

**CITY OF BIG BEAR LAKE  
ENVIRONMENTAL CHECKLIST/INITIAL STUDY**

1. Project Title: General Plan Amendment 2019-083 and Zone Change 2019-084
2. Lead Agency Name and Address:  
Planning Department, City of Big Bear Lake  
39707 Big Bear Boulevard, PO Box 10,000  
Big Bear Lake, CA 92315
3. Contact Person and Phone Number: Janice Etter, Sr. Principal Planner, (909) 866-5831 x 123
4. Project Location: 592 Elm Street, Assessor's Parcel Numbers 2328-375-03
5. Project Sponsor's Name and Address:  
Spencer & Laurie Kagan  
P.O. Box 73145  
San Clemente, CA 92673
6. General Plan Designation: Multiple Family Residential (MFR)      7. Zoning: Multiple Family Residential (R-3)
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)  
General Plan Amendment and Zone Change of this 5,400 sf lot to a Commercial Visitor zoning to allow for the construction of a parking lot for an adjacent banquet venue. (See Attachment A – expanded project description.)
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)  
North – Triplex at 584 Elm Street zoned Multiple Family Residential (R-3); South – vacant Commercial-Visitor (C-3) proposed for a parking lot; East – restaurant and auxiliary ski resort parking lot zoned C-3, West – existing residential building, proposed “barn” banquet venue and parking lot zoned C-3.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):  
None
11. 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.? Yes, notification was performed in accordance with AB 52 from February 12, 2020, to March 13, 2020. No formal consultation was requested.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

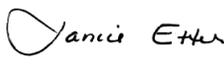
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant" 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.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: 

Date: March 13, 2020

Janice C. Etter  
Printed Name

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## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses. Analysis of the environmental impacts of the implementation of the City of Big Bear General Plan has been made in the City of Big Bear Lake Final Environmental Impact Report for the Comprehensive General Plan, (SCH No. 98021103) July 1999, prepared by Lilburn Corporation, and certified by the City of Big Bear Lake City Council Resolution 99-36 on August 23, 1999. This document was prepared to analyze the potential impacts from full build-out of the City's General Plan.
  - b) Impacts Adequately Addressed. The adoption and implementation of the General Plan was found not to have a significant effect on the environment with respect to energy and mineral resources, hazardous and toxic materials, open space, parks and recreation facilities, aesthetic and visual impacts, public services and facilities, solid waste, law enforcement and fire protection, and schools. The EIR determined that all impacts will be mitigated to levels of insignificance in the areas of land use, circulation, geotechnical hazards, flooding and hydrology, water resources and water quality, biological resources, cultural resources, and noise. The adoption and implementation of the General Plan was found to have a potential significant cumulative environmental impact in the area air quality, and a statement of overriding consideration was adopted. The primary sources of information used in the preparation of this Initial Study are the General Plan and the General Plan Environmental Impact Report. The General Plan and the accompanying Environmental Impact Report (EIR) are available for review at the City of Big Bear Lake Planning Division.
  - c) Supporting Information Sources – Copies of the following documents are available on the City's website at [www.citybigbearlake.com](http://www.citybigbearlake.com) and at the City of Big Bear Lake Planning Division, located at City Hall, 39707 Big Bear Boulevard, Big Bear Lake, CA 92315.
    - i) Big Bear Lake General Plan, adopted by City Council Resolution No. 99-36, August 23, 1999.
    - ii) Big Bear Lake Development Code, adopted by City Council Resolution No. 2003-333, September 8, 2003.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**I. (a-d) – No Impact.** Amending the land use designations of the property of the one 5,400 sf vacant lot from Multiple Family Residential to Commercial Visitor will not in itself cause adverse environmental impacts to aesthetics. Future development of the property will comply with open space, lighting and landscaping policies and requirements of the General Plan and Chapter 17.35 of the Development Code. Therefore, No Impact upon aesthetics will result.

**II. AGRICULTURE AND FOREST RESOURCES --** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	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))?	<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"/>

**II. (a-e) – No Impact.** The property is not identified on the current Department of Conservation Farmland Mapping and Monitoring Program (FMMP) map for San Bernardino County. The United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) has prepared soil surveys for San Bernardino County, which have been incorporated into the San Bernardino County Important Farmland Map. The subject property is not zoned for agricultural use nor is it under a Williamson Act contract. Therefore, the project would have no impact on Agriculture and Forest Resources.

