

## Highway 38 Realignment

Tentative Tract 16136, "Moon Camp"  
 Fawnskin, County of San Bernardino

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Figure 5

northeast boundary. Total relief is therefore 483 feet and slopes range from 5 percent to 40 percent (*Geologic Feasibility Report, RGS Geosciences, May 3, 2001*). A natural drainage occurs in the eastern portion of the project site, flowing from north to south; the drainage is mapped on the USGS Fawnskin 7.5 minute quadrangle. Other small drainage courses occur throughout the site. The property is an inholding within the boundaries of the U.S. National Forest but is not owned by the U.S. Forest Service and therefore requires no permitting by the USFS. The property, also known as Moon Camp, currently provides for public access to both the lakeshore and forest (*Communications with USFS, San Bernardino Office, August, 2001*).

**SURROUNDING LAND USES:**

Surrounding current land uses include residential and recreational (lake and forest) (refer to Figure 6). Land use designations are:

	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
Project Site	Vacant	BV/RL-40	IL5
North	Forest Residential (NW)	BV/RC, BV/RL-40, and BV/RS	IL1 & IL5
South	Big Bear Lake, Residential (SE)	BV/FW, BV/RS	IL1
East	Vacant, Residential (SE)	BV/RC, BV/RS	IL1 & IL5
West	Vacant, Residential	BV/PD-12/1, BV/RS	IL1

IL Infrastructure Improvement Level – Levels range from 1 to 5 and are tied to the availability of the basic infrastructure required for development (roads, water and wastewater). IL-1 represents the most intense urban areas before development can be permitted to the degree allowed by a site’s official land use designation, existing and planned infrastructure must be in place at levels consistent with the designated IL areas. Typical lot sizes for IL-1 is less than ½ acre

- BV/RC Resource Conservation
- BV/RS Single Residential
- BV/RL-40 Rural Living ( 40-acre min. lot size)
- BV/PD-12/1 Planned Development (12 units/acre)
- BV/FW Floodway

County Development Code References for the above land uses are summarized as follows:

Planned Development: Allows for row, field, tree and nursery crop cultivation; single dwelling unit; social care facility and animal raising. Minimum lot size is 40 acres - map suffix allows lot size less than 40 (e.g. PD-12/1 = Planned Development – 12-units/acre).

Rural Living: Allows for row, field, tree and nursery crop cultivation; single dwelling unit; social care facility and animal raising. Minimum lot size is 2.5 acres

Single-Family Residential: Allows for row, field, tree and nursery crop cultivation; single dwelling unit; and social care facility.

Resource Conservation: Allows for row, field, tree, and nursery crop cultivation; single dwelling unit, social care facility, and animal raising. Minimum lot size is 40 acres.

Floodway: Uses only permitted where the property owner understands that the use is placed at their own risk and that it shall not obstruct and/or deflect flows onto other property.

**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 checked="" type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources                         | <input checked="" type="checkbox"/> Air Quality            |
| <input checked="" type="checkbox"/> Biological Resources          | <input checked="" type="checkbox"/> Cultural Resources                 | <input checked="" type="checkbox"/> Geology /Soils         |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality          | <input checked="" type="checkbox"/> Land Use/ Planning     |
| <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Noise                              | <input checked="" type="checkbox"/> Population / Housing   |
| <input type="checkbox"/> Public Services                          | <input checked="" type="checkbox"/> Recreation                         | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities / Service Systems   | <input checked="" type="checkbox"/> Mandatory Findings of Significance |  |

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

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

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- 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.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- 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.
- 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.

Mike Williams  
Signature (prepared by)

9/4/01  
Date

Julie M. Lynn  
Signature  
For Land Use Services Director

9/5/01  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS

Pursuant to Section 15063 of CEQA Guidelines, an explanation is required for all "Potentially Significant Impact," "Potentially Significant Impact Unless Mitigation Incorporated," and "Less Than Significant Impact" answers, including a discussion of ways to mitigate the significant effects identified.

