

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

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

**PROJECT LABEL:**

<b>APN(s):</b> 0630061380000	<b>USGS Quad:</b> Landers, California
<b>Applicant:</b> Eco Dome Project Adriana and Calvin Clark 24703 Walnut Street Newhall, CA 91321	<b>Lat/Long:</b> Section 6, Township 2 North, Range 6 <b>T, R, Section:</b> East, San Bernardino Baseline and Meridian.
<b>Project No:</b> PROJ-2022-00119	<b>Community Plan:</b> El Mirage
<b>Staff:</b> Jim Morrissey, Planner	<b>LUZD:</b> Rural Living (HV/RL)
<b>Rep:</b> Elevated Entitlements LLC	<b>Overlays:</b> Biotic – Desert Tortoise, Mohave Ground Squirrel; FEMA-D
<b>Proposal:</b> Conditional Use Permit (CUP) to develop six (6) temporary sleeping domes, one (1) communal recreational dome, and one (1) solar carport and utility room on a 2.5-acre parcel located at 57899 Linn Road in the County of San Bernardino.	

**PROJECT CONTACT INFORMATION:**

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

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

**PROJECT DESCRIPTION:**

***Summary***

Request for a Conditional Use Permit (CUP) to develop six (6) temporary sleeping domes, one (1) communal recreational dome, and one (1) solar carport and utility room on a 2.5-acre parcel located at 57899 Linn Road Landers, CA 92285 in the County of San Bernardino. The property is assigned the Assessor Parcel Number: 630061380000. The project site consists of the following:

Accommodations/Amenities:

- Six (6) stand-alone geodesic domes

Support Buildings/Areas:

- One (1) central communal dome with games, yoga, and a full kitchen
- Bocce Ball Court
- Horseshoe pit

Infrastructure:

- Parking Lot – 8-spaces
- EV Charging Stations with solar canopy
- Invertor/Electrical Room
- Rainwater Capture
- Backup Generator
- Refuse/Recycling
- Septic Tank

Trails/Paths/Gardens:

- Internal Paths/Walkways between buildings/site activities
- External Trails
- Gardens - 212,000 square feet

***Surrounding Land Uses and Setting***

Land uses on the Project site and surrounding parcels are governed by the San Bernardino County General Plan/Development Code. The following table lists the existing land uses and zoning districts. The property is zoned Homestead Valley/Rural Living (HV/RL). The property to the north is zoned Homestead Valley/Resource Conservation (HV/RC), while the surrounding properties to the east, west and south share the same land use zoning designation of Homestead Valley/Rural Living (HV/RL).

<b>Existing Land Use and Land Use Zoning Districts</b>			
<b>Location</b>	<b>Existing Land Use</b>	<b>Land Use Zoning District</b>	<b>Countywide Land Use District</b>
<b>Project Site</b>	Vacant Land	Homestead Valley/Rural Living (HV/RL)	Rural Living (RL)
North	Vacant Land	Homestead Valley/Resource Conservation (HV/RC)	Resource Land Management (RLM)
South	Vacant Land	Homestead Valley/Rural Living (HV/RL)	Rural Living (RL)
East	Vacant Land	Homestead Valley/Rural Living (HV/RL)	Rural Living (RL)
West	Vacant Land	Homestead Valley/Rural Living (HV/RL)	Rural Living (RL)

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

The Eco Dome Project is proposed at 57899 Linn Road in the County of San Bernardino. The 2.5-acre parcel is zoned Homestead Valley/Rural Living (HV/RL) and designated RL on the Countywide Land Use Plan. The Project site is generally flat with slopes less than 5%. The site encompasses six Joshua Trees and one Yucca. There are no known animal habitats, or historical features. There is a defined watercourse west of the Project site.



**Figure 1 Project Site**



### Site Photographs



**Figure 4 Project Site View East**



**Figure 3 Project Site View Northwest corner of Subject Parcel looking southeast**



**Figure 5 Project Site View South**

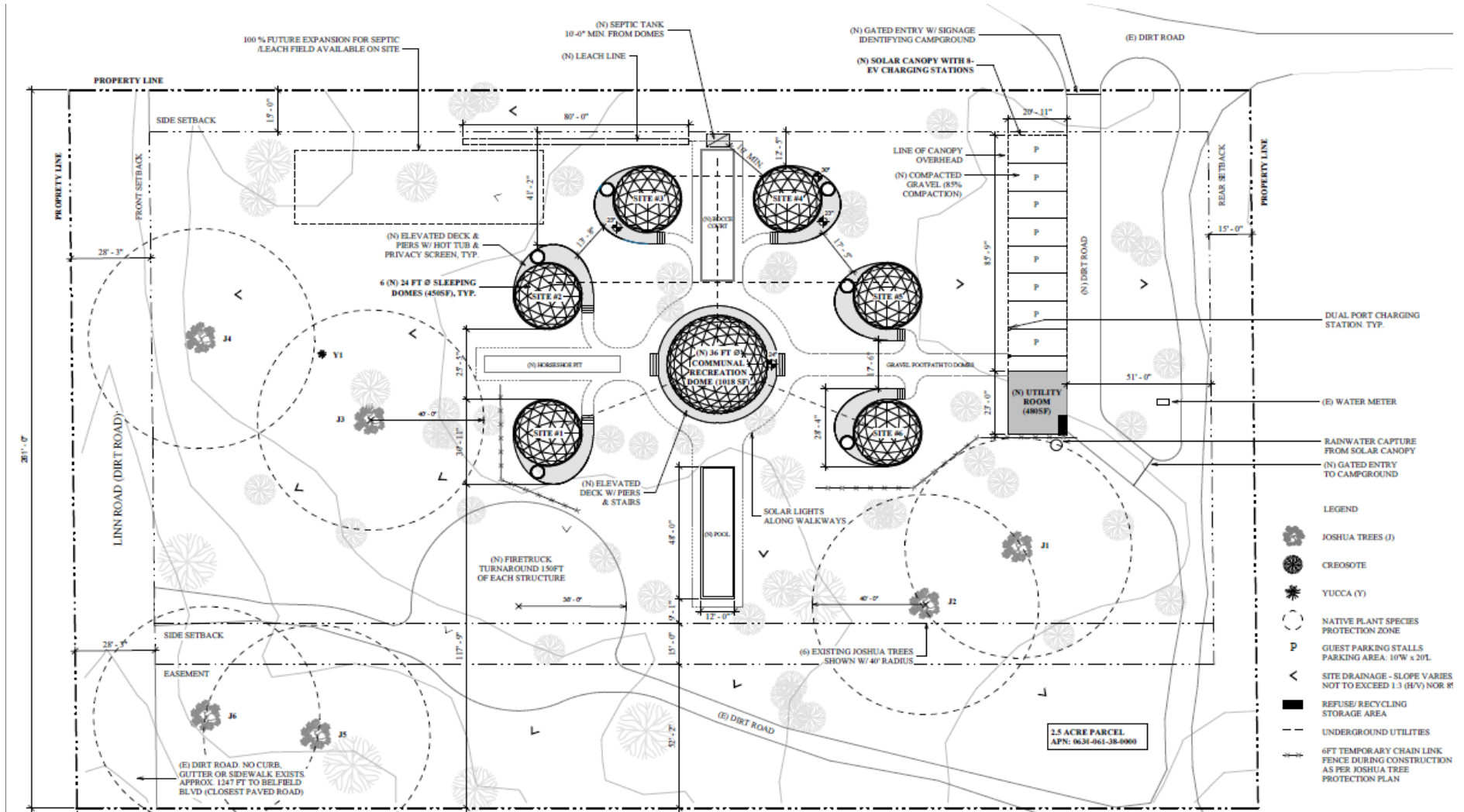


Figure 6 Site Plan

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

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement.):

- Federal: Not Available
- State of California: California Fish & Wildlife, Mojave Desert Air Quality Management District (MDAQMD)
- County of San Bernardino: Land Use Services – Building and Safety, Traffic, Land Development Engineering – Roads/Drainage; Public Health – Environmental Health Services; Public Works, Surveyor; and County Fire
- Local: Not Available

### **CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES**

*Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?*

Tribal consultation request letters were sent on September 30, 2022, via e-mail, to the San Manuel Band of Mission Indians (SMBMI), Morongo Band of Mission Indians (Morongo), Colorado River Indian Tribes (CRIT), Fort Mohave Indian Tribe (FMIT), Soboba Band of Luiseno Indians, and Twenty-Nine Palms Band of Mission Indians. Response letters were received from the San Manuel Band of Mission Indians on October 21, 2022. Formal consultation was concluded by the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) on October 21, 2022. The resulting recommended mitigation and monitoring measures have been added to *Section V Cultural Resources* and *Section XVIII Tribal Cultural Resources* of this document.