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

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

**(III. a-e) – Less Than Significant.** Big Bear Lake is located within the South Coast Air Basin and therefore is included within the South Coast Air Quality Management District’s Air Quality Management Plan. The redesignation of a vacant land from Multiple Family Residential to Commercial-Visitor itself does not cause air quality impacts, however, future development of the parcel as a parking lot and its continued use has the possibility to generate long-term pollutant emissions due to vehicle trips and periodic resurfacing. A review of emissions data for projects of similar size and location<sup>1</sup> was performed. These long-term emissions did not exceed any of the daily thresholds established by SCAQMD, therefore, it can be reasoned that the project’s long-term emissions would also not exceed any established daily thresholds and air quality impacts would be less than significant.

<sup>1</sup> The Club Timeshare Resort, Oct. 2019, Conditional Use Permit 2018-122, Addendum to Environmental Impact Report, Willdan Engineering, p. 21-23.

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

**IV. (a-f) No Impact.** The property currently contains approximately four poplar trees, shrubs, and native grasses. No riparian habitat, sensitive natural community, wetlands, or fish or wildlife corridor has been identified on the project site. It is uncertain at this time of the native trees will be removed or retained with the future development of the property. Removal of native trees on the project site is subject to the City’s Tree Ordinance. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or state habitat conservation plans applicable in the City. Therefore, the project would not result in any impacts to biological resources.

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**V (a-d) – No Impact.** Tribal consultation has occurred pursuant to both SB 18 and AB 52. Through the SB 18 tribal consultation process, four tribes were notified for a 90-day period from August 6, 2019, to November 4, 2019. No consultation was requested. Through the AB 52 process, four tribes have requested notification, and these four tribes were notified for a 30-day period from February 10, 2020, to March 13, 2020. No tribes requested formal consultation. However, the San Manuel Band of Mission Indians have Serrano ancestral territory in specific parts of the Big Bear Valley (this site not being one of them). Because of this, the Tribe’s standard inadvertent discovery language contained in four conditions of approval will be placed on the project approval. These include that in the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

1. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
2. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.
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.

Because significant tribal notification has occurred without the request for consultation, the likelihood of finding resources is small. Conditions of approval are proposed to be imposed on the project in the unlikely event that artifacts are discovered. Therefore, significant precautions are placed on the project to protect Cultural Resources and No Impact is anticipated.

**VI. ENERGY. Would the project:**

- |                                                                                                                                                                                   |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/> |

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VI. (a-b) – No Impact.** The San Bernardino Associated Governments (SANBAG) has developed a Regional Greenhouse Gas Reduction Plan (June 2013) of which the City of Big Bear Lake is a Partnership city. In addition, the city has adopted its own Compliance Action Plan (CAP, 2016). The City will reduce its community Greenhouse Gas (GHG) emissions to a level that is 15% below its 2008 emissions level by 2020. The City will meet and exceed this goal subject to reduction measures that are technologically feasible and cost-effective per AB 32 through combination of state (~99%) and local (~1%) efforts. The City actually exceeds the goal with only state/county level actions (101% of goal), but has committed to several additional local measures. The Pavley vehicle standards, the state’s low carbon fuel standard, the Renewable Portfolio Standards, and other state measures will significantly reduce GHG emissions in Big Bear Lake’s on-road and solid waste sectors in 2020. An additional reduction of 163 MTCO2 will be achieved primarily through the CAP’s GHG Performance Standard for New Development (PS-1), Energy Efficiency for Existing Buildings (Energy-1) and Solar Installation in new housing and commercial developments (Energy -4 and Energy-5) policies in the CAP. Big Bear Lake’s reduction plan has the greatest impacts on GHG emissions in the solid waste, on-road transportation, and off-road equipment sectors. The change in land use designation from Multiple Family Residential to Commercial Visitor in itself does not result in energy usage. The development of the property for a parking lot in the future is not anticipated to cause wasteful, inefficient or unnecessary consumption of energy. Future plans for parking lot lighting will be required to meet California energy code requirements. Therefore, No Impact to Energy is anticipated.

