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?</i>
b)	<i>Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?</i>
<p>A Traffic review was completed for the Proposed Project by Gandinni (dated July 8, 2022). The traffic impact study area was designed in conformance with the requirements of the County of San Bernardino's Traffic Impact Analysis (TIA) guidelines, which state that the requirement to prepare a (TIS) will be based upon, but not limited to, one or more of the following criteria:</p> <ul style="list-style-type: none"> <li>• If a project generates 100 or more trips without consideration of pass-by trips during any peak hour.</li> <li>• If a project is located within 300 feet of the intersection of two streets designated as Collector or higher in the County's General Plan or the Department's Master Plan or impacted intersection as determined by the Traffic Division.</li> <li>• If this project creates safety or operational concerns.</li> </ul> <p>The proposed project is forecast to generate approximately 126 daily trips, including 6 trips during the AM peak hour and 32 trips during the PM peak hour. The total project trip generation on a typical wedding/event day is expected to be comprised of the following:</p> <ul style="list-style-type: none"> <li>• Employee Trips: There will be four employees for the venue. To provide for a conservative analysis, it is assumed that all employees arrive during the AM peak hour in separate vehicles and depart at closing. The daily trip generation accounts for all employees leaving and returning to the project site for a lunch break.</li> <li>• Contract Services: The proposed development will contract out services such as catering, bar service, flowers, DJ'ing, busing, and cleaning services. Contract services will generally arrive during the day for setup most likely in vans or sport utility vehicles. This analysis assumes up to 10 contractor vehicles for a typical event. It is anticipated that all vehicles will arrive prior to the PM peak hour and depart after the PM peak hour. To provide for a conservative analysis, 2 of the 10 vehicles have been allocated to arrive during the AM peak hour, with 2 other vehicles arriving and departing during the PM peak hour.</li> <li>• Guests/Attendees: A vehicle occupancy of 2.0 persons per vehicle has been assumed for up to 90 attendees, equating to 45 vehicles entering and 45 vehicles exiting the venue throughout the course of the day. Most attendees are expected to arrive after the AM peak hour and prior to the PM peak hour since the events are generally scheduled to start at 4:00 PM. To provide for a conservative analysis, 50% of all attendees have been allocated to arrive during the PM peak hour, with 10% of all attendees leaving during the PM peak hour.</li> </ul> <p>The proposed project is forecast to generate fewer than 100 peak hour trips. The intersection of South State Highway 173 (classified as a Mountain Major Highway) and Hoop Creek Road (classified as a Mountain Secondary Highway) is located within 300 feet of the project site. Although the project site is located within 300 feet of intersection of two streets designated as Collector or higher on the County's General Plan circulation system, the project does not propose any changes to existing site access near the intersection and the project's trip contribution at the intersection would be minimal (less than 50 peak hour trips). The proposed project does not warrant preparation of a</p>	

transportation impact study based on the County established screening criteria for Level of Service analysis.

The VMT screening assessment has been prepared in accordance with the County guidelines, which were developed based on guidance from the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (State of California, December 2018) ["OPR Technical Advisory"]. The County guidelines identify screening criteria for certain types of projects that typically reduce VMT and may be presumed to result in a less than significant VMT impact. They are as follows:

- Projects consisting of local servicing land use
  - Local-serving retail less than 50,000 square feet
  - Local-serving K-12 schools
  - Local parks
  - Day care centers
  - Student housing projects
  - Local serving community colleges
- Trip Screening  Existing facilities
  - Redevelopment with less than 10,000 square feet increase
  - Projects with less than 110 daily vehicle trips (ADT)
    - 11 single family residential dwelling units
    - 16 multi-family residential dwelling units
    - 10,000 square feet of office
    - 15,000 square feet of light industrial
    - 65,000 square feet of warehousing
    - 79,000 square feet of high-cube transload and short-term storage warehouse - 12 hotel rooms
- Projects located within a Transit Priority Area (TPA) as determined by the most recent Southern California Council of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (i.e., projects within one-half mile of major transit stop or high-quality transit corridor) Projects located within a low VMT area as determined by the analyst (e.g., development in efficient areas of the County that would reduce VMT per person/employee and is beneficial to the region).

