



SAN BERNARDINO COUNTY
NOTICE OF OPPORTUNITY TO CONSULT
Tentative Tract Map (20668)

In accordance with Assembly Bill 52 (AB 52), we are responding to your request to be notified of projects in the geographic area that is traditionally and culturally affiliated with your Tribe and that will be reviewed by this entity under CEQA.

Project Title: Tentative Tract Map (20668) to subdivide one (1) parcel into thirty-two (32) parcels.

Project No.: PROJ-2023-00129

Project Location: SW Corner of Broadway St. and Laferney Ave., Joshua Tree; APN: 0605-051-01

Project Description: TENTATIVE TRACT MAP (TTM) RESIDENTIAL TENTATIVE TRACT MAP (TTM) 20668 TO SUBDIVIDE ONE (1) PARCEL INTO THIRTY-TWO (32) PARCELS, AT APPROXIMATELY 2.5 ACRES EACH, IN THE RURAL LIVING (RL) LAND USE CATEGORY AND THE JOSHUA TREE/ RURAL LIVING (JT/RL) ZONING DISTRICT; APN: 0605-051-01; 3RD SUPERVISORIAL DISTRICT; PROJECT NUMBER: PROJ-2023-00129.

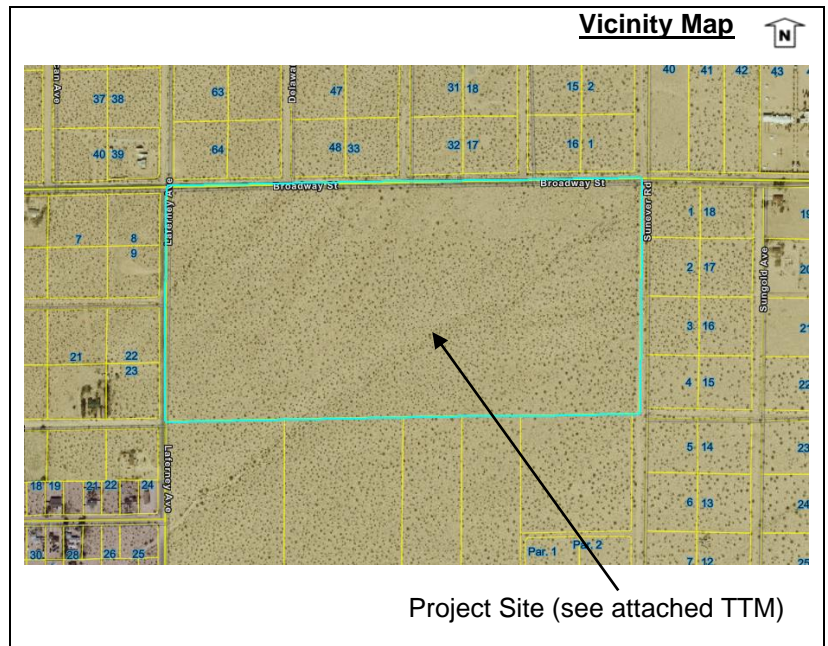
Notice of Opportunity to Consult: In accordance with Section 21080.3.1(d) of the PRC, you have 30 days from the receipt of this letter to request consultation in writing for this project. Please send written request to:

Maryn Wells, Planner
San Bernardino County
Land Use Services Department - Planning Division
385 N. Arrowhead Avenue 1st floor
San Bernardino, CA 92415

You may obtain more information about the project or request consultation by contacting the Planner directly at (760) 776-6146 or via email at maryn.wells@lus.sbcounty.gov. In your request, please reference the project name and number as indicated above.

If we do not receive a request within 30 days of your receipt of this letter, we will proceed forward in the CEQA review process without consultation.

Maryn Wells, Planner
County of San Bernardino
Land Use Services Department - Planning Division
385 N. Arrowhead Avenue 1st floor
San Bernardino, CA 92415





Land Use Services Department Planning

Mark Wardlaw
Director

May 30, 2024

SENT VIA EMAIL

Darrell Mike, Tribal Chairman
Twenty-Nine Palms Band of Mission Indians
46-200 Harrison Place
Coachella, CA 92236
29chairman@29palmsbominsn.gov

RE: NOTICE OF OPPORTUNITY TO CONSULT - RESIDENTIAL TENTATIVE TRACT MAP (TTM) 20668 TO SUBDIVIDE ONE (1) 80-ACRE PARCEL INTO THIRTY-TWO (32) PARCELS, AT APPROXIMATELY 2.5 ACRES EACH, IN THE RURAL LIVING (RL) LAND USE CATEGORY AND THE JOSHUA TREE/ RURAL LIVING (JT/RL) ZONING DISTRICT; APN: 0605-051-01; 3RD SUPERVISORIAL DISTRICT; PROJECT NUMBER: PROJ-2023-00129.