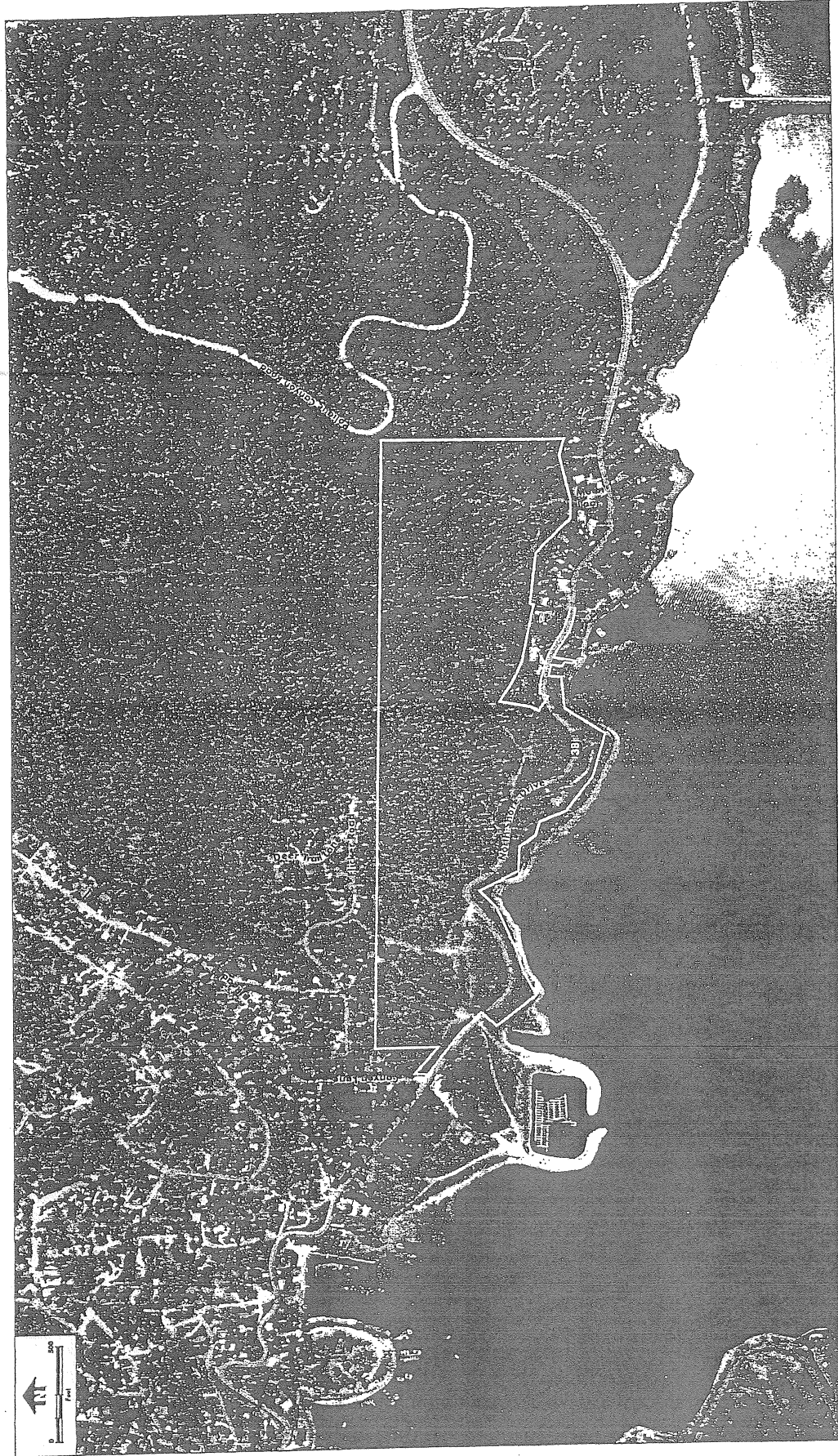
	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
I. <b>AESTHETICS</b> — Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (check \_\_\_ if project is located within the viewshed of any Scenic Route listed in the General Plan):

- a-c) The project site is currently undeveloped forested land, visible from State Highway 38, nearby residences, by boaters and other recreationists on or along Big Bear Lake, and by residents of the City of Big Bear Lake. The highway is federally-designated as a Scenic By-Way but has no State Scenic Highway designation. It is designated by the County as Scenic northerly from the East Valley to the Big Bear Dam (County General Plan). The existing scenic value of this property is considerable (refer to the aerial photo included as Figure 6 and the site photographs Figures 7 and 8) and will be substantially altered by the proposed development. An estimated 2,772 trees exist on-site; approximately 655, or 24 percent of the existing trees would be removed for roadway construction. Additionally tree removal would likely occur during individual lot development and construction of custom homes; the design of which is not a part of this project. Design of custom homes will be left up to the individual lot owner but will fall under the requirements of development for RS zoning. A visual resources assessment of the project's impacts, including tree removal and consideration of the future development of custom homes, as well as impacts to the scenic highway should be prepared and included in an EIR.

It is anticipated that a Timber Harvest Plan (THP) will be required by the California Division of Forestry (CDF) to comply with the State Forest Practice Act. A THP would substitute as a tree removal plan and permit in compliance with the County's Plant Protection and Management Ordinance. A revegetation plan prepared by a qualified professional (Registered Professional Forester, Licensed Arborist, or qualified botanist with restoration experience) would be required to ensure proper handling, planting, and maintenance for replacement of removed trees. The site restoration and revegetation plan should be specified in an EIR. The EIR may serve as CEQA compliance for the THP if adequate scoping that satisfies CDF is included. CDF may choose to perform its own CEQA compliance pursuant to the State Forest Practice Act procedures.

All trees to be removed, as shown on the plans and as directed by the Engineer, need to be removed and disposed of in accordance with the State and County provisions.



**Aerial Photo**  
Tentative Tract 16136, "Moon Camp"  
Fawnskin, County of San Bernardino



Photo 1 - Site topography and vegetation.

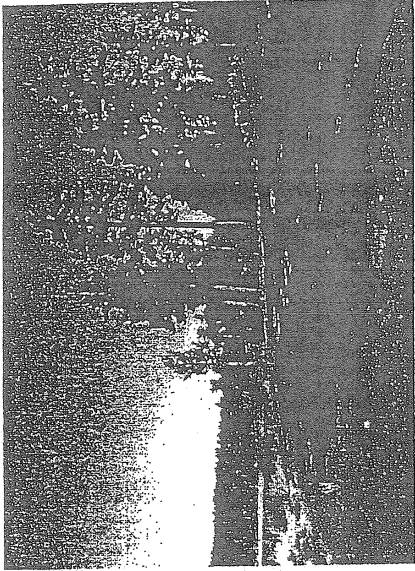


Photo 2 - Site topography and vegetation.

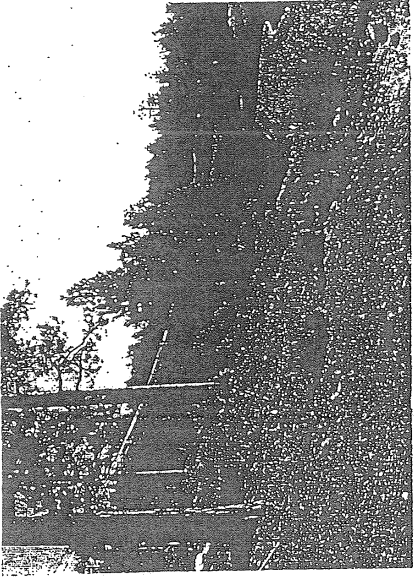


Photo 3 - Site Topography at the lake shore.