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

### **EVALUATION FORMAT**

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. The format of this Initial Study is presented as follows.

The Project is evaluated based on its potential effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the Project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the Project on the factor and its elements. The effect of the Project is categorized into one of the following four categories of possible determinations:

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

- No Impact:** No impacts are identified or anticipated, and no mitigation measures are required.
- Less than Significant Impact:** No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- Less than Significant Impact with Mitigation:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
- Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

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

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

*Jim Morrissey*  
 Signature: (prepared by Jim Morrissey, Planner)

9/23/23  
 Date

*Chris Warrick*  
 Signature: (Chris Warrick, Supervising Planner)

9/25/2023  
 Date

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

**SUBSTANTIATION:** (Check  if project is located within the view-shed of any Scenic Route listed in the General Plan): **San Bernardino Countywide Plan, 2020; Submitted Project Materials**

- a) **No Impact.** The proposed Project is located within an area where most of the surrounding parcels are vacant, private, or government Bureau of Land Management (BLM) land. The nearest development is the dome of the Integratron, a popular tourist destination in the area, just west of the proposed project site. The proposed Project site is not adjacent a scenic highway nor has any scenic resources onsite. Given the nature of the Project, there would be minimal obstruction to the surrounding parcels. Therefore, the project would have no impact.
- b) **No Impact.** The site is not adjacent to a state scenic highway. There are no protected rock outcroppings or historic buildings on the Project site. All Joshua trees onsite will be protected in order to protect the aesthetic and natural value they bring to the site. Overall, the proposed Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. Therefore, no impacts would occur.
- c) **No Impact.** The proposed Project would not substantially degrade the existing visual character of the site and its surroundings. The proposed Project is similar in scale and character as the existing use in the immediate vicinity of the site and is not in conflict with existing zoning. The dome of the Integratron to the west of the proposed project resembles the proposed eco domes architectural style, and the eco-friendly and sustainable campground is intended to preserve the natural beauty of the high desert

with its visitors. Furthermore, The conditions of approval would include requirements for the development to comply with all County Development Codes and ordinances. Therefore, the proposed Project would have no impact on the existing visual character and quality of the site and its surroundings.

- d) **Less Than Significant Impact.** All proposed project lighting will be shielded away from surrounding uses and will be limited to walkways and security lighting. The proposed Project will comply with San Bernardino County Code (SBCC) Chapter 83.13 Sign Regulations and SBCC§ 83.07.030 “Glare and Outdoor Lighting – Desert Region,” which includes light trespass onto abutting residential properties, shielding, direction, and type. Adherence to these code requirements, would result in a less than significant impact.

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

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>II.</b>	<b>AGRICULTURE AND FORESTRY RESOURCES</b> - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

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**SUBSTANTIATION:** (Check  if project is located in the Important Farmlands Overlay):  
**San Bernardino County Countywide Plan, 2020; and Policy Map NR-5 Agricultural Resources; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials**

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- a) **No Impact.** According to the San Bernardino County General Plan Policy Map: NR-5 *Agricultural Resources*, and the California Department of Conservation, Farmland Mapping and Monitoring Program, the proposed site is not within an area identified as Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance. As proposed the Project would not convert Farmland to non-agricultural use. Therefore, no impacts would occur.
- b) **No Impact.** The proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. The proposed Project area is not under a Williamson Act contract. Therefore, no impacts would occur.
- c) **No Impact.** The proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The proposed Project area has never been designated as forest land or timberland because the site is within the desert region which does not contain forested lands. Therefore, no impacts would occur.
- d) **No Impact.** The proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed Project site is within the desert region of the County and does not contain forest lands. There is no impact and no further analysis is warranted. Therefore, no impacts would occur.
- e) **No Impact.** The proposed Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. The proposed Project site does not contain forested lands. There is no impact and no further analysis is warranted. Therefore, no impacts would occur.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management or air pollution control district might be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** *(Discuss conformity with the South Coast Air Quality Management Plan, if applicable): California Emissions Estimator Model (CalEEMod; Version 2016.3.2); Mojave Desert Air Quality Management District 2017 (MDAQMD); San Bernardino Countywide Plan, 2020; Submitted Project Materials*

- a) **No Impact.** A Project is consistent with a regional Air Quality Management Plan (AQMP) if it does not exceed the Mojave Desert Air Quality Management District (MDAQMD) daily threshold or cause a significant impact on air quality or if the Project is already included in the AQMP projection. Emissions with regional effects during Project construction, calculated with the California Emissions Model (CalEEMod) Version 2016.3.2, would not exceed criteria pollutant thresholds established by the MDAQMD. Compliance with MDAQMD Rules and Regulations during construction would reduce construction-related air quality impacts from fugitive dust emissions and construction equipment emissions. Construction emissions for the proposed Project would not exceed the localized significance thresholds (LSTs) at the closest sensitive uses.

Pollutant emissions from Project operation, also calculated with CalEEMod, would not exceed the MDAQMD criteria pollutant thresholds. LSTs would not be exceeded by long-term emissions from Project operations. Historical air quality data illustrate that existing carbon monoxide (CO) levels for the Project area and the general vicinity do not exceed either federal or State ambient air quality standards. The proposed Project would not result in substantial increases in CO concentrations at intersections in the Project vicinity that would result in the exceedance of federal or State CO concentration standards. The proposed Project is consistent with the County's Zoning designation and Countywide Plan Land Use designation for the Project site and its surrounding area. The Countywide Plan is consistent with the Southern California Association of Governments (SCAG) Regional Comprehensive Plan Guidelines and the MDAQMD Air Quality Management Plan (AQMP). Thus, the proposed Project would be consistent with the regional AQMP.

- b) **Less Than Significant Impact.** MDAQMD has established daily emissions thresholds for construction and operation of projects in the Basin. The emissions thresholds were established based on the attainment status of the Basin with regard to air quality standards for specific criteria pollutants.

CEQA significance thresholds for construction and operational emissions established for the Basin are shown in **Table 1** below:

Emissions Source	Table 1: Pollutant Emissions Threshold (lbs/day)					
	VOC	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>	SO <sub>x</sub>
Construction Activities	75	100	550	150	55	150
Operation Activities	55	55	550	150	55	150

Projects in the Basin with construction- or operation-related emissions that exceed any of their respective emission thresholds would be considered significant under MDAQMD guidelines. These thresholds, which MDAQMD developed and that apply throughout the Basin, apply as both Project and cumulative thresholds. If a project exceeds these standards, it is considered to have a project-specific and cumulative impact. The modeled emission levels are less than adopted threshold levels and would be considered less than significant impact.