Dear Mr. Mike,

On May 1, 2024, the San Bernardino Land Use Services Department initiated environmental review under the California Environmental Quality Act (CEQA) for the aforementioned project. The subject entity is proposing to subdivide an approximately 80-acre parcel into thirty-two (32) parcels approximately 2.5 acres each, specifically located at the southwest corner of Broadway St. and Laferney Ave. in Joshua Tree. A project location map and a project description are enclosed for your information.

In accordance with Assembly Bill 52 (AB 52), which added various provisions to the California Public Resources Code (PRC) that concern Tribal Cultural Resources, including Section 21080.3.1(d), we are responding to your request to be notified of projects in the geographic area that is traditionally and culturally affiliated with your Tribe and that will be reviewed by this entity under CEQA. Your name was provided to us as the point of contact for your Tribe. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB 52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If Tribal Cultural Resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts.

In accordance with Section 21080.3.1(d) of the PRC, you have 30 days from the receipt of this letter to request consultation in writing for this project. Please send your written request to me at: 385 North Arrowhead Avenue, 1st Floor, San Bernardino, CA 92415 or by email to maryn.wells@lus.sbcounty.gov. In your request, please reference the project name and number as indicated above. If we do not receive a request for consultation within 30 days of your receipt of this letter, we will proceed forward in the CEQA review process without consultation. Thank you and we look forward to your response.

Respectfully,

Maryn Wells, Planner

Enclosures: Notice of Opportunity to Consult - Location and Description
Site Plan/TTM

Cc: Project File

BOARD OF SUPERVISORS

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Fifth District

Luther Snoke
Chief Executive Officer



Land Use Services Department Planning

Mark Wardlaw
Director

May 30, 2024

SENT VIA EMAIL

Bryan Etsitty, Acting Director
Colorado River Indian Tribes
26600 Mohave Road
Parker, AZ 85344
critthpo@crit-nsn.gov

RE: NOTICE OF OPPORTUNITY TO CONSULT - RESIDENTIAL TENTATIVE TRACT MAP (TTM) 20668 TO SUBDIVIDE ONE (1) 80-ACRE PARCEL INTO THIRTY-TWO (32) PARCELS, AT APPROXIMATELY 2.5 ACRES EACH, IN THE RURAL LIVING (RL) LAND USE CATEGORY AND THE JOSHUA TREE/ RURAL LIVING (JT/RL) ZONING DISTRICT; APN: 0605-051-01; 3RD SUPERVISORIAL DISTRICT; PROJECT NUMBER: PROJ-2023-00129.

Dear Mr. Etsitty:

On May 1, 2024, the San Bernardino Land Use Services Department initiated environmental review under the California Environmental Quality Act (CEQA) for the aforementioned project. The subject entity is proposing to subdivide an approximately 80-acre parcel into thirty-two (32) parcels approximately 2.5 acres each, specifically located at the southwest corner of Broadway St. and Laferney Ave. in Joshua Tree. A project location map and a project description are enclosed for your information.

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Respectfully,

Maryn Wells, Planner

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Fifth District

Luther Snoke
Chief Executive Officer



Land Use Services Department Planning

Mark Wardlaw
Director

May 30, 2024

SENT VIA EMAIL

Linda Otero
Fort Mojave Indian Tribe
P.O. Box 5990
Mohave Valley, AZ 86440
lindaotero@fortmojave.com

RE: NOTICE OF OPPORTUNITY TO CONSULT - RESIDENTIAL TENTATIVE TRACT MAP (TTM) 20668 TO SUBDIVIDE ONE (1) 80-ACRE PARCEL INTO THIRTY-TWO (32) PARCELS, AT APPROXIMATELY 2.5 ACRES EACH, IN THE RURAL LIVING (RL) LAND USE CATEGORY AND THE JOSHUA TREE/ RURAL LIVING (JT/RL) ZONING DISTRICT; APN: 0605-051-01; 3RD SUPERVISORIAL DISTRICT; PROJECT NUMBER: PROJ-2023-00129.