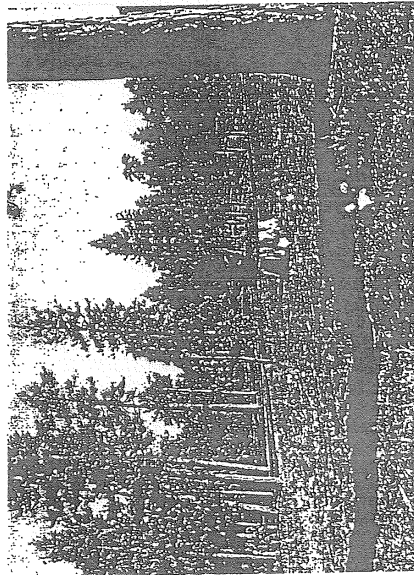


Photo 4 - Pebble plain western portion of site.



Photo 5 - Drainage course within pebble plain at westerly portion of site.

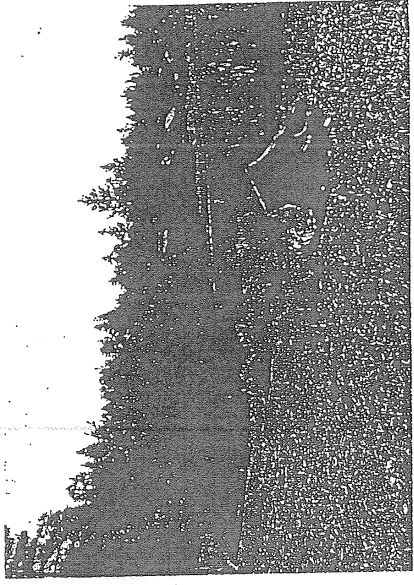


Photo 6 - South of Highway 38 looking east toward nearest residence.

### Site Photos

Tentative Tract 16136, "Moon Camp"  
Fawnskin, County of San Bernardino

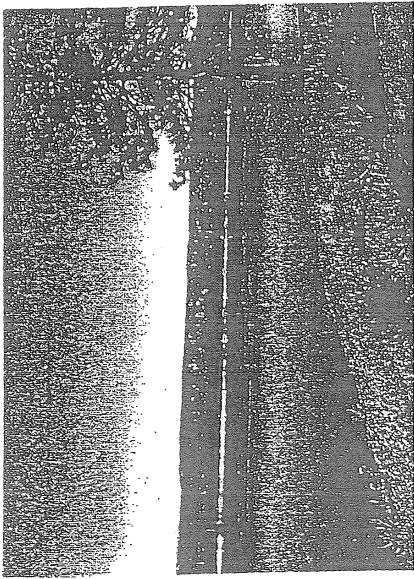


Photo 7 - Looking southerly across the lake to the city of Big Bear Lake.

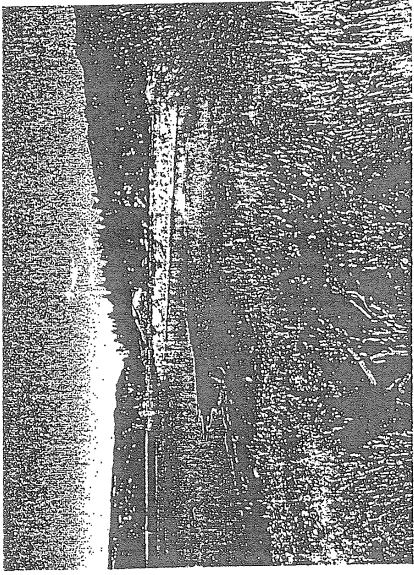


Photo 8 - Southwest corner looking westerly near proposed boat dock.

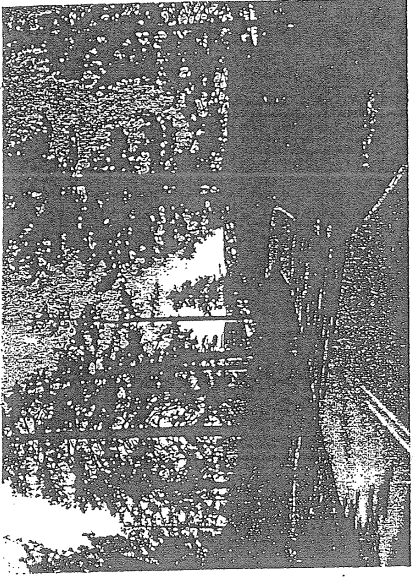


Photo 9 - Lake on right. Looking southeast from Canyon Road.

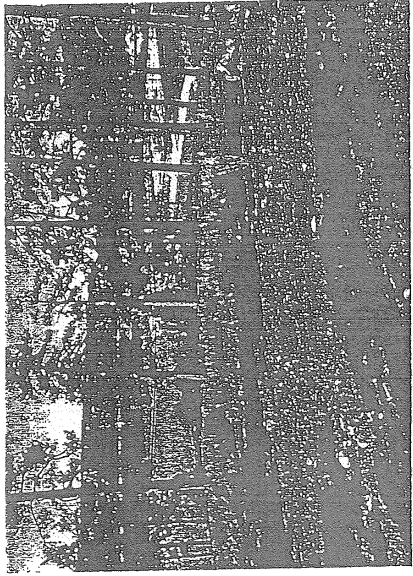


Photo 10 - Looking southerly from Highway 38 at proposed boat dock area.