**Table 2. Annual Construction and Operational Emissions Summary**

Emissions Source	Total Emissions (tons per year)						
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	CO <sub>2e</sub>
Year 1 Construction	0.06	0.71	0.50	<0.01	0.09	0.05	140
<b>Operational Emissions</b>							
Area Sources	0.91	0.01	1.12	<0.01	0.01	0.01	2
Energy	0.01	0.09	0.04	<0.01	0.01	0.01	305
Mobile	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Waste	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Water	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total Operational Emissions</b>	<b>0.92</b>	<b>0.10</b>	<b>1.16</b>	<b>≈.02</b>	<b>0.2</b>	<b>0.02</b>	<b>307</b>
<b>Significant Emissions Threshold</b>	<b>25</b>	<b>25</b>	<b>100</b>	<b>25</b>	<b>15</b>	<b>12</b>	<b>100,000</b>

**Table 3. Daily Construction and Operational Emissions Summary**

Emissions Source	Total Emissions (pounds per day)						
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	CO <sub>2e</sub>
<b>Construction Emissions</b>							
Year 1 Construction	3.97	40.55	25.49	0.08	9.24	5.79	8,549
<b>Operational Emissions</b>							
Area Sources	5.17	0.14	12.46	<0.01	0.07	0.07	23
Energy	0.06	0.51	0.22	<0.01	0.04	0.04	656
Mobile	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Waste	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Water	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total Operational Emissions</b>	<b>5.23</b>	<b>.2</b>	<b>12.68</b>	<b>≈.2</b>	<b>.11</b>	<b>.22</b>	<b>656</b>
<b>Significant Emissions Threshold</b>	<b>137</b>	<b>137</b>	<b>548</b>	<b>137</b>	<b>82</b>	<b>65</b>	<b>548,000</b>

- c) **Less than Significant Impact.** Air Quality Management District recommends all air quality analyses include an assessment of both construction and operational impacts on the air quality of nearby sensitive receptors. Local Significance Thresholds (LSTs) represent the maximum emissions from a project site that are not expected to result in an exceedance of the National Ambient Air Quality Standards (NAAQS) or the California Ambient Air Quality Standards (CAAQS) for CO, NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub>, as shown in Table 2. LSTs are based on the ambient concentrations of the pollutant within the project Source Receptor Area (SRA) and the distance to the nearest sensitive receptor. For this Project, the appropriate SRA is the community of Landers, which is approximately 2 miles to the south.

The LST Methodology uses look-up tables based on site acreage to determine the significance of emissions for CEQA purposes. Based on the MDAQMD recommended methodology and the construction equipment planned, no more than 1 acre would be disturbed on any one day. Thus, the 1-acre LSTs have been used for construction emissions. On-site operational emissions would be minimal, and would not likely exceed these thresholds

Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. The AQMD LST Methodology specifies, “*Projects with boundaries located closer than 500 meters to the nearest receptor should use the LSTs for receptors located at 500 meters.*” There are residences within a quarter mile of the southern boundary of the Project site. However, pollutant emissions will be less than the emission thresholds per the MDAQMD.

Emissions Source Construction	Table 2: Construction Localized Impact Analysis (lbs/day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Construction Emissions	10.31	8.14	1.40	0.96
Localized Significance Threshold (LST)	118	750	4	4
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Emissions Source Operation	Table 3: Operational Localized Impact Analysis (lbs/day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Operation Emissions	1.5	2.3	0.4	0.1
Localized Significance Threshold (LST)	118	750	1	1
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

- d) **Less than Significant Impact.**

Construction: Heavy-duty equipment in the Project area during construction would emit odors, primarily from the equipment exhaust. However, the construction activity would cease to occur after construction is completed. No other sources of objectionable odors

have been identified for the proposed Project and no mitigation measures are required. MDAQMD Rule 402 regarding nuisances states: “A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.” The proposed use is not anticipated to emit any objectionable odors. Therefore, objectionable odors posing a health risk to potential on-site and existing off-site uses would not occur as a result of the proposed Project.

Operation and Maintenance: The campground will be operated by a local property manager and will be open year-round to guests. The property manager will be readily available at all times by phone and located in close proximity in case physical presence is needed. The maximum number of guests is limited to six (6) people per site. Two (2) well-behaved pets on a leash per campsite will also be permitted. Additional daytime guests and onsite special events will only be permitted upon written request approval. Overall, odors during construction and operation are less than significant and do not exceed to local thresholds. Therefore, impacts would be less than significant.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>IV. BIOLOGICAL RESOURCES - Would the project:</b>				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands as (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 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 ): **San Bernardino Countywide Plan, 2020; Submitted Project Materials**

a) **Less than Significant Impact with Mitigation Incorporated.** Mountainview Biological Consulting conducted a field survey on and adjacent to the project site on March 18, 2022, and found that the Project site does provide a suitable nesting for bird species protected under the Migratory Birds Treaty Act (MBTA). Therefore, if construction occurs during the nesting bird season (February 1 to September 1), Mitigation Measure **BIO-1** shall be implemented in order to ensure impacts are less than significant to potential nesting birds. In addition, the proposed Project site is within the Western Mojave Desert Tortoise Recovery Unit and also overlaps a Biotic Resource Map in the San Bernardino County Biotic Resources Overlay for medium population for desert tortoise. However, no Desert Tortoise burrows were observed on the Project site. The desert tortoise species has a potential to occur within the subject site due to presence of suitable habitat. Therefore, impacts to desert tortoise would be less than significant with the implementation of Mitigation Measure **BIO-2**.

In addition, the subject site overlaps a Biotic Resource Map in the San Bernardino County Biotic Resources Overlay for Burrowing Owl. However, no Burrowing Owls were found onsite. Suitable burrows for Burrowing Owl were observed within the subject site during the field survey. Therefore, impacts to Burrowing Owl would be less than significant with the implementation of Mitigation Measure **BIO-3**.

No potential jurisdictional waters features were observed within the subject site. Areas potentially subject to USACE, RWQCB, and CDFW jurisdiction were assessed during the literature review and field visit. No state or federally defined streams, swales, wetlands, vernal pools, or potential vernal pools are mapped by the United States Geological Services (USGS) within the subject site. Overall, with implementation of Mitigations Measures **BIO-2**, **BIO-3**, **BIO-4** potential impacts would be less than significant.

b) **No Impact.** The proposed Project would not 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 Wildlife or United States Fish and Wildlife Service because no such habitat has been identified or is known to exist on the Project site. There are no defined watercourses on the site. Therefore, no impacts would occur.

- c) **No Impact.** The Project would not 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, because the proposed Project is not within an identified protected wetland. The report prepared by Mountainview Biological Consulting references this item in Section 4.6 Jurisdictional Waters. There are no defined watercourses on the site. Therefore, no impacts would occur.
- d) **No Impact.** Due to the absence of sensitive biological species as described in the biological reports prepared by Mountainview Biological Consulting, the proposed Project would not 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, because there are no such corridors or nursery sites within or near the Project site. The subject site is located within a rural area and may serve as a wildlife movement corridor., Due to the subject parcel being directly bordered by BLM land to the north and east and vacant private property to the west, this region is unfragmented and generally wildlife can move freely across the terrain. Therefore, the Project should not prohibit any wildlife movement from occurring or cause any interruptions and no impacts would occur.
- e) **Less Than Significant Impact with Mitigation Incorporated.** Existing vegetation is sparsely distributed throughout the subject site and is nearly monotypic in vegetation diversity. Overall, very few other shrub types are present on the subject site. The Project site is minimally disturbed and dominated by creosote bush (*Larrea tridentata*) and contains a total of nine (9) western Joshua trees, six (6) silver cholla, and one (1) pencil cholla. No western Joshua trees will be affected by the proposed grading or construction of the Project due to the forty (40) foot clearance between the area of disturbance and the trunk as seen on the project plans. In addition, the implementation of Mitigation Measure **BIO-4** will reduce potential impacts to cacti covered under the California Native Desert Plan Act (CNDPA). As development of the High Desert Corridor Project is implemented throughout the area, it can be expected that these plants and their habitat would become increasingly disturbed and isolated, even if the proposed Project does not occur. Furthermore, no sensitive plant communities were observed within the subject site and the proposed Project is not expected to impact any sensitive plant communities. Therefore, the proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, impacts would be less than significant with mitigation incorporated.
- f) **No Impact.** The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the Project site. Therefore, no impacts would occur.