Dear Ms. Otero:

On May 1, 2024, the San Bernardino Land Use Services Department initiated environmental review under the California Environmental Quality Act (CEQA) for the aforementioned project. The subject entity is proposing to subdivide an approximately 80-acre parcel into thirty-two (32) parcels approximately 2.5 acres each, specifically located at the southwest corner of Broadway St. and Laferney Ave. in Joshua Tree. A project location map and a project description are enclosed for your information.

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Respectfully,

Maryn Wells, Planner

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Chief Executive Officer



Land Use Services Department Planning

Mark Wardlaw
Director

May 30, 2024

SENT VIA EMAIL

Ann Brierty, Tribal Historic Preservation Officer
Morongo Band of Mission Indians
12700 Pumarra Road
Banning, CA 92220
ABrierty@morongo-nsn.gov

RE: NOTICE OF OPPORTUNITY TO CONSULT - RESIDENTIAL TENTATIVE TRACT MAP (TTM) 20668 TO SUBDIVIDE ONE (1) PARCEL INTO THIRTY-TWO (32) PARCELS, AT APPROXIMATELY 2.5 ACRES EACH, IN THE RURAL LIVING (RL) LAND USE CATEGORY AND THE JOSHUA TREE/ RURAL LIVING (JT/RL) ZONING DISTRICT; APN: 0605-051-01; 3RD SUPERVISORIAL DISTRICT; PROJECT NUMBER: PROJ-2023-00129.

Dear Ms. Brierty:

On May 1, 2024, the San Bernardino Land Use Services Department initiated environmental review under the California Environmental Quality Act (CEQA) for the aforementioned project. The subject entity is proposing to subdivide an approximately 80-acre parcel into thirty-two (32) parcels approximately 2.5 acres each, specifically located at the southwest corner of Broadway St. and Laferney Ave. in Joshua Tree. A project location map and a project description are enclosed for your information.

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Maryn Wells, Planner

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Luther Snoke
Chief Executive Officer



Land Use Services Department Planning

Mark Wardlaw
Director

May 30, 2024

SENT VIA EMAIL

Alexandra McCleary, Ph.D.
Cultural Resources Management Department
Yuhaaviatam of the San Manuel Nation
26569 Community Center Drive
Highland, CA 92346
Alexandra.McCleary@sanmanuel-nsn.gov

RE: NOTICE OF OPPORTUNITY TO CONSULT - RESIDENTIAL TENTATIVE TRACT MAP (TTM) 20668 TO SUBDIVIDE ONE (1) 80-ACRE PARCEL INTO THIRTY-TWO (32) PARCELS, AT APPROXIMATELY 2.5 ACRES EACH, IN THE RURAL LIVING (RL) LAND USE CATEGORY AND THE JOSHUA TREE/ RURAL LIVING (JT/RL) ZONING DISTRICT; APN: 0605-051-01; 3RD SUPERVISORIAL DISTRICT; PROJECT NUMBER: PROJ-2023-00129.

Dear Dr. McCleary:

On May 1, 2024, the San Bernardino Land Use Services Department initiated environmental review under the California Environmental Quality Act (CEQA) for the aforementioned project. The subject entity is proposing to subdivide an approximately 80-acre parcel into thirty-two (32) parcels approximately 2.5 acres each, specifically located at the southwest corner of Broadway St. and Laferney Ave. in Joshua Tree. A project location map and a project description are enclosed for your information.

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Respectfully,

Maryn Wells, Planner

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Fifth District

Luther Snoko
Chief Executive Officer



Land Use Services Department Planning

Mark Wardlaw
Director

May 30, 2024

SENT VIA EMAIL

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians - Kizh Nation
P.O Box 393
Covina, CA 91723
admin@gabrielenoindians.org

RE: NOTICE OF OPPORTUNITY TO CONSULT - RESIDENTIAL TENTATIVE TRACT MAP (TTM) 20668 TO SUBDIVIDE ONE (1) 80-ACRE PARCEL INTO THIRTY-TWO (32) PARCELS, AT APPROXIMATELY 2.5 ACRES EACH, IN THE RURAL LIVING (RL) LAND USE CATEGORY AND THE JOSHUA TREE/ RURAL LIVING (JT/RL) ZONING DISTRICT; APN: 0605-051-01; 3RD SUPERVISORIAL DISTRICT; PROJECT NUMBER: PROJ-2023-00129.