**VII. GEOLOGY AND SOILS -- Would the project:**

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VII. (a-e) No Impact.** No construction is proposed under the General Plan Amendment and Zone Change applications. The property is currently disturbed with an asphalt driveway and other graveled areas. The property is identified as a Potential Liquefaction area on the Liquefaction Susceptibility Map Exhibit EH-1; and in the Least Susceptible area on the Land Slide Susceptibility Map Exhibit EH-2 of the General Plan Environmental Hazards Element. The property is planned to be used as a paved surface parking lot. At such time that the property is developed, a soils analysis may be required by the building official. However, at this time, it is anticipated that there will be no impact to Geology and Soils with the General Plan Amendment and Zone Change applications.

**VIII. GREENHOUSE GAS EMISSIONS -- Would the project:**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VIII. (a-b) – Less than Significant.** Many of the world's leading scientific experts agree that greenhouse gases (GHGs) generated by human activities affect climate by increasing the "greenhouse effect." Human activities that produce GHGs include the burning of fossil fuels (coal, oil and natural gas for heating and electricity, gasoline and diesel for transportation). These activities are increasing the greenhouse gases in the Earth's atmosphere and could be accelerating global climate change. Long-term environmental consequences in California could potentially include a reduction in water supply from the Sierra Nevada snow pack, which could result in a reduction in imported water, and public health problems due to degraded air quality and more intense summer heat.

In 2006, AB 32, the California Climate Solutions Act, was signed into law. AB 32 requires that statewide GHG emissions be reduced to 2000 levels by the year 2010, 1990 levels by the year 2020, and to 80 percent less than 1990 levels by year 2050. These reductions will be accomplished through an enforceable statewide cap on GHG emissions that were phased in starting in 2012. The San Bernardino Associated Governments (SANBAG) has developed a Regional Greenhouse Gas Reduction Plan (June 2013) of which the City of Big Bear Lake is a Partnership city. In addition, the City of Big Bear Lake has adopted a Compliance Action Plan (CAP, 2016). The City will reduce its community Greenhouse Gas (GHG) emissions to a level that is 15% below its 2008 emissions level by 2020. The City will meet and exceed this goal subject to reduction measures that are technologically feasible and cost-effective per AB 32 through combination of state (~99%) and local (~1%) efforts. The City actually exceeds the goal with only state/county level actions (101% of goal), but has committed to several additional local measures. The Pavley vehicle standards, the state's low carbon fuel standard, the Renewable Portfolio Standards, and other state measures will significantly reduce GHG emissions in Big Bear Lake's on-road and solid waste sectors in 2020. An additional reduction of 163 MTCO2 will be achieved primarily through GHG Performance Standard for New Development (PS-1), Energy Efficiency for Existing Buildings (Energy-1), and Solar installations in new housing and commercial (Energy-4 and Energy-5) policies in the CAP. Big Bear Lake's reduction plan has the greatest impacts on GHG emissions in the solid waste, on-road transportation, and off-road equipment sectors. These are employed on all construction projects. Therefore, the project will have a less than significant impact upon Greenhouse Gas emissions.

**IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	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?	<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 checked="" type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**IX. (a-g) Less than Significant Impact.** The proposed General Plan Amendment and Zone Change of one 5,400 sf lot, along with its future use as a paved surface parking lot will not involve the transport or release of hazardous materials. The property is not located within one-quarter mile of any existing or proposed school. The property is not listed on the State Water Resources Control Board Geo Tracker data base. An Airport Comprehensive Land Use Plan has been adopted and the Big Bear City airport has adopted a Master Plan (2008). The project location is not located within the airport safety review area (Figure A6) and not located under any of the approach or departure routes. The City of Big Bear Lake has adopted an Emergency Operations Plan for all types of disasters, including snowstorms, earthquakes, and fires, other natural disasters, technological incidents, and national security emergencies. The plan “is designed to include the City of Big Bear Lake as part of the California Standardized Emergency Management System (SEMS).” The purpose of SEMS is “to assist emergency management in the response to multi-agency and multi-jurisdictional emergencies and disasters.” The City of Big Bear Lake is a member of the San Bernardino County Operational Area. As a result, City resources are made available to other local agencies and citizens affected by disaster in the area and will request assistance from other agencies when needed.