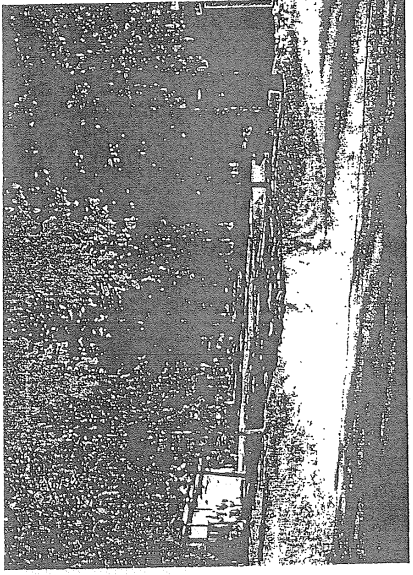


Photo 11 - Looking north on Moon Lane from Northshore Drive at existing residences east of project site.

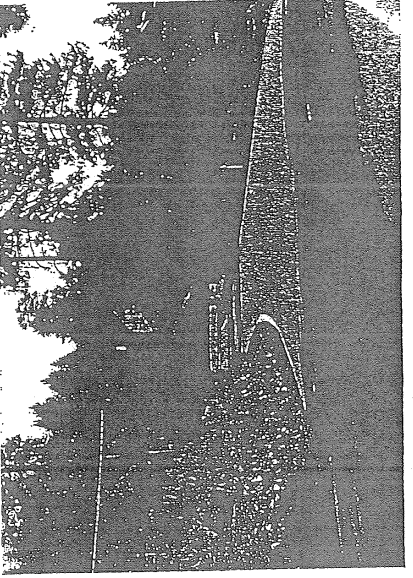


Photo 12 - Highway 38 looking easterly at existing houses east of project site.

**Site Photos**

Tentative Tract 16136, "Moon Camp"  
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d) Sources of light that would be created by the project would be limited to the future homes to be constructed on-site. With the density of proposed development (RS-7200 = 6 lots/acre), a substantial change to the existing light environment would occur. Simulations of the nighttime impact of the project should be prepared and an evaluation of nighttime lighting should be included in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**II. AGRICULTURE 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. 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) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural 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):

a-c) The project site is not known to contain soils that have been designated as prime or unique agricultural soils and agricultural activities have not historically occurred at the project site. The project would not adversely impact prime or locally important agriculture as none occur within the project area. The entire site is zoned residential and is not under a Williamson Act contract. No further discussion of agricultural resources is required in an EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**III. AIR QUALITY** — Where available, the significance criteria established by the applicable air quality management 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|



- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

SUBSTANTIATION (discuss conformity with the South Coast Air Quality Management Plan, if applicable):

The project site is located 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. To assist local agencies to determine if a project's emissions could pose a significant threat to air quality, the SCAQMD has published its CEQA Air Quality Handbook (CEQA Handbook).

- a-c) The project's potential impacts to air quality involve both construction and operational emissions. Construction impacts will result from grading and road construction and operational impacts will result from the expected use of wood-burning stoves or fireplaces. Demolition of the existing State Highway will consist of ripping and removing the existing asphalt and minor regrading on approximately 1/2 acre. Grading will also occur for the new alignment of the highway and new roads approximately less than 1 acre. The 92 lots will also be graded and improved. These activities will generate PM<sub>10</sub> emissions in the short-term. Emissions associated with vehicle trips will also increase as the lots are purchased and occupied. Although the design of the homes is not currently known, it is likely that each will include a minimum of one fireplace. The impact of additional emissions in the Big Bear Valley resulting from additional wood-burning fireplaces and stoves will need to be evaluated. Air quality impacts associated with the project will require evaluation in an EIR.

The Big Bear Valley has relatively good air quality, compared to most of southern California. In the past few decades noticeable deterioration of air quality has occurred, however, due to increased local development and population growth, traffic, construction activity and various site disturbances. It is apparent that although air pollution is emitted from various sources in the Big Bear Valley, some of the most evident degradation may be attributable to sources outside of the area. The valley is impacted by significant air pollution levels caused by the transport of pollutants from coastal air basins to the west, primarily ozone, and by primarily locally generated PM<sub>10</sub>. Air inversions trap moisture, suspended dust, and a variety of chemical aerosols emitted by trucks and automobiles, furnaces, fireplaces and other sources which creates haze and smog. The SCAQMD has identified two areas of air quality degradation associated with ozone (O<sub>3</sub>) and micron-sized particulate matter (PM<sub>10</sub>) (*City of Big Bear Lake Final General Plan EIR, July 1999*). The project may therefore contribute to a cumulative net increase in pollutants; impacts need to be evaluated in an EIR.

Table 6-3 of the SCAQMD CEQA Handbook identifies grading of three acres per day as having a potential to exceed the SCAQMD threshold for construction related emissions. The entire area within the project boundaries is 62.43 acres; the lot grading, private road construction, and State Highway

realignment, may exceed the SCAQMD threshold. CEQA and the SCAQMD require that all potential impacts be mitigated to the greatest extent feasible.

- d) Sensitive receptors include hospitals, nursing homes, schools, and parks. Within the project's vicinity is the Dana Point Park (marina) ½ mile to the west, Grout Bay Park ½ mile to the west, Serrano Campground ½ mile to the east, Big Bear Middle School 2 miles to the southeast (in City of Big Bear Lake), Big Bear High School 3.5 miles to the east (in Sugarloaf), Northshore Elementary School 2.5 miles to the east and Bear Valley Community Hospital 2.5 miles to the southeast. The project's emission-related impacts to these receptors should be evaluated in an EIR.
- e) The proposed residential development would not result in the generation of objectionable odors because the project does not include commercial or industrial land uses. Emission from any motorized boats using the boat dock would be minimal and temporary.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**IV. BIOLOGICAL RESOURCES — Would the project:**

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input 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, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input checked="" type="checkbox"/> | <input 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?