Dear Mr. Salas:

On May 1, 2024, the San Bernardino Land Use Services Department initiated environmental review under the California Environmental Quality Act (CEQA) for the aforementioned project. The subject entity is proposing to subdivide an approximately 80-acre parcel into thirty-two (32) parcels approximately 2.5 acres each, specifically located at the southwest corner of Broadway St. and Laferney Ave. in Joshua Tree. A project location map and a project description are enclosed for your information.

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Respectfully,

Maryn Wells, Planner

Enclosures: Notice of Opportunity to Consult - Location and Description
Site Plan/TTM

Cc: Project File

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Fifth District

Luther Snoke
Chief Executive Officer



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place. Coachella, CA. 92236. Ph. 760.863.2444. Fax: 760.863.2449

July 12, 2024

San Bernardino County
Maryn Wells, Planner
385 North Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

RE: Draft Environmental Assessment (FEB 2024) PROJ-2023-00129: Tenative Tract Map (20688)_to subdivide one parcel into thirty-two parcels

Dear Maryn:

This letter is in regards to an informal consultation and in compliance with AB-52 and Draft Environmental Assessment (FEB 2024) PROJ-2023-00129: Tenative Tract Map (20688)_to subdivide one parcel into thirty-two parcels

After reviewing the proposed project, the Twenty-Nine Palms Band of Mission Indians has determined: The project is outside of the known Chemehuevi Traditional Use Area. The other tribes who do have cultural affiliation with the project area should be contacted.

If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email at Christopher.Nicosia@29palmsbomi-nsn.gov.

Sincerely,

Christopher Nicosia
Cultural Resources Manager, Twenty-Nine Palms Band of Mission Indians

Wells, Maryn

From: Tribal Historic Preservation Office <thpo@morongo-nsn.gov>
Sent: Wednesday, July 17, 2024 1:21 PM
To: Wells, Maryn
Cc: Laura Chatterton
Subject: AB-52 Consultation for Proposed PROJ-2023-000129, County of San Bernardino, California
Attachments: SBCO PROJ 2023 000129 MBMI AB 52 17July24.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from thpo@morongo-nsn.gov. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received the County of San Bernardino (County) letter regarding the above referenced project on June 27, 2024. The proposed PROJ-2023-000129 Project (Project) is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Tribal cultural resources are non-renewable resources and therefore of high importance to the Morongo Tribe, therefore, tribal participation (a.k.a. tribal monitors) is recommended during all ground disturbing activities. We look forward to working with the County to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come.

Projects within this area are potentially sensitive for cultural resources regardless of the presence or absence of remaining surface artifacts and features. Our office requests to initiate government-to-government consultation under Assembly Bill (AB) 52 (California Public Resources Code § 21080.3.1). Please see our attached letter.

Respectfully,

Laura Chatterton

Cultural Resource Specialist

Tribal Historic Preservation Office

Morongo Band of Mission Indians

12700 Pumarra Road

Banning, CA 92220

O: (951) 755.5256

C: (951) 663.7570

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The information contained in this communication is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, or distribution of this information is strictly prohibited and may be unlawful.

For your safety, the contents of this email have been scanned for viruses and malware.

From: [Raza, Kumail](#)
To: [Ann Brierty](#)
Cc: [Casey, Shannon](#); [Huerta, Arlene](#); [Norman Dimmick](#); [THPO Department](#); [Perez, Aldo](#)
Subject: RE: PROJ-2023-00129: Joshua Tree Estates Morongo Consultation
Date: Thursday, June 18, 2026 8:49:52 AM
Attachments: [image001.png](#)

Thanks, Ann!

Best Regards,

Kumail Raza, AICP

Planning Manager

E: kumail.raza@lus.sbcounty.gov

D: (909) 387-5366

Land Use Services Department

385 N. Arrowhead Avenue, 1st Floor

San Bernardino, CA 92415



From: Ann Brierty <ABrierty@morongo-nsn.gov>
Sent: Wednesday, June 17, 2026 6:05 PM
To: Raza, Kumail <Kumail.Raza@lus.sbcounty.gov>
Cc: Casey, Shannon <Shannon.Casey@lus.sbcounty.gov>; Huerta, Arlene <Arlene.Huerta@lus.sbcounty.gov>; Norman Dimmick <ndimmick@morongo-nsn.gov>; THPO Department <THPODepartment@morongo-nsn.gov>
Subject: Re: PROJ-2023-00129: Joshua Tree Estates Morongo Consultation
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Dear Kumail,

Thank you for your patience. Please find attached Morongo Band of Mission Indians (MBMI) MM's and the original letter sent to SB County.