The Emergency Operations Plan incorporates policies and procedures to care for full-time residents and visitors in a time of disaster. Depending upon the situation or disaster, citizens and visitors would be instructed on the appropriate action to take. Instructions can be disseminated by a wide array of options. The San Bernardino County Telephone Emergency Notification System (TENS) provides for recorded messages to be sent to all standard telephones in the Valley. KBHR 93.3 FM radio, in addition to their normal emergency broadcasts, have agreed to participate in sending out messages in coordination with a Valley-wide siren system. The City also has the ability to provide door-to-door notification and to utilize a mobile emergency vehicle with sirens and loudspeakers. Finally, Scan USA, which is a web-based emergency notification system, sends out locally generated messages by email, telephone, text messaging, and cell phone for individuals that sign up for the service (Big Bear Valley Community Wildfire Protection Plan). In the event of an emergency evacuation, there are three main escape routes out of the Bear Valley- State Route 18 north to the Lucerne Valley, State Route 18 southwest to Highway 330 and connecting to State Route 30, and State Route 38 south to Redlands.

The Big Bear Valley Community Wildfire Protection Plan notes that a confidential Emergency Evacuation Plan is maintained and refined by the San Bernardino County Sheriff’s Department. The Emergency Evacuation Plan includes a tiered approach to evacuation within the valley, with separate levels for warning, voluntary, mandatory, and immediate evacuations, as well as shelter-in-place. Upon the warning of an evacuation it is most likely that the day time visitors and a large majority of the second homeowners will exit the valley. At the time of the issuance of a voluntary evacuation the remainder of the second homeowners and most likely half of the full-time residents would exit the valley. At the point a mandatory evacuation is issued only half of the full-time residents will be remaining in the valley and attempting to leave, which would consist of a total of 4,095 dwelling units. Based upon an average of two cars per dwelling unit, a total of 16,321 vehicles will be leaving the valley in the event of a mandatory evacuation. Of this, approximately 4,972 vehicles would be exiting the City of Big Bear Lake. City’s Municipal Code addresses the high fire hazard potential in the City by incorporating regulations from the California Fire Code. In addition, the City’s Municipal Code provides Section 15.36.020 (Construction Requirements) incorporating fire protection measures in building construction.

The City of Big Bear Lake has enacted several ordinances and regulations in order to proactively work to reduce the potential for wildfire. Regulations include weed abatement requirements, property maintenance standards, and a prohibition of wood shake roofing materials. Weed abatement requirements and property maintenance standards reduce the amount of fuel that is located adjacent to structures, reducing the risk to structures and humans from wildfire. In 2014, the Big Bear Lake City Council took proactive measures to reduce the threat of fires through adoption of Ordinance 2014-432 – Defensible Space and Forest Management, now incorporated into Municipal Code Chapter 17.10. Based on implementation of all of the measures listed above, the project will have a Less than Significant Impact upon Hazards and Hazardous Materials.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X.	<b>HYDROLOGY AND WATER QUALITY --</b> Would the project:				
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 polluted 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**X. (a-e) Less Than Significant Impact.** The General Plan Amendment and Zone Change project will not have a direct impact on hydrology and water quality. Future construction of a paved surface parking lot will increase the amount of impervious surface. All surface water runoff is required to be contained and clarified in accordance with water quality standards.

The property is identified as being located within the 100-year Flood Hazard area in the General Plan Environmental Hazards Element and on the FEMA Flood Insurance Rate Map. The property is identified on FEMA FIRM panel #06071C8026H as being located in Flood Zone AE. Flood elevations have been determined to be between cross section “R” and “S” at 6853 feet above msl. Future construction must be in compliance with the City’s Floodplain Management Ordinance contained in Municipal Code Chapter 15.64. Therefore, the project has been determined to have a Less Than Significant Impact upon Hydrology and Water Quality.

**XI. LAND USE AND PLANNING -- Would the project:**

- |                                                                                                                                                                                        |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |

**XI. (a– b) No Impact.** No established community exists around the project site. Although the property is designated multiple family residential, its small size precludes the development of multiple units but one unit would be allowed. This one unit must be made up in another area of the City as required by the Housing Element and state law. The future proposal is to merge this property with the adjoining commercial property on the north and west for future development of a parking lot associated with the development of a “barn” building banquet and wedding venue. This proposal is consistent with the General Plan and the Rathbun Corridor Sustainability Plan for additional visitor commercial development in the Moonridge corridor.