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

- a) The property lies within a County Biological Resources Overlay District. The proposed project site is located within a Jeffery pine forest community and contains plant species that are commonly found in such forest communities. Species listed in the California Department of Fish & Game Natural Diversity Data Base are shown in Attachment A (Commercial Version and Government Version). Those found during a Baseline Biological Survey and Resources Assessment conducted in June of 2000 to exist in the project vicinity include thirteen plant species and one plant community with special status. Of these, Ash-gray indian paintbrush (*Castilleja cinerea*) and silver-haired ivesia (*Ivesia argyrocoma*) were observed and are associated with pebble plain habitat in the western portion of the project site. No special status wildlife species were observed on the project site, however the area is known to support the Bald eagle, California spotted owl, Southwestern willow flycatcher, flying squirrel, and the Southern rubber boa. Additional surveys are required to determine the absence/presence of these species, as well as all others listed in Attachment A, and to determine impacts and mitigation measures. The Migratory Bird Treaty Act will also need to be addressed in an EIR. Protocol surveys for the Bald eagle are to be conducted in the winter.
- b-c) The project site supports a drainage in the eastern portion which is a blue line stream on the USGS maps. This drainage may be considered as waters of the U.S. and impacts may be considered significant. A wetlands delineation is required to determine jurisdiction and the need for mitigation measures in an EIR. Impacts to riparian and wetland related habitat and associated wildlife need to be evaluated in an EIR. The Mountain yellow-legged frog (*rana muscosa*), a federally proposed endangered species is known to exist in the vicinity and should be surveyed for while conducting the wetlands delineation at the appropriate time of the year.
- d) The Bald eagle survey shall include discussion of the species' use of the project site for roosting, foraging, and/or perching. Impacts to Black bear or other species that may use the property for lake access should be evaluated in an EIR.
- e) It is anticipated that a Timber Harvest Plan (THP) will be required by the California Division of Forestry (CDF) to comply with the State Forest Practice Act. A THP would substitute as a tree removal plan and permit in compliance with the County's Plant Protection and Management Ordinance. A revegetation plan prepared by a qualified professional (Registered Professional Forester, Licensed Arborist, or qualified botanist with restoration experience) would be required to ensure proper handling, planting, and maintenance for replacement of removed trees. The site restoration and revegetation plan should be specified in an EIR. The EIR may serve as CEQA compliance for the THP if adequate scoping that satisfies CDF is included. CDF may choose to perform its own CEQA compliance pursuant to the State Forest Practice Act procedures.
- f) No habitat conservation plans exist in the project area; this project will therefore not pose any conflict with existing plans for biological resource conservation.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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V. CULTURAL RESOURCES — Would the project:

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input checked="" type="checkbox"/> | <input 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):

- a-b) The project site is not within a Cultural or Paleontologic Resources Overlay District, however a Historical Resources Overview was conducted for this site by the Archaeological Information Center of the San Bernardino County Museum for the applicant on August 6, 2001. The potential for Prehistoric Archaeological Resources is High, moderate to high for Historic Archaeological Resources, and low for Historic Resources. A site-specific investigation and survey should be conducted and used for determining the significance of impacts in an EIR. The results of the Museum's record search will be made available to the consultant preparing the EIR.

A cultural resources investigation was performed for a 50-acre site considered for relocation of the Moonridge Zoo, one mile to the east of the Moon Camp project site in portions of sections 7, 8, 17, and 18, T2N, R1E. The investigation included research conducted by the San Bernardino County Museum of a 1.5-mile radius. It was determined that the study area was not completely surveyed during any prior project, but a single investigation bounded the southern boundary of the property (McCarthy 1997) for the proposed nature trail between the Discovery Center and the Serrano Campground, and the Northshore Recreation Area Survey (Kaiser 1978) addressed the southern third of that study area. No resources were identified within the partially surveyed project area. In addition to these surveys, three area specific surveys and eight general overviews have been completed in the area. Six prehistoric sites and five pending archaeological sites were reported for the area surrounding the 50-acre project site. No historic sites and no pending historic sites have been identified in the general area. However, one possible historic structure (PSBR-50H) was noted on the historic maps, but is outside the Moonridge Zoo project area boundaries. (*A Phase I Cultural Resources Investigation for the Proposed Moonridge Animal Park Relocation Project Area, 2000*).

The above referenced study found no listed prehistoric resources or any prehistoric resources during the field investigation, however the relative sensitivity for such resources was assessed as "High". The August 2001 review conducted by the County Museum resulted in one recorded site (P36-060758), a metate and scraper.

c) On August 27, 2001, the Section of Geological Sciences of the San Bernardino County Museum prepared a letter summarizing their literature review and records search for the subject property (see Attachment B). The older Pleistocene alluvial fans present within the boundaries of the property are derived from the San Bernardino Mountains and may not have been deposited in a manner conducive to the preservation of significant fossil resources. These fan deposits therefore have undetermined potential to contain significant nonrenewable paleontologic resources and are assigned as "undetermined paleontologic sensitivity". The inventory review results indicate that no paleontologic localities are recorded within the property boundaries, however one locality is recorded approximately 5 miles east of the site. This locality yielded fossil remains of extinct sabre-toothed cat and giant ground sloth from the same older Quaternary fan deposits as found on the project site. Therefore, excavation associated with project construction has the potential to adversely impact significant nonrenewable paleontologic resources. The mitigation program recommended by the Museum, for inclusion in an EIR, to reduce the significance of impacts, is included in the Attachment.

d) A cemetery has been reported to be located just west of the half-mile radius surrounding the 50-acre Moonridge Zoo site, which could place the cemetery site close to the proposed Tentative Tract 16136 property. This cemetery, Pending Site No. 27, is referenced in a local history pamphlet:

"An Indian burial ground has been reported to be situated on the lower flats of Delamar mountain just west of Polique Canyon. This is probably of a late date; that is, before the discovery of Holcomb Valley, but since the neophytes were released from the Missions in 1833". (*A Phase I Cultural Resources Investigation for the Proposed Moonridge Animal Park Relocation Project Area, 2000*).