Please note that Laura Chatterton is no longer employed at MBMI. Please welcome [@Norman Dimmick](#) as the new Cultural Resource Specialist, as he will be assisting THPO with all CEQA projects.

I do have an ask, based upon the email of June 11 below: *As discussed, please find attached the relevant project information.* The relevant project information was not attached or may not have come through. I'm requesting to have these resent to us.

Let me know if you need any additional information.

Respectfully,

Ann Brierty

Tribal Historic Preservation Officer

Morongo Band of Mission Indians

12700 Pumarra Road

Banning, CA 92220

O: (951) 755.5259

M: (951) 663.2842

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From: Raza, Kumail <Kumail.Raza@lus.sbcounty.gov>

Sent: Wednesday, June 17, 2026 8:35 AM

To: Ann Brierty <ABrierty@morongo-nsn.gov>

Cc: Casey, Shannon <Shannon.Casey@lus.sbcounty.gov>; Huerta, Arlene <Arlene.Huerta@lus.sbcounty.gov>

Subject: RE: PROJ-2023-00129: Joshua Tree Estates Morongo Consultation

Hi Ann,

Just following up on this again. The applicant is very anxious to proceed so we would love to begin consultation with your tribe ASAP.

Best Regards,

Kumail Raza, AICP

Morongo Band of Mission Indians Cultural Resource Mitigation Measures:

CR-1: Native American Treatment Agreement Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The Tribal Monitor(s) shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources and/or tribal cultural resources.

CR-2: Retention of Archaeologist Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

CR-3: Cultural Resource Management Plan Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the Consulting Tribe[s] and at minimum, shall include the following: (1) the approved Mitigation Measures (MM)/Conditions of Approval (COA), (2) procedures for each MM/COA, (3) the contact information for all pertinent parties, (4) parties' responsibilities, and (5) an overview of the project schedule.

CR-4: Pre-Grade Meeting The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.

CR-5: On-site Monitoring During all ground-disturbing activities the qualified archaeologist and the Tribal Monitor(s) shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Tribal Monitor(s), shall be responsible for determining the duration and frequency of monitoring.

CR-6: Inadvertent Discovery of Cultural Resources In the event that previously unidentified cultural resources are discovered /unearthed during construction, the qualified archaeologist and the Tribal Monitor(s) shall have the authority to temporarily divert and/or temporarily halt ground-disturbance activities in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored ground-disturbing activity can proceed.

If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find(s), so that it/they can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and Consulting Tribe[s] of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the Consulting Tribe[s], and the Tribal monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Tribal monitor[s] and be submitted to the Lead Agency for review and approval.

Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:

- A. Full avoidance.
- B. If avoidance is not feasible, Preservation in place.

If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.

- C. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (36 CFR 79).

Unless otherwise agreed upon by all parties, all removed items from the Project shall be temporarily curated on-site in a secure and locked location (i.e., Conex box, a lockable office or drawer with restricted access to it, etc.). A periodic inventory must be maintained and provided to Consulting Tribe[s].

CR-7: Inadvertent Discovery of Human Remains The Morongo Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. ***No photographs are to be taken except by the coroner, with written approval by the Consulting Tribe[s].***

- A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected by the establishment of an ESA with a marked boundary. Project personnel/observers will be restricted from entry into the ESA. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.
- B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.
- C. The NAHC shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98
- D. If the Morongo Band of Mission Indians has been named the MLD or Co-MLD, the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's MLD, the landowner, and the City Planning Department.

CR-8: FINAL REPORT: The final report[s] created as a part of the project (CRMP/AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribe[s] for review and comment. After approval of all parties, the final reports are to be submitted to the appropriate Information Center (IC), and the Consulting Tribe[s].

TRIBAL HISTORIC PRESERVATION OFFICE

VIA ELECTRONIC MAIL

maryn.wells@lus.sbcounty.gov

Maryn Wells, Planner
San Bernardino County
Land Use Services Department - Planning
Division
385 N. Arrowhead Avenue 1s1 floor
San Bernardino, CA 92415

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

July 17, 2024

RE: AB-52 Consultation for Proposed PROJ-2023-000129, County of San Bernardino, California

The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received the County of San Bernardino (County) letter regarding the above referenced project on June 27, 2024. The proposed PROJ-2023-000129 Project (Project) is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Tribal cultural resources are non-renewable resources and therefore of high importance to the Morongo Tribe, therefore, tribal participation (a.k.a. tribal monitors) is recommended during all ground disturbing activities. We look forward to working with the County to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come.