**XII. MINERAL RESOURCES -- Would the project:**

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

**XII. (a-b) No Impact.** Three Mineral Resource Zones (MRZ) are identified as in or around Big Bear Lake; MRZ-1, MRZ-2, MRZ-3. An MRZ-1 designation indicates areas that contain no mineral resources. An MRZ-2 designation indicates that data shows that significant resources exist or are likely to exist. An MRZ-3 designation indicates that sufficient data does not exist to determine the significance of mineral resources. The primary areas in and near the City that have mineral resources are the Sugarloaf area east of the City, Van Dusen Canyon north of the city, Gold Mountain, and Smarts Ranch northeast of the city. The City’s General Plan identifies the area in and around Sugarloaf, which is located east of the City of Big Bear Lake boundary, of significant mineral value. The areas located in and around Van Dusen Canyon, Gold Mountain, and Smarts Ranch have undetermined value. These areas are also outside of the City’s boundary. Therefore, no significant mineral resources are identified within the City limits, and the project will have no impact upon Mineral Resources.

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

**XIII. (a-c) Less than Significant Impact.** The General Plan Amendment and Zone Change will not in itself generate noise. However, future construction as a parking lot will generate both short-term (construction) and long-term (operational) noise impacts. Performance standards in the Development Code protect against excessive noise during construction activities. Measures include restrictions on the day of the week and hours of the day of construction activities. Operational conditions of approval, such as hours of operation and on-site security, will mitigate excessive noise. The location of the proposed parking lot is acceptable because it is adjacent to larger commercial-visitor zoned properties and a very large auxiliary parking lot for the Big Bear Mountain Ski Resorts. Therefore, a less than significant impact is anticipated.

<b>XIV.</b>	<b>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 road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**XIV. (a-b) Less than Significant Impact.** Although the property is designated multiple family residential, its small size precludes the development of multiple units. However, a property of this size could be developed with one residential dwelling unit. The displacement of one unit will be accommodated elsewhere within the City as required by the Housing Element and state law. Therefore, a Less than Significant Impact will result from this General Plan Amendment and Zone Change project.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV.	<b>PUBLIC SERVICES -- Would the project:</b>				
a)	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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	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 type="checkbox"/>	<input checked="" type="checkbox"/>
	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XV. Less than Significant Impact.** Fire protection and emergency response services for the community are provided by the Big Bear Fire Department from their headquarter location at 41090 Big Bear Boulevard and other unmanned stations including a station at 42610 Rathbun Drive. These services are supplemented by mutual aid agreements with the State and the U.S. Forest Service under special circumstances. The Big Bear Fire Department provides valley-wide emergency services, equipment, and personnel. The subject property is approximately 1.8 miles from the headquarter location and 500 feet from the Rathbun Drive location, therefore acceptable response times are expected. Police service within the City is provided by the San Bernardino Sheriff's Department via a contract with the City through the Sheriff's Office location at 477 Summit Boulevard. The General Plan Amendment and Zone Change will not trigger additional fire or police service. However, future development of the property may create a demand on public services. Development of the property will be subject to the payment of Development Impact Fees for the incremental increase on services. Therefore, this impact is anticipated to be Less than Significant.

**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 would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVI. (a-b) No Impact.** The General Plan Amendment and Zone change in itself is not anticipated to increase the use of existing parks or generate the need for additional park facilities. Based upon a minimum of three acres per 1,000 residents, approximately 18.77 acres of parkland would be needed for the City. There are approximately 21.25 acres of existing parkland in the City, including Meadow Park, Rotary Pine Knot Park, Veterans Park and Boulder Bay Park.

The City has adopted a valley-wide master plan of trails called the Pedestrian, Bicycle and Equestrian Master Plan. Moonridge Road, Rathbun Creek and Catalina Road are designated as Trails, Elm Street is designated as having a sidewalk, and the intersection of Elm Street and Moonridge Road is designated as a City Pedestrian Point on Map 7.1 the City Multi-Use Non-Motorized Network. As shown on Map 7.2 City Bicycle Network, a paved multi-use Class 1 pathway is contemplated along Rathbun Creek, a Class II Bicycle Lane is proposed along Moonridge Road, and a shared Class III route is proposed along Catalina Road. The City has also adopted the Rathbun Creek Sustainability Plan. This plan is a focus effort on the Rathbun corridor area that was begun in the Pedestrian, Bicycle and Equestrian Master Plan. The project location is adjacent to Phases 1A and 1B of the plan. As shown in Figure 7.1 on page 74 of the plan, a new bike lane is proposed along Moonridge Road and the project site is in close proximity and convenient access to the Elm Street parking and trailhead and Rathbun Creek Trail. Therefore, there are several existing and planned recreational improvements in the area and No Impact upon Recreation is anticipated from the General Plan Amendment and Zone Change applications at this time.