#### Local Servicing Land Use Screening

The proposed project does not include any uses defined as local servicing in the County guidelines; therefore, this screening criteria does not apply. Trip Screening The proposed project is an existing facility and is not proposing any new construction. Therefore, the proposed project satisfies the County-established VMT screening criteria for existing facilities and redevelopment with less than 10,000 square feet increase and the project may be presumed to result in a less than significant VMT impact.

#### TPA Screening

The project is not located within a TPA; therefore, this screening criteria does not apply.

	<p><u>Low VMT Area Screening</u></p> <p>The County's (SBCTA) VMT Screening Tool can generally be used for providing a preliminary evaluation of VMT impacts for residential and employment-based projects. As the proposed project consists of a special events venue, low VMT area screening cannot be readily evaluated.</p>
	<b>Less Than Significant Impact</b>
c)	<i>Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</i>
d)	<i>Result in inadequate emergency access?</i>
	The Proposed Project is along Highway 173 which is straight road along the project site. There are two driveways that provide access to the site. No changes to the roadway are required along the highway, so no impact to emergency access is required and no impact exists.
	<b>No Impact.</b>

**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 register of historical resources as defined in Public Resources Code section 5020.1(k), or  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

consider the significance of the resource to a California Native American tribe?

**SUBSTANTIATION:**

**San Bernardino County General Plan, 2020; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; CULTURAL RESOURCES STUDY FOR THE MILLER'S LANDING (CUP) PROJECT, Brian F. Smith & Associates, Inc., June 28, 2022**

- 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;*

Consulting archaeologist Brian Smith conducted the archaeological survey for the Miller's Landing Project on June 8, 2022.

The survey of the property identified two "A-Frame" structures that were constructed for the nursery operation in 1969 (Plates 3.2-3, and -4). The structures have been extensively altered over time, including expanding/adding elements, changing of exterior covers and windows, and updating roofs. Because of the extensive alterations and loss of any structure historical integrity, a historic structure evaluation was not conducted. The structures would not be eligible for the California Register of Historic Resources due to the loss of integrity associated with the extent of changes over time.

The Phase I archaeological assessment for the Miller's Landing CUP Project was negative for the presence of archaeological sites but did identify two structures that met the age threshold under CEQA to require consideration for eligibility to the CRHR. However, given the level of modification to the structures, the historical integrity of the structures has been completely diminished and the structures have no basis to be considered eligible for the CRHR. As stated previously, the subject property has been disturbed by the nursery operation for several years and recently modified by construction for an event center. Whether or not cultural resources have ever existed on the subject property is unclear; however, the documented disturbance of the property and the long period of use has likely removed any traces of archaeological features. Given that the existing structures and uses will remain, and no major land modification is proposed as part of the CUP, no additional cultural resources studies are recommended. Because no cultural resources will be impacted by the granting of the CUP, no mitigation measures are required or recommended.

**Less Than Significant Impact.**

- 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?*



An archaeological records search for a one-half-mile radius was requested by BFSA from the SCCIC at CSU Fullerton on June 13, 2022. Due to the limitations imposed by the evolving circumstances related to the COVID-19 pandemic, records search access has become limited with delays for the foreseeable future. Therefore, as of the date of this report, the archaeological records search results are pending from the SCCIC at CSU Fullerton. An updated report will be provided. These sources did not indicate the presence of any additional archaeological resources within the project. However, the absence of positive results does not necessarily indicate the absence of historic resources.

BFSA also requested a SLF search from the NAHC to search for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance within one mile of the project.

The cultural resources study of the project site consisted of an institutional records search, archival research, a cultural resource survey of the one-acre property, and the preparation of this technical report. This study was conducted in conformance with Section 21083.2 of the California Public Resources Code, and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources.