Projects within this area are potentially sensitive for cultural resources regardless of the presence or absence of remaining surface artifacts and features. Our office requests to initiate government-to-government consultation under Assembly Bill (AB) 52 (California Public Resources Code § 21080.3.1) and requests the following from the County to ensure meaningful consultation:

- Currently proposed Project design and Mass Grading Maps
- A records search conducted at the appropriate California Historical Resources Information System (CHRIS) center with at least a 1.0-mile search radius from the project boundary. If this work has already been done, please furnish copies of the cultural resource documentation (ArcMap Shapefiles, reports and site records) generated through this search so that we can compare and review with our records to begin productive consultation.
- Tribal participation (a.k.a. tribal monitors) during the pedestrian survey and testing, if this fieldwork has not already taken place. In the event that archaeological crews have completed this work, our office requests a copy of the current Phase I study or other cultural assessments (including the cultural resources inventory).
- Shapefiles of the Projects area of effect (APE)
- Geotechnical Report

This letter does not conclude consultation. Upon receipt of the requested documents the MBMI THPO may further provide recommendations and/or mitigation measures.

The lead contact for this Project is Bernadette Ann Brierty, Tribal Historic Preservation Officer (THPO). MBMI Cultural Resource Specialist Laura Chatterton, will be assisting the Tribe in the review of this project. Please do not hesitate to contact us at ABrierty@morongo-nsn.gov, THPO@morongo-nsn.gov.

TRIBAL HISTORIC PRESERVATION OFFICE

lhatterton@morongo-nsn.gov or (951) 663-2842, should you have any questions. The Tribe looks forward to meaningful government-to-government consultation with the County.

Respectfully,



Bernadette Ann Brierty
Tribal Historic Preservation Officer
Morongo Band of Mission Indians

CC: Morongo THPO

Mineo-Wells, Maryn

From: Mineo-Wells, Maryn
Sent: Friday, August 8, 2025 3:50 PM
To: Ann Brierty
Subject: FW: AB-52 Consultation for Proposed PROJ-2023-000129, County of San Bernardino, California
Attachments: Cultural Resources Study for the Joshua Tree Estates Project.pdf; 23-01-005 East Broadway & Laferney (geo).pdf; 10754 Tentative Tract Map-TTM.pdf

Good afternoon,

I have attached the cultural resources study and geotechnical report for PROJ-2023-00129. These were previously sent in December 2024, but I am not sure they reached you since Laura Chatterton had left. I have also included the most recent site plan for this project.

Project Description: TENTATIVE TRACT MAP (TTM) 20668 TO SUBDIVIDE ONE (1) PARCEL INTO THIRTY-TWO (32) PARCELS, AT APPROXIMATELY 2.5 ACRES EACH, IN THE RURAL LIVING (RL) LAND USE CATEGORY AND THE JOSHUA TREE/ RURAL LIVING (JT/RL) ZONING DISTRICT; APN: 0605-051-01; 3RD SUPERVISORIAL DISTRICT; PROJECT NUMBER: PROJ-2023-00129.

Please let me know if you have any comments or mitigation measures for this project.

Thank you,

Maryn Mineo-Wells
Senior Planner
Land Use Services Department
Phone: 909-387-4738
Fax: 909-387-3223
385 N. Arrowhead Ave.
San Bernardino, CA 92415-0187



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From: Tribal Historic Preservation Office <thpo@morongo-nsn.gov>
Sent: Wednesday, July 17, 2024 1:21 PM
To: Wells, Maryn <Maryn.Wells@lus.sbcounty.gov>
Cc: Laura Chatterton <lchatterton@morongo-nsn.gov>
Subject: AB-52 Consultation for Proposed PROJ-2023-000129, County of San Bernardino, California

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The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received the County of San Bernardino (County) letter regarding the above referenced project on June 27, 2024. The proposed PROJ-2023-000129 Project (Project) is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Tribal cultural resources are non-renewable resources and therefore of high importance to the Morongo Tribe, therefore, tribal participation (a.k.a. tribal monitors) is recommended during all ground disturbing activities. We look forward to working with the County to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come.

Projects within this area are potentially sensitive for cultural resources regardless of the presence or absence of remaining surface artifacts and features. Our office requests to initiate government-to-government consultation under Assembly Bill (AB) 52 (California Public Resources Code § 21080.3.1). Please see our attached letter.