**Mitigation:**

**BIO-1 Pre-construction Nesting Bird Survey:** If construction or other Project activities are scheduled to occur during the bird breeding season (February 1 through September 30), a pre-construction nesting bird survey shall be conducted for the proposed Project plus a 100-foot survey radius (where accessible) during nesting bird season by a Qualified Biologist to ensure that active bird nests will not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial ground disturbance. If an active nest is observed, a no-work buffer shall be implemented around the nest of appropriate size for the nesting species and for the individual disturbance tolerance of the nesting pair. The no-work buffer shall be communicated to all personnel and shall be removed upon completion, or failure, of the nest.

**BIO-2 Pre-construction for Desert Tortoise:** Within 14 days prior to construction related ground clearing or grading, a Qualified Biologist shall conduct surveys for signs of occupancy by the desert tortoise. The pre-construction survey shall follow the USFWS pre-project protocols from the Desert Tortoise (Mojave Population) Field Manual. The pre-construction survey shall cover the entire area proposed for disturbance. If any sign indicating the presence of desert tortoise is observed, construction shall be put on hold and the USFWS and CDFW shall be contacted by the Applicant to develop an avoidance strategy or seek authorization for incidental take of desert tortoise. The results of the pre-construction surveys, including graphics showing the locations of any tortoise sign detected, and documentation of any avoidance measures taken, shall be submitted to USFWS, CDFW, and the County of San Bernardino within 14 days of completion of the pre-construction surveys or construction monitoring to document compliance with applicable federal and state laws pertaining to the protection of desert tortoise. Due to the potential for encounters with the species, personnel shall be made aware of the species and its habitat requirements, and standard mitigation measures such as checking under vehicles prior to use and checking all sitting pipes and debris piles prior to movement or use and utilizing “reminder flagging” tied in an obvious spot to vehicles to serve as a reminder to check underneath the vehicle prior to use.

**BIO-3 Pre-construction Burrowing Owl Surveys and Avoidance:** A Qualified Biologist shall be hired to conduct a Burrowing Owl clearance survey due to the presence of suitable Burrowing Owl habitat encountered within and adjacent the Project site. A Qualified Biologist shall follow the survey methods outlined in the Staff Report on Burrowing Owl Mitigation (CDFG, 2012). Surveys shall cover all portions of the Project site that were identified as suitable habitat. If raptors or other predators are present that may suppress Burrowing Owl activity, returning at another time or later date for a follow-up survey is recommended. If active burrows are observed, the Biologist shall demark a 500-foot protective buffer.

**BIO-4 Avoidance of Cacti:** Prior to construction, all cacti shall be provided a 10-foot protective buffer demarked by flagging or staking, and all cacti shall be avoided. If cacti cannot be avoided during construction, the Applicant shall acquire a permit from the County of San Bernardino as required by Section 88.01.050 of the San Bernardino County Development Code prior to removing these species.

**Therefore, with the implementation of mitigation measures impacts would be less than significant. Please see Mitigation Measures Section for a list of all mitigation measures.**

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>V. CULTURAL RESOURCES - Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** (Check if the project is located in the Cultural  or Paleontological  Resources overlays or cite results of cultural resource review):  
**San Bernardino Countywide Plan, 2020; Submitted Project Materials**

- a) **Less than Significant Impact.** The South-Central Coastal Information Center (SCCIC) received the Project’s records search request for the Project’s development footprint area located on the Landers, California (1972) USGS 7.5’ quadrangle on August 26, 2022. The Archaeological Study prepared by BCR Consulting LLC reflects the results of the records search for the Project area and a 0.5-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), and the California State Historic Properties Directory (HPD) listings were reviewed for the above referenced Project site and a 0.5-mile radius. Based on the findings in the Archaeological Study, the proposed Project would not cause a substantial adverse change to the significance of historical resources as defined in Section 15064.5. Therefore, less than significant impacts would occur.
- b) **Less Than Significant Impact.** As part of the current Archaeological Study prepared by BCR Consulting LLC, 2.5 acres of land was inventoried to determine whether significant cultural resources would be affected by the proposed Project. The survey resulted in no identification nor documentation of significant cultural resources. Research completed through the South-Central Coastal Information Center (SCCIC) revealed that three cultural resource studies have taken place resulting in the recording of three cultural resources within one half-mile of the Project site. The Project site has never been assessed for cultural resources, and no cultural resources have been previously identified within its boundaries. Therefore, the proposed Project would not cause a substantial adverse change to the significance of historical resources as defined in Section 15064.5. Therefore, impacts would be less than significant.
- c) **Less than Significant Impact with Mitigation.** There is always a possibility that buried archaeological deposits could be found during construction and earth disturbing activities. In the event that cultural resources are encountered during construction activities, all work must stop, and a qualified archaeologist shall be contacted



immediately. Further, if human remains are encountered during construction, State Health and Safety Code Section 7050.5 requires that no further work shall continue at the location of the find until the County Coroner has made all the necessary findings as to the origin and distribution of such remains pursuant to Public Code Resources Code Section 5097.98. Compliance with mitigation measures **CUL-1C, CUL-2C, and CUL-3LC** described below, and monitoring recommendations would reduce impacts to the inadvertent discovery of human remains to less than significant.

**Mitigation Measure:**

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

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

**CUL-3LC:** 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.

**Therefore, with the implementation of mitigation measures impacts would be less than significant. Please see Mitigation Measures Section for a list of all mitigation measures.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>VI. ENERGY – Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

***SUBSTANTIATION: San Bernardino Countywide Plan, 2020; Renewable Energy and Conservation Element of the General Plan 2020 California Energy Commission Title 24***

- a) **Less than Significant Impact.** The proposed Project would be conditioned to comply with Greenhouse Gas (GHG) operational standards during temporary construction. Adherence would ensure that there would not be a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. Please refer to Table 2, which illustrates annual construction emissions impact of the proposed Project to the environment. In addition, during operation the proposed Project will implement solar photovoltaic panels on the proposed carports in order to power the minimal electrical equipment onsite. The Project will be completely off-grid with the installation of solar and battery energy storage.

The Project will be installing a completely off-grid electrical system to power the campground. Here are the expected loads:

- 60W equivalent LED light bulbs (QTY 42)
- Coffee maker (QTY 7)
- Hot water kettle (QTY 7)
- Mini fridge (QTY 7)
- TV (QTY 7)
- Mini split units (high-efficiency) (QTY 4)
- Washer/Dryer (QTY 1 each)
- EV Charger (QTY 4 - level 2)

To meet the demand of the property, the Project will be installing a solar carport structure above the 8 planned parking spots. This will allow for about 4,000 square feet of usable roof space, which we will use to build out a 50 kW solar array. The Project will use the adjacent utility room to house all of the electrical equipment, including three 50 kWh battery packs, which will have a combined capacity of 150 kWh. This is more than enough to ensure a stable electrical source remains in place for all guests of the campground. Therefore, impacts would be less than significant.

- b) **Less than Significant Impact.** The County of San Bernardino adopted a Renewable Energy and Conservation Element (RECE) as part of the Countywide Plan 2020. The proposed Project would be required to meet Title 24 Energy Efficiency requirements. Adherence would ensure that the proposed Project would not conflict with or obstruct the recently adopted RECE or any other state or local plan for renewable energy or energy efficiency.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>VII. GEOLOGY AND SOILS - Would the project:</b>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** (Check  if project is located in the Geologic Hazards Overlay District): **San Bernardino Countywide Plan, 2020; Hazards Policy Map: HZ-1 Earthquake Fault Zones, Map: HZ-2 Liquefaction and Landslides, Map: HZ-11 Wind Erosion Hazards; Submitted Project Materials; California Building Code; Public Resources Code.**

- a) i) **Less than Significant Impact.** The southwest corner of the subject site is located within a State of California Alquist Priolo (AP) Earthquake Fault Zone. No structures for human occupancy are proposed in the portion of the AP Zone that traverses the project site. The subject site will likely experience strong seismic shaking during the design life of the proposed Project. A fault trench investigation will be performed prior to any habitable structures being constructed on the subject property to mitigate any impacts from future fault ruptures. Therefore, less than significant impacts would occur.
- ii) **Less than Significant Impact.** The site has been subjected to past ground shaking by faults that traverse through the region. Strong seismic shaking from nearby active faults is expected to produce strong seismic shaking during the design life of the proposed Project. The site modified peak ground acceleration is estimated to be 0.901g. Adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* would help to assure a less than significant impact.
- iii) **Less than Significant Impact.** The Project site is not located in an area of high liquefaction susceptibility based on the HZ-2 Liquefaction and Landslides map from the County of San Bernardino. Due to the depth to groundwater in the project vicinity, risks associated with liquefaction are considered "negligible." However, adherence to California Building Code Seismic Design Standards, Chapter 16: *Structural Design* would further assure a less than significant impact due to liquefaction. Therefore, less than significant impacts would occur.
- iv) **No Impact.** The Project site is in a generally level desert area and is not in close proximity to hillsides, foothills or mountains that could have the potential to slide during a ground disturbing event such as an earthquake. Therefore, no impact would occur.
- b) **Less than Significant Impact.** No signs of flooding or erosion occur on the Project site. The risks associated with flooding and erosion will be evaluated and mitigated by the project design Civil Engineer. Therefore, less than significant impacts would occur.
- c) **Less than Significant Impact.** The proposed Project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off- site landslide, lateral spreading, subsidence, liquefaction, or collapse based on the Project location and San Bernardino General Plan Hazards Policy Map: HZ-2 *Liquefaction and Landslides*. Therefore, impacts would be less than significant. According to the Geotechnical study prepared by Sladden Engineering the main Geotechnical concern is the presence of loose and potentially compressible native surface soil. Sladden Engineering recommends compaction of the primary foundation bearing soil.
- d) **Less than Significant Impact.** The Project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property. The soil on site consist of gravely sand which would require compaction and is filterable. Therefore, impacts would be less than significant.
- e) **Less than Significant Impact.** As a sustainable and ecofriendly Project, a septic treatment system will be implemented onsite. Two (2) percolation test holes were

excavated on the Project site. The test holes were excavated to approximate depths of 21.5 and 30 feet below existing grade. Testing indicated percolation rates ranging from 28.0 and 28.3 gallons per square foot per day as determined by San Bernardino County procedures. Based on the data presented in the report completed by Sladden Engineering and the plans supplied by the client, seepage pits may be used for the new on-site sewage disposal systems on this property. All minimum setback distances shall be maintained for the proposed sewage disposal system in accordance with San Bernardino County guidelines and maximum seepage pit depth of 30 feet will be completed. Therefore, impacts would be less than significant.

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

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

***SUBSTANTIATION: California Emissions Estimator Model (CalEEMod; Version 2016.3.2); Mojave Desert Air Quality Management District 2017 (MDAQMD); County of San Bernardino Greenhouse Gas Emissions Reduction Plan, September 2011; San Bernardino Countywide Plan, 2020; Submitted Project Materials***

a) **Less than Significant Impact.** Construction and operation of the proposed Project would generate minimal Greenhouse Gas (GHG) emissions, with the majority of energy consumption (and associated generation of GHG emissions) occurring during the Project’s construction operations.

*Construction Activities:* During construction of the Project, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs (e.g., CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O). Furthermore, Methane (CH<sub>4</sub>) is emitted during the fueling of heavy equipment.

*Gas, Electricity, and Water Use:* There will be no natural gas use on the property. Therefore, the emission of two GHGs, CH<sub>4</sub> (the major component of natural gas) and CO<sub>2</sub> (from the combustion of natural gas) will not occur. Electricity use will not result in GHG production onsite due to the electricity being generated by onsite solar panels. Water will be provided onsite via utility connection along Linn Road from the water purveyor, Bighorn Desert View Water Agency. The Bighorn Desert View Water Agency will provide water during dry and wet years of the project.

**Solid Waste Disposal:** Solid waste generated by the proposed Project would contribute to minimal GHG emissions during temporary construction of the facility. During operation, the facility would require proper disposal of solid waste.

**Motor Vehicle Use:** During construction, transportation associated with the proposed Project would result in GHG emissions from the combustion of fossil fuels in daily automobile and truck trips. During operation, these emissions would be minimal due to the onsite recreational uses within walking distance and only eight (8) individual parking spaces total being provided.

GHG emissions related to temporary construction activities are detailed in Table 4 below.

Construction Phase	Table 4: GHG Emissions: Total Temporary Construction Emissions			Total Emissions per Phase (MT CO <sub>2</sub> e/year)
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	
Site Preparation	0.46	0.0001	0	0.47
Grading	1.15	0.0002	0	1.16
Dome Construction	61.20	0.0167	0	61.62
Paving	2.85	0.0007	0	2.87
<b>Total Emissions for Entire Construction Process</b>				<b>66.12</b>
<b>Total Construction Emissions Amortized over 30 years</b>				<b>2.20</b>

**Operational Activities:** Mobile source emissions of GHGs would include Project-generated vehicle trips associated with on-site facilities and customers/visitors to the Project site. Area source emissions would be associated with activities including, landscaping and maintenance of proposed land uses, natural gas for heating, and other sources. Increases in stationary source emissions would also occur at off-site utility providers as a result of demand for electricity, natural gas, and water by the proposed Project. As shown in Table 5, the Project would result in GHG emissions of 2,035 MT CO<sub>2</sub>e/yr, which is lower than the County DRP review standard of 3,000 MT CO<sub>2</sub>e/yr.

Long-term operational Greenhouse Gas Emissions are represented in Table 5 below.

Source	Table 5: Pollutant Emissions (MT/yr)					
	Bio-CO <sub>2</sub>	NBio-CO <sub>2</sub>	Total CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Area	0	<0.01	<0.01	0	0	<0.01
Energy	0	48.59	48.59	<0.01	<0.01	48.78
Mobile	0	1966.90	1966.90	0.15	0	1,970.62
Waste	3.43	0	3.43	0.20	0	8049
Water	0.34	5.59	5.93	0.03	<0.01	7.06
<b>Total Project Emissions</b>	<b>3.77</b>	<b>2,021.08</b>	<b>2024.85</b>	<b>0.38</b>	<b>0</b>	<b>2,034.95</b>

- b) **No Impact.** A Project’s incremental contribution to a cumulative Greenhouse Gas (GHG) effect is not cumulatively considerable if the Project complies with the requirements in a previously adopted plan or mitigation program under specified circumstances. In 2021, the County adopted the GHG Emissions Reduction Plan, and in 2016, the County adopted the GHG Development Review Process (DRP). The GHG Emissions Reduction Plan qualifies as a plan for the reduction of GHG emissions pursuant to the State CEQA Guidelines, and the DRP is a guideline for the GHG Emissions Reduction Plan. The DRP identifies local GHG performance standards that need to be applied to the Project. With implementation of project design features, the proposed Project would be consistent with the GHG Emissions Reduction Plan. According to the Project CalEEMod results, the Project would result in GHG emissions of 2,035 MTCO<sub>2</sub>e/yr, which is lower than the County DRP review standard of 3,000 MTCO<sub>2</sub>e/yr. Therefore, through consistency with a qualified Climate Action Plan (CAP), the proposed Project would generate minimal GHG emissions that would have a less significant impact.