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS — Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ii) Strong seismic ground shaking?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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iv) Landslides?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

Preliminary data contained in this section of the Initial Study was obtained from the Geologic Feasibility Report prepared by RGS Geosciences, dated May 3, 2001 (see Attachment C). This Geologic Feasibility Report generally evaluated the geologic conditions of the property relative to the proposed development and recommended mitigation measures for geologic hazards identified. This report has been reviewed and approved as a general feasibility evaluation by the County Geologist (County Review 980 , Wes Reeder, Dated June 11, 2001). Comments are on-file for review during preparation of an EIR.

- a) The most significant geologic seismic hazard associated with the property is strong ground shaking associated with a major local or regional earthquake. The site is located in a seismically active area where earthquakes of magnitude 6.0 or greater have occurred within a few miles of the site (see Attachment C). Secondary seismic hazards induced during periods of strong ground motions caused by major seismic events include ground rupture, landsliding or lurching, liquefaction, soil settlement, and rockfall. Each of these is briefly discussed below.

Ground Rupture: Most likely to occur along pre-existing fault traces that have ruptured the ground surface in the past. Considering the lack of geomorphology indicative of active faulting expressed at the ground surface, and absence of identified faulting near the property, the potential for ground rupture from tectonic sources is considered very low.

Landsliding: No areas of compromise due to slope instability or debris flows were noted on-site or in the immediate vicinity. In general, the majority of the site is composed of relatively gentle hillsides with natural gradients of less than 20 or 30 percent. The potential for landsliding is considered low. Locally, natural hillside gradients approach 40 percent exposing competent bedrock materials with a thin mantle of topsoil. The bedrock material in these areas is generally not considered to be susceptible to gross failure or instability. Minor surficial debris flows, however, cannot be precluded within the topsoil material during periods of heavy prolonged rainfall or saturation by rapid snow melt concurrent with seismic activity and ground shaking.

Liquefaction: Based on the density and coarse grain size distribution of the underlying older fan deposits and bedrock, the potential for adverse conditions or impact to the proposed development associated with liquefaction hazard is considered low throughout most of the property. Conditions conducive to liquefaction may however be present within the lower elevations of the site near the shoreline of Big Bear Lake where alluvial sediment is present and shallow groundwater occurs.

Settlement: The potential for this hazard is greatest in loose, unconsolidated, younger alluvial soil. The older fan deposits and bedrock underlying the property are considered well compacted and consolidated in their current conditions; the potential for seismically induced settlement is therefore low.

Conditions relative to settlement during a seismic event in the southern portions of the site would need to be mitigated through provisions to preclude liquefaction potential.

Rockfall: There are no large rock outcrops located along hillsides on, or adjacent to the site, that could become dislodged during a seismic event and impact the proposed development.

Flooding: The failure of large water storage facilities during a seismic event can inundate properties located within lower lying areas. No current water storage facilities are known in proximity to the site and therefore the potential for seismically-induced flooding (*from ruptured storage tanks*) is considered nil.

It is recommended that a slope stability study and a soils investigation for the entire tract be prepared for evaluation in an EIR. A geotechnical evaluation of the liquefaction susceptibility should also be addressed in an EIR.

- b) The project will result in the grading of portions of 92 lots, the realignment of Highway 38, and grading of two new streets. Amounts of material impacted by cut and fill activities may be substantial. This could increase the potential for soil erosion and the loss of topsoil. Grading may also expose new rock outcrops. A geotechnical investigation of the property should be conducted to address the soil conditions of the site relative to the proposed development.
- c-e) Earth material underlying the site is expected to consist of younger alluvial soil within the drainage courses, with older fan deposits and crystalline bedrock exposed in the higher elevations. A geotechnical investigation of the property should be conducted to address the soil conditions of the site relative to the proposed development. The purpose of the geotechnical investigation is to evaluate the physical properties of the soil and provide recommendations for site grading and the design and construction of proposed improvements.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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## VII. 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"/> |
| 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 for people residing or working in the project area? | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

SUBSTANTIATION:

- a-c) The project is a residential subdivision that includes the development of a boat dock for use by the residents of the development project. The storage and use of boats and fuel would be typical of any residential land use. The boat dock will not be an improved marina or include the storage of any fuels on-site. No other hazardous materials would be stored on-site or transported through the property as a result of the subdivision. The project would not require additional analysis of hazardous materials in an EIR.
- d) The project site is not identified by the County of San Bernardino as a hazardous waste site (Map "Identified Hazardous Waste Sites," December 1, 1994). The County Fire Department HazMat Division responded to a Project Notice for Tentative Tract No. 16136 that "No hazardous materials conditions apply to this project" (July 24, 2001).
- e-f) The project is not located within an airport land use plan or within the flight path of the Big Bear Airport which is located 3.5 miles to the east. There are no nearby airstrips. The proposed residential development would not pose a safety hazard for any residents or other visitors to the site resulting from proximity of the Big Bear airport.
- g) The project will have access from State Highway 38 which is the primary roadway serving all of the Big Bear Lake area. The project also includes the realignment of this highway. The realignment will occur as two phases with construction of the new alignment completed before the existing alignment is demolished in order to eliminate the potential for hampering emergency response activity or evacuation plans. The project will include the addition of one private one public interior roads accessible from State Highway 38. The traffic impact analysis conducted for the project recommends the following to assure smooth and satisfactory traffic operations and good visibility:
  - a 150-foot left turn pocket on Highway 38 at each project access location
  - a stop sign to control outbound traffic onto Highway 38



- restriction of parking and controlling roadway access along arterials
- limit landscaping and sign height to 36 inches and within 25 feet of project driveways

Emergency access is determined adequate because there are two ways of reaching any point within the site.