**XVII. TRANSPORTATION -- Would the project:**

a)	Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict or be inconsistent with CEQA Guidelines section 15064.3 <sup>2</sup> or will conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	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"/>

**XVII. (a-d) No Impact.** The General Plan Amendment and Zone Change, in itself, has no effect on transportation. The project site has one access point from Elm Street, which is a 60-foot wide dedicated and improved city right-of-way. The intersection of Elm Street and Moonridge Road is a key intersection within the Moonridge/Rathbun Corridor. Moonridge Road is a 120-foot wide dedicated and improved city right-of-way. As detailed in the Rathbun Corridor Sustainability Plan, this intersection will be improved with a roundabout to calm traffic and facilitate movement through this intersection. These improvements have been designed by the City and funding is being sought. Therefore, No Impact is anticipated.

<sup>2</sup> CEQA Guidelines section 15064.3(c) provides that a lead agency “may elect to be governed by the provisions” of the section immediately; otherwise, the section’s provisions apply July 1, 2020. Here, the District has not elected to be governed by Section 15064.3. Accordingly, an analysis of vehicle miles traveled (VMT) is not necessary to determine whether a proposed project will have a significant transportation impact.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII.	TRIBAL CULTURAL RESOURCES – Would the project:				
a)	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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVII. No Impact.** Tribal consultation has occurred pursuant to both SB 18 and AB 52. Through the SB 18 tribal consultation process, four tribes were notified for a 90-day period from August 6, 2019, to November 4, 2019. No consultation was requested. Through the AB 52 process, four tribes have requested notification, and these four tribes were notified for a 30-day period from February 10, 2020, to March 13, 2020. No tribes requested formal consultation. However, the San Manuel Band of Mission Indians have Serrano ancestral territory in specific parts of the Big Bear Valley (this site not being one of them). Because of this, the Tribe’s standard inadvertent discovery language contained in four conditions of approval will be placed on the project approval. These include that

1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
2. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
3. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.
4. 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.

Because significant tribal notification has occurred without the request for consultation, the likelihood of finding resources is small. Conditions of approval are proposed to be imposed on the project in the unlikely event that artifacts are discovered. Therefore, significant precautions are placed on the project to protect Cultural Resources and No Impact is anticipated.

**XVIII. UTILITIES AND SERVICE SYSTEMS -- Would the project:**

- |    |                                                                                                                                                                                                                                                                                   |                          |                          |                                     |                          |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVIII(a-e). Less than Significant Impact.** The proposed General Plan Amendment and Zone Change applications will not create direct impacts to any of the listed utilities. Future development of the project is anticipated to have a less than significant impact upon water, wastewater treatment, stormwater drainage, electricity, natural gas, or communications.

Water. In accordance with the California Urban Water Management Planning Act, the City of Big Bear Lake Department of Water and Power (DWP) is required to prepare an Urban Water Management Plan (UWMP). The most recently adopted plan, the 2015 UWMP details DWP’s efforts to promote the efficient use and management of its water resources. According to the UWMP, residential uses consume 67 percent and commercial consume 22 percent of the DWP’s water supply. The UWMP forecasts growth in the water use for the City of Big Bear Lake through the year 2040. According to the UWMP, the City’s annual water demand is estimated to reach 2,494 acre feet (AF) by 2040, which is an increase of 399 AF, or 19 percent, from 2015. Prior commercial and residential uses on the site, which previously contributed to the City’s water demand, were demolished in 2018. Future construction of “the barn” will contain numerous water conservation measures that would be implemented. Therefore, water service to this property will not create a significant impact on the water infrastructure as the project is consistent with buildout of the General Plan.