Consulting archaeologist Brian Smith conducted the archaeological survey for the Miller's Landing Project on June 8, 2022. The archaeological survey was an intensive reconnaissance consisting of a series of survey transects across the project. The entire project was accessible; however, the majority of the property is covered by structures and hardscape, or non-native vegetation (Plates 3.2-1 and 3.2-2). The property was previously used as a plant nursery before being converted to an event center. The property has been affected by modern landform alterations and use associated with the plant nursery. Historic aerial photographs indicate that during the nursery use, all of the property appears to have been cleared and used for plants or landscaping materials. The southeastern corner of the property has the least evidence of modern disturbance (Plates 3.2-3). The property does not exhibit any water drainages or bedrock outcrops that would have attracted prehistoric Native American use.

Coordination and consultation with the Lead Agency, also occurred during the AB52 consultation with the County. The review period has ended, and no consultation was requested. No significant adverse impacts, however the following mitigation measures were recommended by the Yuhaaviatam of San Manuel during tribal consultation:

#### **TCR MMs**

**TCR-1. The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CUL-1, of any pre-contact and/or historic-era 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 YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

**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 YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

*Note: Yuhaaviatam of San Manuel Nation realizes that there may be additional tribes claiming cultural affiliation to the area; however, Yuhaaviatam of San Manuel Nation can only speak for itself. The Tribe has no objection if the agency, developer, and/or archaeologist wishes to consult with other tribes in addition to YSMN and if the Lead Agency wishes to revise the conditions to recognize additional tribes.*

**No Impact.**

**Impacts are reduced to less than significant with the incorporation of mitigation measures.**

<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>
<b>XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:</b>				
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |

**SUBSTANTIATION:**

**County of San Bernardino General Plan 2020**

- 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 Proposed Project would not require or result in the construction of new water or wastewater treatment facilities or expansions of existing facilities. The Proposed Project has received a Conditional New Construction Re-Application for the Service Availability Letter (12/30/2019) for domestic water and wastewater services from the Lake Arrowhead Community Services District (LACSD). The letter serves to confirm that water and wastewater services are available for the Proposed Project upon satisfaction of the conditions as described in the letter and pursuant to the LACSD Rules and Regulations for Water and Wastewater Service. The letter describes a 10-inch water main, which lies on Loch Leven Road on the northern side of SR-173 which would essentially service the Proposed Project. The meter size will be determined based on demand. At the time of the letter, it is unknown the size and the location of the meter to be installed. The property owner is responsible for the operation, repair and maintenance of the District-installed customer shut-off valve. Furthermore, there is an existing sewer cleanout, which ties into a 6-inch main sewer line located on Loch Leven Road. The approximate location of the connection is at the intersection of SR-173 and Loch Leven Road. A Water Service application is required along with applicable fees to the County of San Bernardino District Engineering Department. County approved building plans shall determine the size of the meter. The Project Site is serviced by Southern California Edison (SCE), which provides electrical service to the project area. 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 the vicinity and the Project Site. The Proposed Project would not require the expansion or construction of new natural gas facilities. The Proposed Project does not require the construction of new electric power, natural gas or telecommunications facilities. 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 to water or wastewater facilities 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?*
- 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?*

As mentioned in Section IX (b) of this document, The LACSD has five wells in the Grass Valley Basin that provide approximately 150 to 200 acre-feet of groundwater per year. The Lake Arrowhead area is comprised of approximately 4,900 acres of mountainous terrain where about 40 percent of the land has slopes of more than 30 percent grade. The ground underneath the surface is mostly dense, fractured and jointed granite. This terrain is very difficult to develop groundwater wells. Therefore, water is also imported, when necessary, through the Crestline-Lake Arrowhead Woods Water Agency (CLAWA). In 2005, CLAWA entered an agreement with the LACSD and San Bernardino Valley Municipal Water District (SBVMWD) to deliver water purchased from SBVMWD to the Lake Arrowhead Woods area. This agreement provides that CLAWA will treat and deliver 7,600 acre-feet of water to LACSD over a period of 10 to 15 or more years. The agreement also gives CLAWA the right to utilize a portion of the water to satisfy demands within the Agency's service area during years of low State Water Project (SWP) allocation. The agreement does, however, limit the deliveries of water to LACSD and/or CLAWA to 15 percent of SBVMWD's approved SWP allocations for that year. This agreement will provide CLAWA with the ability to supplement its source of supply while seeking additional long-term storage arrangements. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant 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 Site is located approximately 1.75 miles northwest of the Heaps Peak Transfer Station. The Heaps Peak Transfer Station has a permitted maximum of 600 tons/day. According to CalRecycle's estimated solid waste generation rates for commercial development, the Proposed Project would generate approximately 3.12 pounds per 100 square feet, per day, or approximately 1,727.544 pounds per year or 0.771225 tons per year for the proposed 54 events that are anticipated each year. Waste generated from the Proposed Project (0.001885307 tons/day) 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?*

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.

**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>
<b>XX. WILDFIRE:</b> 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 type="checkbox"/>	<input checked="" 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 General Plan 2020;**  
[SBC MJHMP FEMAapproved 20170713.pdf \(countywideplan.com\)](#)

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

The Project Site does not contain any emergency facilities; however, the Project Site occurs adjacent to the SR-173, which serves as an official emergency route. 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 adverse impacts are identified or anticipated and no mitigation measures are required.

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### **No 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?*
  
- 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?*

With no major slopes, elevation on-site is approximately 5,228 feet above mean sea level (msl). The Project Site is located in an area identified by the San Bernardino County's Hazard Overlay Map FH15 B (Lake Arrowhead), as a Fire Safety Area (FS). The FS includes areas within the mountains, and small portion of the desert region. It includes all the land generally within the San Bernardino National Forest boundary and is characterized by areas with moderate to heavy fuel loading contributing to high fire hazard conditions. The County of San Bernardino Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was FEMA approved on July 13, 2017. The MJHMP helps to define hazard mitigation measures in San Bernardino County, which intends to reduce or eliminate loss of life and/or property for unincorporated communities in San Bernardino County and within areas overseen or managed by the Flood Control District, Fire District and Special Districts Department. The MJHMP process encourages communities within the unincorporated County to develop goals and projects that will reduce risk and build a more disaster resilient community by analyzing potential hazards. By cooperatively and jointly together as a Multi-Jurisdictional Planning team, the partners were able to develop common goals and objectives for mitigation efforts. The individual stakeholders can then take the goals and objectives back to their individual Special Districts for discussion, ranking and project development, and then bring the resulting projects back to the Multi-Jurisdictional Planning Team. The Multi-Jurisdictional Planning Team can then integrate all projects into the appropriate project listing to be acted upon by the most appropriate managing department or district for the listed projects.

The Project Site occurs in an area identified as Zone D as shown in the FEMA Flood Insurance Rate Map and is approximately 0.26 miles south of Lake Arrowhead. Zone D is defined as areas of undetermined flood hazard. Although the Project Site occurs near a large body of water, no significant risk to flooding as a result of runoff or post-fire slope instability is expected. Lake Arrowhead sits at approximately 5,100 feet above msl and the Project Site occurs at a 140-foot higher elevation. The Proposed Project is not anticipated to exacerbate wildfire risks, thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a

wildfire nor 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. Therefore, no significant adverse impacts are identified or are 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 surrounded by development and is currently serviced by existing infrastructure including roadways (i.e. SR-173, 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.**

<b>Issues</b>	<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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**XXI. MANDATORY FINDINGS OF SIGNIFICANCE:**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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?*

The Proposed Project is not anticipated to have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. Potential impacts to cultural resources were identified in the Phase I Cultural Resources Investigation prepared for the Proposed Project. As discussed in this Initial Study, all direct, indirect, and cumulative can be reduced to a less than significant level with implementation of Mitigation Measures CUL-1 through CUL-3 and TCR-1 and TCR-2. Adherence to mitigation measures as presented in this Initial Study would ensure that important examples of the major periods of California history or prehistory are not eliminated as a result of the Proposed Project. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

#### **Less Than Significant Impact.**

- 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 associated with the Proposed Project would not be considered individually or cumulatively adverse or considerable. 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.

**No Than Significant Impact.**

- 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, San Bernardino County policies, standards, and guidelines and proposed mitigation measures as identified within this Initial Study would ensure that the Proposed Project would have no substantial 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 and no mitigation measures are required.**

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