Respectfully,

Laura Chatterton

Cultural Resource Specialist

Tribal Historic Preservation Office

Morongo Band of Mission Indians

12700 Pumarra Road

Banning, CA 92220

O: (951) 755.5256

C: (951) 663.7570

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For your safety, the contents of this email have been scanned for viruses and malware.

Mineo-Wells, Maryn

From: Wells, Maryn
Sent: Monday, December 30, 2024 12:21 PM
To: 'Tribal Historic Preservation Office'
Cc: Laura Chatterton
Subject: RE: AB-52 Consultation for Proposed PROJ-2023-000129, County of San Bernardino, California
Attachments: Cultural Resources Study for the Joshua Tree Estates Project.pdf; 23-01-005 East Broadway & Laferney (geo).pdf

Good afternoon,

For your review, I have attached the cultural resources study and geotechnical report for PROJ-2023-00129.

Thank you,

Maryn Wells
Senior Planner
Land Use Services Department
Phone: 909-387-4738
Fax: 909-387-3223
385 N. Arrowhead Ave.
San Bernardino, CA 92415-0187



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From: Tribal Historic Preservation Office <thpo@morongo-nsn.gov>
Sent: Wednesday, July 17, 2024 1:21 PM
To: Wells, Maryn <Maryn.Wells@lus.sbcounty.gov>
Cc: Laura Chatterton <lchatterton@morongo-nsn.gov>
Subject: AB-52 Consultation for Proposed PROJ-2023-000129, County of San Bernardino, California

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The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received the County of San Bernardino (County) letter regarding the above referenced project on June 27, 2024. The proposed PROJ-2023-

000129 Project (Project) is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Tribal cultural resources are non-renewable resources and therefore of high importance to the Morongo Tribe, therefore, tribal participation (a.k.a. tribal monitors) is recommended during all ground disturbing activities. We look forward to working with the County to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come.

Projects within this area are potentially sensitive for cultural resources regardless of the presence or absence of remaining surface artifacts and features. Our office requests to initiate government-to-government consultation under Assembly Bill (AB) 52 (California Public Resources Code § 21080.3.1). Please see our attached letter.

Respectfully,

Laura Chatterton

Cultural Resource Specialist

Tribal Historic Preservation Office

Morongo Band of Mission Indians

12700 Pumarra Road

Banning, CA 92220

O: (951) 755.5256

C: (951) 663.7570

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Wells, Maryn

From: Kristen Tuosto <Kristen.Tuosto@sanmanuel-nsn.gov>
Sent: Friday, July 26, 2024 2:03 PM
To: Wells, Maryn
Subject: RE: AB52: TTM 20668 to subdivide one parcel into thirty-two, Project No. PROJ-2023-00129, SW Corner of Broadway St. and Laferney Ave., Joshua Tree; APN: 0605-051-01, San Bernardino County [COU-SB-2024-16]

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Maryn,

Thank you for providing the requested information, it helped us better understand what was found at the two sites discovered on the property.

After reviewing the reports and DPR forms, YSMN does not have any concerns with the project's implementation, as planned, at this time. As a result, YSMN requests that the following language be made a part of the project/permit/plan conditions:

CUL MMs

1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact 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 YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
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.

TCR MMs

1. The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in CUL-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a

monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

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

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

Please provide the final copy of the project/permit/plan conditions so that YSMN may review the included language. If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for YSMN with respect to this project.

Regards,
Kristen

From: Wells, Maryn <Maryn.Wells@lus.sbcounty.gov>
Sent: Monday, July 15, 2024 8:54 AM
To: Kristen Tuosto <Kristen.Tuosto@sanmanuel-nsn.gov>
Subject: RE: AB52: TTM 20668 to subdivide one parcel into thirty-two, Project No. PROJ-2023-00129, SW Corner of Broadway St. and Laferney Ave., Joshua Tree; APN: 0605-051-01, San Bernardino County [COU-SB-2024-16]

Good morning Kristen,

Apologies for missing your earlier request. The report is attached.

Kind regards,

Maryn Wells
Planner
Land Use Services Department
Phone: 909-387-8311 / 760-776-6146
Fax: 909-387-3223
385 N. Arrowhead Ave.
San Bernardino, CA 92415-0187



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From: Kristen Tuosto <Kristen.Tuosto@sanmanuel-nsn.gov>
Sent: Friday, July 12, 2024 3:02 PM
To: Wells, Maryn <Maryn.Wells@lus.sbcounty.gov>

Subject: FW: AB52: TTM 20668 to subdivide one parcel into thirty-two, Project No. PROJ-2023-00129, SW Corner of Broadway St. and Laferney Ave., Joshua Tree; APN: 0605-051-01, San Bernardino County [COU-SB-2024-16]

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Hello Maryn,

Thank you for providing the requested information. Is it possible to get the DRP reports for the sites excavated during Phase II, as mentioned in the Cultural Report?

Thank you,
Kristen

From: Kristen Tuosto

Sent: Friday, June 14, 2024 3:50 PM

To: Wells, Maryn <Maryn.Wells@lus.sbcounty.gov>

Subject: RE: AB52: TTM 20668 to subdivide one parcel into thirty-two, Project No. PROJ-2023-00129, SW Corner of Broadway St. and Laferney Ave., Joshua Tree; APN: 0605-051-01, San Bernardino County [COU-SB-2024-16]

Hello Maryn,

Thank you for providing the requested information. Is it possible to get the DRP reports for the sites excavated during Phase II, as mentioned in the Cultural Report?

Thank you,
Kristen

From: Wells, Maryn <Maryn.Wells@lus.sbcounty.gov>

Sent: Thursday, June 13, 2024 11:24 AM

To: Kristen Tuosto <Kristen.Tuosto@sanmanuel-nsn.gov>

Subject: RE: AB52: TTM 20668 to subdivide one parcel into thirty-two, Project No. PROJ-2023-00129, SW Corner of Broadway St. and Laferney Ave., Joshua Tree; APN: 0605-051-01, San Bernardino County [COU-SB-2024-16]

Hi again,

The Geotech Report is attached. Please let me know if you need any additional information.

Thank you,

Maryn Wells

Planner

Land Use Services Department

Phone: 909-387-8311 / 760-776-6146

Fax: 909-387-3223

385 N. Arrowhead Ave.

San Bernardino, CA 92415-0187



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From: Wells, Maryn
Sent: Thursday, June 13, 2024 11:22 AM
To: Kristen.Tuosto@sanmanuel-nsn.gov
Subject: RE: AB52: TTM 20668 to subdivide one parcel into thirty-two, Project No. PROJ-2023-00129, SW Corner of Broadway St. and Laferney Ave., Joshua Tree; APN: 0605-051-01, San Bernardino County [COU-SB-2024-16]

Dear Kristen,

Thank you for your email. I have attached the requested Cultural Resources Study and site plan. The Geotech report will follow in a separate email due to size constraints.

The proposal is for subdivision only; construction is not proposed at this stage.

Kind regards,

Maryn Wells
Planner
Land Use Services Department
Phone: 909-387-8311 / 760-776-6146
Fax: 909-387-3223
385 N. Arrowhead Ave.
San Bernardino, CA 92415-0187



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From: Kristen Tuosto <Kristen.Tuosto@sanmanuel-nsn.gov>
Sent: Wednesday, June 12, 2024 3:25 PM
To: Wells, Maryn <Maryn.Wells@lus.sbcounty.gov>
Subject: AB52: TTM 20668 to subdivide one parcel into thirty-two, Project No. PROJ-2023-00129, SW Corner of Broadway St. and Laferney Ave., Joshua Tree; APN: 0605-051-01, San Bernardino County [COU-SB-2024-16]

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Dear Maryn,

Thank you for contacting the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians) regarding the above referenced project. YSMN appreciates the opportunity to review the project documentation, which was received by our Cultural Resources Management Department on June 4, 2024, pursuant to CEQA (AB 52) and CA PRC 21080.3.1. The proposed project area is located within Serrano ancestral territory and, therefore, is of interest to the Tribe.

Due to the nature and location of the proposed project, YSMN respectfully requests the following for review upon availability:

- Cultural report
- Geotechnical report (if required for the project)
- Project plans showing the depth of proposed disturbance

The provision of this information will assist Yuhaaviatam of San Manuel Nation in ascertaining how the Tribe will assume consulting party status under CEQA and participate, moving forward, in project review and implementation. Please note that if this information cannot be provided within the Tribe's 30-day response window, the Tribe automatically elects to be a consulting party under CEQA, as stipulated in AB52. If you should have any questions with regard to this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for YSMN with respect to this project.

Regards,
Kristen

Kristen Tuosto

Tribal Archaeologist

Kristen.Tuosto@sanmanuel-nsn.gov

O:(909) 864-8933 x 50-3421

M:(909) 725-1357

26569 Community Center Dr Highland, California 92346