Wastewater collection and treatment. The wastewater system in the project area is adequately sized to serve the project. According to the City wastewater collection and treatment system, the future project would be connected to the existing 12-inch sewer mains at the rear of the property or within the 10-inch main in Elm Street. Both of these mains have available capacity to serve the project due to vacated demand and/or available excess capacity. Additionally, the incremental wastewater flows generated by the Modified Project will be more than adequately served by the existing treatment facility operated by the Big Bear Area Regional Wastewater Agency (BBARWA). Current plant capacity at this facility is operating at 43 percent during normal periods (non-holidays) and at 71 percent during peak holiday periods.

Electricity and Natural Gas. Bear Valley Electric Service (BVES) has adopted an Integrated Resource Plan (2018-2028) which indicates that the current transmission capacity is sufficient to meet BVES’ load requirements through 2024. Uncertainty exists because of anticipated demand of electric cars, however, capacity gains are being made in the area of solar generation and energy efficiency. With respect to natural gas, Southwest Gas Company provides natural gas service to the Big Bear Valley. According to their 2018 Sustainability Report, sustainable and responsible business practices have saved approximately 16 million therms of energy since 2016. Energy efficient appliances and construction requirements will continue this savings trend, and a continued pipeline replacement program helps reduce a risk of leaks and pipeline breaks to guarantee safe and reliable delivery of natural gas.

Drainage. Storm drainage will be captured, clarified and released from the site according to storm water standards. Additionally, as part of the traffic calming and streetscape improvements to Moonridge Road proposed in the Rathbun Corridor Sustainability Plan, storm drain improvements will be constructed as part of reconstruction and installation of a roundabout at the Moonridge Road and Elm Street intersection.

Solid Waste. There is currently sufficient landfill capacity to accommodate solid waste generated by the project. According to the 2018 Countywide Integrated Waste Management Plan (CIVMB), an adequate supply of landfill space in the County has been approved for well in excess of 15 years. Therefore, a Less than Significant Impact to Utilities and Service Systems is anticipated.

XIX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- |                                                                                          |                          |                          |                                     |                          |
|------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a 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 sources, 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 checked="" type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XIX. (a-d) Less than Significant Impact.** Almost all of the area within the City of Big Bear Lake is located within the Very High Fire Hazard Severity Zone. The General Plan Amendment and Zone Change itself will not cause a Wildfire risk. The development of this property does not pose any greater risk of wildfire, than any other location in the City. The creation of a parking lot may be beneficial due to removal of shrubs and native vegetation. The property is not located in a steeply sloped nor heavily treed area.

The City of Big Bear Lake has adopted an Emergency Operations Plan for all types of disasters, including snowstorms, earthquakes, and fires, other natural disasters, technological incidents, and national security emergencies. The plan “is designed to include the City of Big Bear Lake as part of the California Standardized Emergency Management System (SEMS).” The purpose of SEMS is “to assist emergency management in the response to multi-agency and multi-jurisdictional emergencies and disasters.” The City of Big Bear Lake is a member of the San Bernardino County Operational Area. As a result, City resources are made available to other local agencies and citizens affected by disaster in the area and will request assistance from other agencies when needed. The Emergency Operations Plan incorporates policies and procedures to care for full-time residents and visitors in a time of disaster. Depending upon the situation or disaster, citizens and visitors would be instructed on the appropriate action to take. Instructions can be disseminated by a wide array of options. The San Bernardino County Telephone Emergency Notification System (TENS) provides for recorded messages to be sent to all standard telephones in the Valley. KBHR 93.3 FM radio, in addition to their normal emergency broadcasts, have agreed to participate in sending out messages in coordination with a Valley-wide siren system. The City also has the ability to provide door-to-door notification and to utilize a mobile emergency vehicle with sirens and loudspeakers. Finally, Scan USA, which is a web-based emergency notification system, sends out locally generated messages by email, telephone, text messaging, and cell phone for individuals that sign up for the service (Big Bear Valley Community Wildfire Protection Plan). In the event of an emergency evacuation, there are three main escape routes out of the Bear Valley- State Route 18 north to the Lucerne Valley, State Route 18 southwest to Highway 330 and connecting to State Route 30, and State Route 38 south to Redlands.

The Big Bear Valley Community Wildfire Protection Plan notes that a confidential Emergency Evacuation Plan is maintained and refined by the San Bernardino County Sheriff’s Department. The Emergency Evacuation Plan includes a tiered approach to evacuation within the valley, with separate levels for warning, voluntary, mandatory, and immediate evacuations, as well as shelter-in-place. Upon the warning of an evacuation it is most likely that the day time visitors and a large majority of the second homeowners will exit the valley. At the time of the issuance of a voluntary evacuation the remainder of the second homeowners and most likely half of the full-time residents would exit the valley. At the point a mandatory evacuation is issued only half of the full-time residents will be remaining in the valley and attempting to leave, which would consist of a total of 4,095 dwelling units. Based upon an average of two cars per dwelling unit, a total of 16,321 vehicles will be leaving the valley in the event of a mandatory evacuation. Of this, approximately 4,972 vehicles would be exiting the City of Big Bear Lake. City’s Municipal Code addresses the high fire hazard potential in the City by incorporating regulations from the California Fire Code. In addition, the City’s Municipal Code provides Section 15.36.020(Construction Requirements) incorporating fire protection measures in building construction.

The City of Big Bear Lake has enacted several ordinances and regulations in order to proactively work to reduce the potential for wildfire. Regulations include weed abatement requirements, property maintenance standards, and a prohibition of wood shake roofing materials. Weed abatement requirements and property maintenance standards reduce the amount of fuel that is located adjacent to structures, reducing the risk to structures and humans from wildfire. In 2008 the Big Bear Lake City Council took additional action to address the threat of a forest fire by adopting City Ordinance 2008-379 for the Native Brush and Shrub Reduction Ordinance. This ordinance requires private property owners to reduce fire fuel dangers posed by native brush and vegetation through minimizing fuel material. In 2014, the Big Bear Lake City Council further took proactive measures to reduce the threat of fires through adoption of Ordinance 2014-432 – Defensible Space and Forest Management, now incorporated into Municipal Code Chapter 17.10. Based on implementation of all of the measures listed above, the project will have a Less than Significant Impact upon Hazards and Hazardous Materials.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX.	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XX. (a-c) Less than Significant Impact.** The project involves the change in General Plan land use designation of one 5,000 sf parcel from Multiple Family Residential to Commercial-Visitor for the future development as a parking lot. The project does not have the potential to degrade the quality of the environment, reduce fish or wildlife species or the habitat, reduce the number or range of a rare or endangered plant or animal, nor eliminate an important example of California history or pre-history, because the property has not been identified as containing any of these resources. The property was previously developed with a commercial office, two residential units and a small parking lot. The commercial office and one residential dwelling unit have been demolished. The surrounded by development and partially disturbed by an asphalt driveway. The property is adjacent to several parcels of land zoned Commercial Visitor and a large auxiliary parking lot for the Big Bear Mountain Resort.

Cumulative impacts to air quality, greenhouse gas emission, and wildfire may occur as a result of improvement and use of the property, however, these impacts are anticipated to be less than significant impacts as described throughout this Initial Study checklist.

The project does not have any substantial direct or indirect effects on humans. The project site is located within Rathbun Corridor Sustainability Plan and intended for development of visitor serving land uses. The project does not significantly change the allowable land uses of the properties or character of the residential neighborhood as stated in the responses throughout this Initial Study Checklist. Therefore, the project will have a Less than Significant Impact on the Mandatory Findings of Significance, and no mitigation measures are necessary at this time.

**References:**

- City of Big Bear Lake 2013-2021 Housing Element
- City of Big Bear Lake 1999 General Plan and EIR
- City of Big Bear Lake Municipal Code
- City Council Resolution 2009-16 Establishing and Increasing Certain Development Impact Fees for Applicants for Development Related Services. City of Big Bear Lake. Adopted May 11, 2009.
- City of Big Bear Lake Pedestrian, Bicycle and Equestrian Master Plan, 2014
- Southern California Association of Governments, City of Big Bear Lake, Rathbun Corridor Sustainability Plan, May 2017
- City of Big Bear Lake Compliance Action Plan (CAP) September 2015.

These documents are available for review at City Hall.

**List of Preparers:**

Janice Etter, Sr. Principal Planner, City of Big Bear Lake

**ATTACHMENT A – Expanded Project Description**

Note: Authority cited: Public Resources Code sections 21083, 21083.05, 21083.09.

Reference: Gov. Code section 65088.4; Public Resources Code sections 21073, 21074, 21080(c), 21080.1, 21080.3, 21080.3.1, 21080.3.2, 21082.3, 21083, 21083.3, 21083.5, 21084.2, 21084.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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