- h) The area is not within a Wildlands Fire Hazard Overlay. It is within Fire Safety Review Area 2 (FR-2) as designated by the County and therefore must comply with the Fire Safety Overlay conditions as adopted in County Ordinance No. 3341. An FR-2 area is one that is relatively flat and urbanized but is located near an FR-1 area where wildland fires and other natural hazards may affect the FR-2 area. The County has established development requirements for land uses in an FR-2 area to reduce the exposure and risk from nearby wildfires or structure fires. For example, the County will require the development and each phase to have five (5) points of vehicular access for fire and other emergency equipment, and for routes of escape for evacuations (*Correspondence dated July 26, 2001 from Doug Crawford, SB County Fire Department to RCK Properties, Inc.*). The project will result in the development of 92 homes in an area where wildlands are adjacent, thereby continuing a mix of residences with wildlands. Design and evaluation of a fuel modification zone with appropriate landscaping designations and other fire prevention measures for the project should be included in an EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**VIII. HYDROLOGY AND WATER QUALITY — Would the project:**

- |   |                                     |                          |                          |                                     |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| systems or provide substantial additional sources of polluted runoff?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:**

- a) Due to the site's topography and the on-site drainage courses, the project has the potential to increase runoff and pollutants to Big Bear Lake. Discharges to the Lake are regulated by the California Regional Water Quality Control Board, Santa Ana Region (RWQCB). The RWQCB will require that an evaluation of the project-induced runoff be performed and will require a National Pollutant Discharge Elimination System (NPDES) Permit as well as a General Permit for Storm Water Associated Construction Activities. A Notice of Intent must be submitted to the State Water Resources Control Board.
- Big Bear Lake is impaired for sedimentation/siltation, nutrients, copper, mercury, metals, and noxious aquatic plants. The sampling and analysis plan for obtaining the permits must address each of these constituents. Impacts to the lake could be considered significant since Total Maximum Daily Loads (TMDLs) have not been established for this impaired water body and the project could increase runoff of sedimentation and nutrients. The RWQCB's ability to issue new permits before the TMDLs are established may be limited. An evaluation of hydrologic conditions and potential impacts associated with project runoff into the lake must be included in the EIR.
- b) The residential development will be served domestic water by the City of Big Bear Lake which has no municipal wells located within the project area. The project does not include any on-site wells. The site's location adjacent to the Lake does not provide an opportunity for any groundwater aquifer used for municipal water supply to be impacted. Relatively minor changes in the absorption rate of the property would occur as a result of the project. The project's potential impacts to local domestic water supply, as provided by the City, are discussed in Section XVI).
- c-d) The property has several on-site drainage courses, one is a blue line stream. The project could substantially alter the existing drainage patterns. The project may require a Section 404 permit from the U.S. Army Corps of Engineers, a Section 401 certification from the RWQCB, and a Section 1603 Agreement from the California Department of Fish & Game. Determination of jurisdiction and permit requirements will be made following the necessary biological surveys and reports and during preparation of an EIR.

- e) The project includes additional improved drainages to capture on-site flows and direct the discharge to Big Bear Lake. As discussed above, this may be a potentially significant impact and will require permitting by the RWQCB.
- f) The project's contribution to water quality degradation will be determined through the permitting process in order to obtain a NPDES permit for discharges to the lake.
- g-i) The project site is within Zone A – Special Flood Hazard Areas Inundated By 100-Year Flood (No Base Year Flood Elevation Established). The FEMA designation is found on Panel 7295-F, Map Dated March 18, 1996, Community 06-0270 (*August 16, 2001 telephone data request of SB County Flood Control District, Water Resources Division – Data Base Search*). Flood protection measures will therefore be required of the project and should be evaluated in an EIR.
- j) The project will result in the development of 92 homes on property that lies within a 100-year flood plain. Big Bear Lake could also be subject to seiches resulting from earthquakes below the bed of the lake. Seiches usually take place in the direction of the longest diameter of a lake, but are occasionally transverse. Water-related hazards could therefore occur persons or property from implementation of the project. Mitigation measures need to be designed and evaluated in an EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**IX. 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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**SUBSTANTIATION:**

- a) The project lies within the community of Fawnskin. Fawnskin is primarily developed to the west of the project site, with scattered residences south and east of the site. Because the project and the entire community of Fawnskin is accessible via State Highway 38, there will be no physical division of the existing community.
- b) The project includes a General Plan Amendment/Land Use District Change from BV/RL-40 Rural Living (40-acre minimum lot size) to BV/RS Single Residential. Proposed lot sizes range from 0.17 acres to 2.11 acres. Approval of the GPA will be required along with approval of the project. The proposed land use does not appear to conflict with surrounding land uses which are primarily residential. However, the density of the proposed residential units may constitute a potentially significant impact that needs to be evaluated in an EIR. Dwelling unit density will be evaluated during

the planning review process and addressed in an environmental evaluation. A slope-density analysis will be required to aid in the review process.