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

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

***SUBSTANTIATION: San Bernardino Countywide Plan, 2020; Hazards Policy Maps; San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan, July 13, 2017; Submitted Project Materials***

- a) **No Impact.** The proposed Project would not store or release any hazardous materials onsite. Therefore, no impacts would occur.
- b) **Less Than Significant Impact.** The proposed Project would not store or release any hazardous materials onsite. The use and storage of all hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. Therefore, less than significant impacts would occur.
- c) **Less than Significant Impact.** Emissions and handling of hazardous or acutely hazardous materials, or substances, would have a less than significant impact on any existing or proposed schools that are within a quarter mile from the Project site. The nearest school is located to the southwest and more than 2-miles away. Therefore, less than significant impact would occur.
- D) **No Impact.** The Project site is not included on the State of California list of hazardous materials sites compiled pursuant to Government Code 65962.5. Therefore, the Project would not create a significant hazard to the public or environment.
- e) **No Impact.** The Project site is located approximately 7-miles to the North of the Yucca Valley Airport and is not located within an Airport Land Use Plan or within two miles of a public use airport. Therefore, the proposed Project would not result in a safety hazard for people residing or working in the Project area. As a result, no impacts would occur.
- f) **No Impact.** The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the Project has adequate access from Linn Road and from a dirt road to the south, west, and south east of Linn Road to access a new parking lot. Therefore, no impacts would occur.
- g) **No Impact.** Being in a sparsely populated desert location, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. According to CalFire Fire Hazard Severity Zone Viewer, the Project is not near a designated wildland fire zone. Therefore, no impacts would occur.

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



<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>X. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION: San Bernardino Countywide Plan, 2020; Submitted Project Materials**

- a) **No Impact.** The proposed Project would not violate any water quality standards or waste discharge requirements, since water will be captured onsite and new grading will be conducted that will interrupt the natural flow of water on site. Running water will be provided to each dome from captured rainwater from the onsite solar carport’s installed grey water system and the site will be integrated into water from the Bighorn Desert View Water Agency through a water meter onsite. In addition, a septic tank will be

installed on the Project site for proper sewage disposal. Therefore, no impacts would occur.

- b) **No Impact.** According to the Bighorn Desert View Water Agency’s Assessment of Water Supply and Demand Report 2007, the planned water supply for the year 2025 is 3,082 AFY. That said, the Project would not substantially deplete groundwater supplies nor 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, because the proposed Project will not be using a well to supply running water. To preserve water the proposed Project will capture rainwater from the onsite solar carport and install a grey water system for reuse around the property. Therefore, no impacts would occur.
- c) **Less than Significant Impact.** According to section 4.6 Jurisdictional Waters of the Biological study prepared by Mountainview Biological Consulting the Project site is not impacted by any federally defined streams from United States Geological Survey (USGS) or other federal and state agencies mapped blue line streams. The Project site is located in an undefined floodplain with an extensive tributary area. Since no on-site grading is proposed, the proposed Project would not increase the pre-development runoff flowrate. Therefore, impacts would be less than significant.
- d) **No Impact.** Based on existing site conditions, and proposed Project activities the Project would not substantially alter any existing drainage pattern of the site or area, which includes through the alteration of the course of a stream or river, or a substantial increase in the rate or amount of surface runoff in a manner which would result in flooding on or off-site. However, prior to Project approval the applicant will be required to prepare and obtain approval of a final drainage plan. Therefore, no impacts would occur.
- e) **No Impact.** The proposed Project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. No grading is proposed as part of Project activities, as such there would be little to no alteration in the natural drainage of flows on site. There would be adequate capacity in the local and regional drainage systems, so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of storm water flows originating from or altered by the Project. Therefore, no impacts would occur.

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

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

***SUBSTANTIATION: San Bernardino Countywide Plan, 2020; Submitted Project Materials***

- a) **No Impact.** The proposed Project would not physically divide an established community, because the Project is in an area of large vacant parcels with no anticipated residential development proposed for the foreseeable future. There are scattered single family residences within a mile of the proposed Project. Therefore, no impacts would occur.
- b) **No Impact.** The Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect, because the Project is consistent with all applicable land use policies and regulations of the County Development Code, and Countywide Plan. The Project complies with all hazard protection, resource preservation, and land-use-modifying District regulations. Therefore, no impacts would occur.

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

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

***SUBSTANTIATION:*** (Check  if project is located within the Mineral Resource Zone Overlay): ***San Bernardino Countywide Plan, 2020; Policy Map NR-4 Mineral Resource Zones; Submitted Project Materials; California Department of Conservation: Mineral Land Classification Maps***

- a) **No Impact.** According to the Policy Map NR-4 Mineral Resource Zones map, the Project site is not located within a Mineral Resources Zone within San Bernardino County. The proposed Project would not interfere with current mining operations and is relatively small in scope and unsuitable for large scale mining operations. Therefore, no impacts would occur.
- b) **No Impact.** The proposed Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, no impacts would occur.

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

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

**SUBSTANTIATION:** (Check if the project is located in the Noise Hazard Overlay District  or is subject to severe noise levels according to the General Plan Noise Element ): **San Bernardino Countywide Plan, 2020; Submitted Project Materials**

- a) **No Impact.** The Project site consists of 7 stand-alone geodesic domes which are solar powered and self-sustaining. There is also a parking lot, bocce ball court, a horseshoe pit, and a backup generator on site. In order to meet the nighttime residential thresholds at the property line, the backup generator must be designed to provide 62 dBA at 23 ft (7 m) or shielded to achieve this level and all other equipment on-site will be shielded. Overall, the proposed Project would not generate ambient noise levels in the area that would violate the San Bernardino Development Code, or Countywide Noise Element. Therefore, no impacts would occur.
- b) **No Impact.** The proposed Project would not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. The proposed Project will include 85% compaction of the parking lot located at the southeast corner of the lot. The compaction of soil onsite by roller equipment will comply with the vibration standards of the County Development Code. No vibration exceeding these standards is anticipated to be generated by the proposed uses. Therefore, no impacts would occur.
- c) **No Impact.** The proposed Project is not within the Airport Safety Review Area. The Project is located over seven miles from the nearest airport, Yucca Valley Airport. Photovoltaic solar onsite does not use reflective mirrored panels and the eco domes do not reflect light to the extent that would otherwise affect air traffic. Thus, the Project would not cause a significant impact to aircraft utilizing the airstrips in terms of glint or glare. In

addition, the proposed Project is not within two miles of a public or public use airport. Therefore, no impacts would occur.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIV. POPULATION AND HOUSING - Would the project:</b>				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION: San Bernardino Countywide Plan, 2020; Submitted Project Materials.***

- a) **No Impact.** The proposed Project would not induce substantial population growth in an area either directly or indirectly. As a temporary rental commercial use, only six eco domes on site will be provided, which will not induce population growth or the development of new homes or roads. Local contractors will be used to construct the Project, which will not require additional temporary housing onsite. Therefore, no impacts would occur.
- b) **No Impact.** The proposed Project would not displace any housing units, necessitating the construction of replacement housing, because no housing units are proposed to be demolished as a result of this proposal. Therefore, no impacts would occur.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XV. PUBLIC SERVICES</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION: San Bernardino Countywide Plan, 2020; Submitted Project Materials***

- a) **No Impact.** The proposed Project only has six eco domes onsite which are self-sustainable and would not increase the demand for public services. San Bernardino County Fire Station 19 is roughly 3 miles southwest from the project site. The San Bernardino County Sheriff's Department Morongo Basin Station is roughly 13 miles away south from the project site. The area is not within a heavily populated area, which would allow police officers to get to the Project site in a timely manner. The proposed Project would not require additional construction of schools, parks, or any other public facility as the Project is meant to be used a recreational facility for camping purposes only. Therefore, no impacts would occur.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVI. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION: San Bernardino Countywide Plan, 2020; Submitted Project Materials***

- a) **Less than Significant Impact.** The proposed Project would not increase the use of existing neighborhood and regional parks nor other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, less than significant impacts would occur. This site is a self-contained camping facility which includes the construction of 6 fixed dome structures.
- b) **No Impact.** The proposed Project does not include or require the construction of recreational facilities and would not result in an increased demand for recreational facilities due to the site and temporary use. Therefore, no impacts would occur.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVII. TRANSPORTATION – Would the project:</b>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION: San Bernardino Countywide Plan, 2020; Submitted Project Materials***

- a) **Less than Significant Impact.** As a small-scale project with a limited number of guest space, the proposed Project would not cause a notable increase in traffic during operations. Local roads would only be minimally affected during temporary construction activities. Therefore, impacts would be less than significant.
- b) **Less than Significant Impact.** As a small-scale project with limited vehicle trips, the proposed Project would not conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b). The scheduled maintenance activities would result in a negligible increase to vehicle miles traveled (VMT). Therefore, impacts would be less than significant.

- c) **No Impact.** The proposed Project would not substantially increase hazards due to a design feature or incompatible uses because the Project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the Project that would impact surrounding land uses. Therefore, no impacts would occur.
- d) **No Impact.** The site incorporates an open design which allows access during a possible emergency event. Adequate access to ingress and egress points, including turnaround areas, are of adequate width and design and have received preliminary approval from the County Fire Department during their review of the Project. Therefore, no impacts would occur.

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

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

- a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
  - i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
  - ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

**SUBSTANTIATION: San Bernardino Countywide Plan, 2020; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials**

Assembly Bill (AB) 52 took effect on July 1, 2015. AB 52 requires a lead agency to make best efforts to avoid, preserve, and protect tribal cultural resources.

Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and Project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and



conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Public Resources Code section 21082.3(c) also contains provisions specific to confidentiality.

Prior to the release of the CEQA document for a project, AB 52 requires the lead agency to initiate consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if: (1) the California Native American tribe requested the lead agency, in writing, to be informed by the lead agency through formal notification of proposed project in the geographic area that is traditionally and through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.

Tribal consultation request letters were sent to the San Manuel Band of Mission Indians (SMBMI), Morongo Band of Mission Indians (Morongo), Colorado River Indian Tribes (CRIT), Fort Mohave Indian Tribe (FMIT), Soboba Band of Luiseno Indians, and Twenty-Nine Palms Band of Mission Indians. Response communication was received from San Manuel Band of Mission Indians on October 21, 2022.

- a) **Less than Significant Impact with Mitigation.** The South-Central Coastal Information Center received a records search request for the Project area. Records search for the Project area and a 1-mile radius were provided and included a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), and the California State Historic Properties Directory (HPD) listings were reviewed for the Project site and a 1-mile radius.

A portion of the Project site has been previously surveyed. While there are no recorded archaeological sites within the Project area, buried resources could potentially be unearthed during Project activities. Therefore, customary caution and a halt-work condition shall be in place for all ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find shall stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of cultural resources shall not be attempted by Project personnel. It is also recommended that the Native American Heritage Commission (NAHC) be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer the Project proponent to local tribes with particular knowledge of potential sensitivity. Therefore, with implementation of Mitigation Measures **TCR-1**, **TCR-2**, and **TCR-3**, potential impacts would be less than significant.

- b) **Less than Significant Impact with Mitigation.** The Project proponent shall consider the significance of any possible resource to a California Native American tribe. With required Mitigation Measures **TCR-1**, **TCR-2**, and **TCR-3** requested by the Yuhaaviatam of San Manuel Nation with ancestral interest in the Project area, the impact would be reduced to a less than significant level.

## **Mitigation Measures**

### **TCR-1: Treatment of Tribal Cultural Resources**

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

### **TCR-2: Inadvertent Discoveries of Human Remains/Funerary Objects**

In the event that any human remains are discovered within the Project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately notify the Tribe, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity.

The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98. Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances.

The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, parties, and Lead Agencies, would be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

**TCR-3: The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) Department Notification**

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.

**Therefore, with the implementation of mitigation measures impacts would be less than significant. Please see Mitigation Measures Section for a list of all mitigation measures.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***SUBSTANTIATION: San Bernardino Countywide Plan, 2020; Submitted Project Materials***

- a) **Less Than Significant Impact.** The proposed Project would not require new or expanded water, wastewater treatment or storm water drainage. The Project site will

include harvesting of grey water and use of a septic tank onsite. Therefore, impacts would be less than significant.

- b-c) **No Impact.** The proposed Project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The proposed project will utilize water from the Bighorn-Desert View Water Agency, based upon documentation from the Agency. Any physical improvements will be required consistent with their design criteria. Wastewater treatment will utilize an on-site septic system. The proposed Project will also use captured rainwater from the solar carport and install a grey water system for reuse around the property. Therefore, no impacts would occur.
- d) **No Impact.** The proposed Project would not generate excess waste nor impact the capacity of local infrastructure. The proposed Project includes six eco domes that are self-sustainable and would not create excessive waste. Therefore, no impacts would occur.
- e) **Less than Significant Impact.** The Project developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176. A Construction Waste Management Plan would be prepared in two parts to show adequate handling of waste materials, disposal, reuse, or recycling as required by the County Department of Public Works Solid Waste Management Department. Therefore, impacts would be less than significant.

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

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

***SUBSTANTIATION: San Bernardino Countywide Plan, 2020; Hazards Policy Map HZ-5 Fire Hazard Severity Zones; Submitted Project Materials***

- a) **No Impact.** The proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan, because the Countywide Plan does not identify any adjoining streets as designated evacuation routes. The property has one primary potential route of evacuation onto Linn Road. The second evacuation route connects the Project site from a dirt road, which connects to Lilac Road from the southwest. Therefore, no impacts would occur.
- b) **Less than Significant Impact.** The proposed Project is within a moderate Local Response Area (LRA) Fire Hazard Severity Zone. According to the Countywide Plan Policy Map HZ-5 *Fire Hazard Severity Zones*, the subject parcel is within a sparsely populated area of the desert surrounded by vacant land. Implementation of the proposed Project would not cause a significant impact due to minimal slope, prevailing winds, and other factors, exacerbate wildfire risks, thereby, not exposing Project occupants to pollutant concentrations from wildfire or the uncontrolled spread of a wildfire. Therefore, less than significant impacts would occur.
- c) **No Impact.** The proposed Project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities). The proposed Project is not expected to exacerbate fire

risk that may result in temporary or ongoing impacts to the environment. Therefore, no impacts would occur.

- d) **No Impact.** The proposed Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impacts would occur.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE:</b>				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant Impact with Mitigation.** The proposed Project does not have the potential to significantly degrade the overall quality of the region’s environment or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. This is based upon the results of the Biological and Cultural Resources assessments which were conducted for the site. With the implementation of mitigation measures **BIO-1, BIO-2, BIO-3, BIO-4** and **BIO-5** potential impacts would be less than significant.

There are no identified historic or prehistoric resources identified on this site based on field surveys. No archaeological or paleontological resources have been identified in

the Project area. Impacts to Cultural or Tribal Cultural Resources due to inadvertent discoveries during Project development would be reduced to a less than significant level with the implementation of mitigation measures recommended in the Cultural Resources **(CUL-1)**, and Tribal Cultural Resources **(TCR-1, TCR-2, and TCR-3)**.

- b) **No Impact.** The proposed Project does not have impacts that are individually limited, but cumulatively considerable. The sites of projects in the area to which this Project would add cumulative impacts have either planned or existing infrastructure that is sufficient for all proposed uses.
- c) **No Impact.** The proposed Project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this Project or identified by review of other sources or by other agencies.

All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the Project would be required to meet the conditions of approval for the Project to be implemented. It is anticipated that all such conditions of approval would further ensure that no potential for adverse impacts would be introduced by construction activities, initial or future land uses authorized by the Project approval.

## MITIGATION MEASURES

### **BIOLOGICAL RESOURCES:**

**Mitigation Measure BIO-1:** Due to the existence of an ephemeral drainage course near the northerly Project boundary, the California Department of Fish and Wildlife (CDFW) must be notified per Fish and Game Code (FGC) §1602. A streambed alteration agreement with the Department of Fish and Wildlife shall be provided to the Land Development Division prior to grading permit issuance.

**BIO-2 Pre-construction Nesting Bird Survey:** If construction or other Project activities are scheduled to occur during the bird breeding season (February 1 through September 30), a pre-construction nesting bird survey shall be conducted for the proposed Project plus a 100-foot survey radius (where accessible) during nesting bird season by a Qualified Biologist to ensure that active bird nests will not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial ground disturbance. If an active nest is observed, a no-work buffer shall be implemented around the nest of appropriate size for the nesting species and for the individual disturbance tolerance of the nesting pair. The no-work buffer shall be communicated to all personnel and shall be removed upon completion, or failure, of the nest.

**BIO-3 Pre-construction for Desert Tortoise:** Within 14 days prior to construction related ground clearing or grading, a Qualified Biologist shall conduct surveys for signs of occupancy by the desert tortoise. The pre-construction survey shall follow the USFWS pre-project protocols from the Desert Tortoise (Mojave Population) Field Manual. The pre-construction survey shall cover the entire area proposed for disturbance. If any sign indicating the presence of desert tortoise is observed, construction shall be put on hold and the USFWS and CDFW shall be contacted by the Applicant to develop an avoidance strategy or seek authorization for incidental take of desert tortoise. The results of the pre-construction surveys, including graphics showing the locations of any tortoise sign detected, and documentation of any avoidance measures taken, shall be submitted to USFWS, CDFW, and the County of San Bernardino within 14 days of completion of the pre-construction

**BIO-4 Pre-construction Burrowing Owl Surveys and Avoidance:** A Qualified Biologist shall be hired to conduct a Burrowing Owl clearance survey due to the presence of suitable Burrowing Owl habitat encountered within and adjacent the Project site. A Qualified Biologist shall follow the survey methods outlined in the Staff Report on Burrowing Owl Mitigation (CDFG, 2012). Surveys shall cover all portions of the Project site that were identified as suitable habitat. If raptors or other predators are present that may suppress Burrowing Owl activity, returning at another time or later date for a follow-up survey is recommended. If active burrows are observed, the Biologist shall demark a 500-foot protective buffer.

**BIO-5 Avoidance of Cacti:** Prior to construction, all cacti shall be provided a 10-foot protective buffer demarked by flagging or staking, and all cacti shall be avoided. If cacti cannot be avoided during construction, the Applicant shall acquire a permit from the County of San Bernardino as required by Section 88.01.050 of the San Bernardino County Development Code prior to removing these species. Therefore, with the



implementation of these mitigation measures impacts would be less than significant. Please see Appendix for a list of the references for the biological mitigation measures.

### **CULTURAL RESOURCES:**

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

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

**CUL-3LC:** 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.

### **TRIBAL RESOURCES:**

**TCR-1 Treatment of Tribal Cultural Resources:** If a pre-contact cultural resource is discovered during Project implementation, ground disturbing activities shall be suspended 60 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. A research design shall be developed by the archaeologist that shall include a plan to evaluate the resource for significance under CEQA criteria. Following the completion of evaluation efforts, all parties shall confer regarding the archaeological significance of the resource, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource.

Should any significant resource and/or TCR not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe. All plans for analysis shall be reviewed and approved by the applicant and Tribe prior to implementation, and all removed material shall be temporarily curated on-site. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and Tribe for their review and comment. After approval

from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and Tribe.

**TCR-2 Inadvertent Discoveries of Human Remains/Funerary Objects:** In the event that any human remains are discovered within the Project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately notify the Tribe, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity.

The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98. Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances.

The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties. It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, parties, and Lead Agencies, would be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

**TCR-3: The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) Department Notification**

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.

### **GENERAL REFERENCES**

- California Department of Conservation, California Geological Survey, Mineral Resources and Mineral Hazards
- County of San Bernardino 2007 Development Code
- County of San Bernardino Geologic Hazards Overlays Map
- County of San Bernardino Hazard Overlay Map
- County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998.
- County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995.
- County of San Bernardino, Greenhouse Gas Emissions Reduction Plan, January 6, 2012.
- County of San Bernardino, *San Bernardino County Storm Water Program, Model Water Quality Management Plan Guidance*.
- County of San Bernardino Road Planning and Design Standards.
- Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map.
- San Bernardino County General Plan, 2007.
- San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan, July 13, 2017
- San Bernardino County General Plan, 2007; Environmental Impact Report
- South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993.
- U.S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. Available at <http://websoilsurvey.nrcs.usda.gov/>

### **PROJECT-SPECIFIC REFERENCES**

- Cultural Resources Assessment, Archaeological Survey of Approximately 2.5 Acres of Land on Behalf of Eco Dome Campground Project, June, 2022.
- General Biological Resource Assessment and Search for Sensitive Plants at Eco Dome Campground Project, Mountainview Biological Consulting, April 2022.
- California Historical Resources Information System, South Central Coast Information Center, California State University, Fullerton, Department of Anthropology MH-426, January 9, 2020.
- Geotechnical Investigation Proposed Eco Dome Campground Project, Sladden Engineering, July 18, 2022

### **BIOLOGICAL REFERENCES**

- California Department of Fish and Game. Division 2. Department of Fish and Wildlife (700-1940) Chapter 10. Native

Plant Protection (1900-1913).

California Department of Fish and Game. Staff Report on Burrowing Owl Mitigation. 2012.

California Department of Fish and Wildlife. 2021. California Desert Native Plants Act.

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Sacramento, CA. <https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx> [Accessed March 14, 2022].

County of San Bernardino Building and Safety Division. Information Bulletin. 2021.

<http://www.sbcounty.gov/Uploads/LUS/BandS/Handouts/IB-0016.pdf> [Accessed April 14, 2022].

County of San Bernardino. EZ Online Permitting Announcements. 2019.

<https://wp.sbcounty.gov/ezop/announcements/> [Accessed March 22, 2022].

County of San Bernardino Land Use Services. Biotic Resources Overlay Maps. 2012.

<https://cms.sbcounty.gov/lus/Planning/ZoningOverlayMaps.aspx> [Accessed March 22, 2022].

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<https://ecos.fws.gov/ecp/report/table/critical-habitat.html> [Accessed December 14, 2021].

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