- c) No habitat conservation or natural community conservation plans exist in the project area; this project will therefore not pose any conflict with existing plans for conservation.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**X. 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"/> |

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

a-b) The site is not within an area designated by the State for locally important mineral resources and it does not lie within the County of San Bernardino's Mineral Resource Zone. The San Bernardino Mountains however are rich in mineral resources; known occurrences include gold, silver, lead, zinc, iron, manganese, and tungsten. Claims have been operated extensively but most have been non-productive for at least 15 years. Just north of the project site is Holcomb Valley where William F. Holcomb discovered placer gold in May 1860. The mapped gold placer area begins approximately 1.5 miles north of the project site's northeastern boundary and the nearest placer gold claim (Wayne Placers) is located in section 8, approximately one mile to the northeast. One-half mile to the northeast is a site (Polique Canyon) identified as metal prospect or nonmetallic deposit which has not been operated. All other mapped claims, mines, and quarries are further to the north of the project site (*Geology of the San Bernardino Mountains North of Big Bear Lake, California, pp 51 – 67*). No impacts to mineral resources will occur as a result of the project's implementation.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**XI. NOISE — Would the project result in:**

- |   |                                     |                          |                          |                                     |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 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 expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

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

- a) The existing acoustical environment in the immediate area of the site is typical of forested residential neighborhoods, particularly in the area east of Big Bear Lake. The site has been vacant and only previously used for access to the lake and most likely day use for hiking and picnicking.  
  
Future homeowners on the site may be impacted by noise from SR-38. Likewise, existing residents may be adversely affected by construction noise. Mitigation may be necessary to maintain an exterior noise level of 65 CNEL and an interior noise level of 45 CNEL, as required by County standards and policies. A site specific noise analysis will be required to determine actual mitigation for this site. Results of the analysis will be included in an EIR.
- b) The relocation of Highway 38 is proposed from the east to west, through the project site. Noise from construction of the highway could expose the existing development to temporary, yet severe noise levels without proper measures to mitigate the exposure.  
  
Federal Highway Administration has adopted noise abatement criteria for highway construction projects published in Procedures for Abatement of Highway Traffic Construction Noise (23 CFR Part 772). These criteria basically establish an exterior noise abatement objective of 67 dBA and an interior objective of 52 dBA for specified land uses, including residences. These criteria apply to private yard areas. A site-specific noise analysis will be required to determine actual mitigation for this site. Results of the analysis will be included in the EIR.
- c) The residential development will not result in a permanent increase in ambient noise levels greater than the surrounding residential areas, but will be greater than the ambient noise levels currently on the site. No analysis of the change in ambient noise levels would be required as this is expected to be a less than significant impact.
- d) Temporary noise increases will result from all on-site construction activities (refer to a-c above). Lot grading and housing construction will result in temporary noise level increases. These are not expected to be significant since the lots will be sold individually and housing construction will not occur simultaneously. These temporary impacts however should be included in the noise analysis.
- e-f) As noted in Section VII, the site is not within proximity to an airport or air strip. No impact will occur from aviation noise.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**XII. POPULATION AND HOUSING** — Would the project:

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

**SUBSTANTIATION:**

a) The Big Bear Lake area is a destination resort area and many of the residences are second homes. The City of Big Bear Lake estimates that about 68 percent of the City's housing units are second homes and as many of 50,000 people visit on peak holiday weekends. The City, for planning purposes, estimates an average of 2.44 persons per unit for all housing units, which is less than the State's average of 2.8 and accounts for the second homes and presently older population. Using this average, the proposed project will generate an additional population of 225 (92 homes x 2.44 persons/household).

The Fawnskin Chamber of Commerce estimates the maximum number of residents to be 600; the County estimates the population to be 380. Sixty-eight percent of 600 total residents would equal 408 permanent residents and therefore these population estimates are fairly accurate in light of the estimates of the region. The subject project would therefore increase the permanent population by 59% (225/380) and the total population by 38% (225/600). This is considered a significant increase in the community's population and will require analysis in an EIR.

b-c) The project is a 95-lot residential development on currently vacant land. There will be no displacement of existing housing or people.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**XIII. 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:**

Fire Protection – The addition of 92 homes to the Fawnskin community will not impact the services of the County Fire Department. The project area is served by County Fire Station No. 49, located in Fawnskin on Rim of the World Drive. The station is manned full-time and would be able to handle responses to the proposed project with current staffing and equipment. Mutual aid agreements exist with the City of Big Bear Lake and Big Bear City (*telephone conversation Captain Tellez, August 16, 2001*). No further analysis of fire protection services is required outside of that indicated in Section VII of this Initial Study.

Police protection – The community of Fawnskin's police protection service is provided by the County of San Bernardino Sheriff's Department. The responsible sub-station is located at 477 Summit Boulevard in the City of Big Bear Lake. The Sheriff's Department maintains a patrol unit, an investigation unit, a Search & Rescue unit, and a jail/booking facility at the station. Service is also provided to the community of Big Bear and City of Big Bear Lake. The mountain communities in the area have volunteer support of law enforcement through an active Search and Rescue team, Citizen's Patrol, and Neighborhood Watch programs (*telephone conversation with Sheriff's station staff and City of Big Bear Lake Final General Plan EIR*). The project would not result in significant impacts to the ability of the Sheriff's Department to serve the area; no further analysis is required.

Schools - The project lies within the Big Bear Unified School District. Students from the Fawnskin area attend Northshore Elementary School, Big Bear Middle School, and Big Bear High School. All schools are operating below capacity and no new school construction is currently planned. Because of existing capacity and the probability that many of the proposed homes will be second homes, the proposed project would not have a significant impact on schools in the District (*telephone conversation with District staff, August 16, 2001*).

Parks - Refer to Section XIV below.

Other Public facilities – Two county library branches are located near the community of Fawnskin – Big Bear and Lake Arrowhead. Both facilities are currently operational and would not be significantly impacted by the addition of 92 homes, many of which may be occupied as second homes.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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**XIV. RECREATION —**

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational