

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

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

PROJECT LABEL:

APNs:	0602-361-04	USGS Quad:	Joshua Tree South 7.5-minute USGS Topographic Quadrangle
Applicant:	Lovemore Investments LLC	T, R, Section:	T1N, R6E, Section 35
Location	Alta Loma Road, between Hillview Road & Sunset Road	Thomas Bros:	Page 4959; Grid B2; San Bernardino and Riverside Counties (2013)
Project No:	PROJ-2021-00169	Community:	Joshua Tree
Rep:	Cary Packer, Merrell Johnson Companies	LUC: Zone:	Low Density Residential Single Residential (RS)
Proposal:	Subdivision for a 64-lot residential tract	Overlays:	None

PROJECT CONTACT INFORMATION:

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

Contact person: Linda Mawby, Supervising Planner
Phone No: 909-269-1366
E-mail: linda.mawby@lus.sbcounty.gov

PROJECT DESCRIPTION:

Project Summary

Lovemore Investments, LLC is requesting approval of a Tentative Tract Map (TTM No. 20443) to subdivide an 18.49-acre parcel, described as Assessor's Parcel Number (APN) 0602-361-04, into 64 single-family residential lots and two lettered lots ("Lot A" and "Lot B"). The Project Site is in unincorporated San Bernardino County, in the Community of Joshua Tree (see Figure 1-Regional Location). The Project Site is located at the northwest corner of Alta Loma Road and Sunset Road (see Figure 2-Project Vicinity).

The Project Site is currently zoned Single Residential (RS) within the Land Use Category of Low Density Residential (LDR). The Proposed Project is a permitted use within the zoning of RS, and is therefore consistent with the San Bernardino Countywide Policy Plan. The numbered lots would range between 0.16 acre to 0.30 acre (see Figure 3-Site Plan). The existing, surrounding roads would serve as the main access roads with primary access to the site off of Hill View Road. Access to the TTM lots would be provided by five additional private internal streets, Streets A to E.

The lettered lots would consist of open space and recreational facilities occupying approximately 2.75 acres of the Project Site. These areas would be available to project residents and their guests only. The following uses are proposed for the lettered lots:

- Lot A (0.52 acre):
 - Wastewater treatment facility
 - Other communal utilities
 - Onsite resident services staff quarters
- Lot B (2.23 acres): Recreational facilities
 - Social gathering
 - Learning zone and entrance
 - Multipurpose space
 - Recreational facilities and pool

Housing Accountability Act Summary

The Housing Accountability Act (“HAA”) was first implemented in 1982 and has been strengthened in recent years by pro-development housing legislation by the State. To address the statewide housing shortage, the HAA promotes the approval of housing development projects, which include exclusively residential developments such as the Project, by limiting the discretion agencies have to deny or impose density-reducing conditions. (Gov. Code § 65589.5(a)(2)(K), (h)(2), (j)). Where a housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards,” an agency cannot deny the project or impose conditions that lower the project’s density unless the agency makes written findings based on a “preponderance of the evidence” that the project will have a specific, adverse, and unmitigable impact to public health and safety. (Gov. Code § 65589.5(j)(1)).

Surrounding Land Uses and Setting

The Project Site and surrounding properties are in unincorporated San Bernardino County, within the Community of Joshua Tree. The Project Site is surrounded by either vacant land or single-family residences. The table below shows existing land uses as well as County designations.

Project Site Location, Existing Site Land Uses and Conditions

The Project Site is located within the Community of Joshua Tree in San Bernardino County. The property is currently undeveloped; a shed and travel trailers were on-site during site visits and they appeared to be occupied for residential purposes (see photo below). The Project Site is relatively undisturbed, except for the graded area (approximately 45,000 square feet) in the center where a prior residence was located, an unimproved access drive to the residential location, and a trail at the southwest corner of the site. The vegetation community on-site is Mojave Desert scrub consisting of mainly native plants and a few nonnative grasses. The site is dominated by Mojave yucca (*Yucca schidigera*), Joshua Tree (*Yucca brevifolia*), and jojoba (*Simmondsia chinensis*).



ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

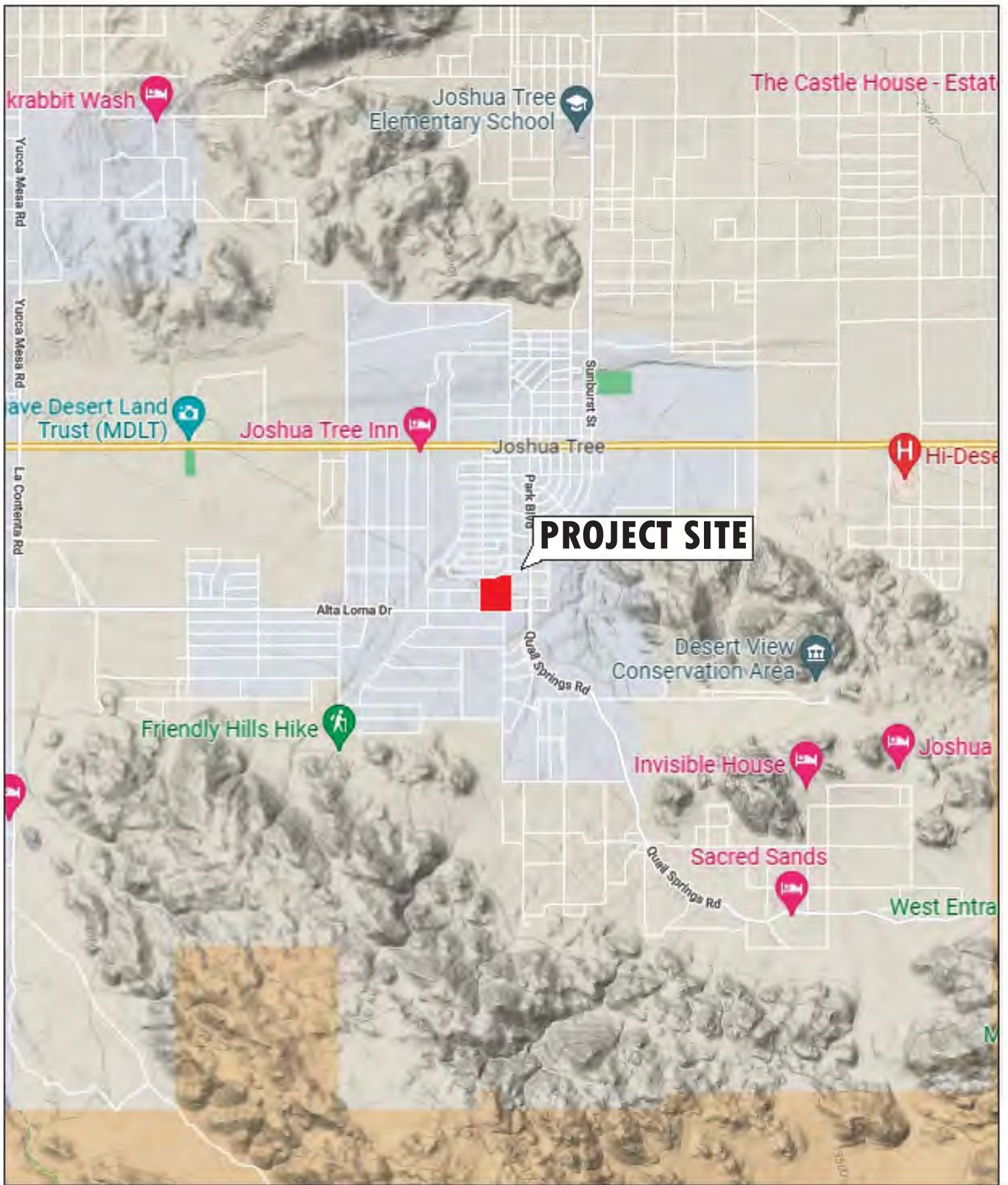
Federal: None.

State of California: None.

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

Regional: Mojave Desert Air Quality Management District.

Local: None.



REGIONAL LOCATION

TTM 20443 Joshua Tree
Joshua Tree, California



Hillview Rd.

Sunset Rd.

Alta Loma Dr.

PROJECT VICINITY

TTM 20443 Joshua Tree
Joshua Tree, California

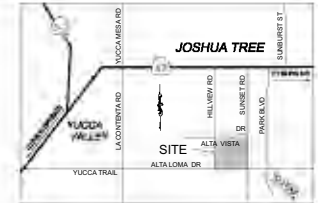
0  250
Feet
Source: Lilburn Corp., January, 2022.
LILBURN
CORPORATION

FIGURE 2

TENTATIVE TRACT NO. 20443

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, T1N, R6E, S8M, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
MERRELL JOHNSON COMPANIES, OCTOBER 2023

- LEGEND**
- T.S.R. INDICATES TO BE REMOVED
 - J.T. INDICATES JOSHUA TREE
 - HV INDICATES OVERHEAD POWER LINE
 - BSL INDICATES EXISTING CONTOUR
 - SBL INDICATES BUILDING SETBACK LINE
 - P.L. INDICATES PROPERTY LINE
 - D.E. INDICATES PROPOSED DRAINAGE EASEMENT
 - INDICATES PROPOSED AC BERM



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF SAN BERNARDINO COUNTY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF SOUTH CHOLLITA ROAD AND THE SOUTHERLY CORNER OF TRACT NO. 1189, RECORDED IN BOOK 66 OF MAPS, PAGES 48 TO 50, INCLUSIVE, RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE SOUTHERLY PROLONGATION OF SAID CENTER LINE, A DISTANCE OF 819 FEET MORE OR LESS; 10 A POINT IN THE SOUTH LINE OF SECTION 35; THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 899 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1037.99 FEET TO THE SOUTHWEST CORNER OF THE FORESAID TRACT NO. 1189; THENCE SOUTH 88 DEGREES 00' 00" WEST 160 FEET TO A POINT; THENCE SOUTH 54 DEGREES 08' 44" WEST 190.91 FEET TO A POINT; THENCE SOUTH 88 DEGREES 00' 00" WEST 64.67 FEET TO THE POINT OF BEGINNING.

UTILITIES:

ELECTRIC:	SOUTHERN CALIFORNIA Edison 6999 OLD WOMAN SPRINGS ROAD YUCCA VALLEY, CA 92284 (909) 454-4555	SEWER:	SEPTIC
GAS:	SOCAL GAS PO BOX 1028 MONTEREY PARK, CA 91754-8028 (627) 258-9992	TELEPHONE:	FRONTIER COMMUNICATIONS 401 MERRITT 7 NORWALK, CONNECTICUT 06851 (877) 238-2854
WATER:	JOSHUA BASIN WATER DISTRICT 81750 CHOLLITA ROAD JOSHUA TREE, CALIFORNIA 92252 (760) 368-8438	CABLE:	SPECTRUM 7600 RICKAPOO TRAIL YUCCA VALLEY, CA 92284 (800) 974-2389

NOTES

- THERE IS A TOTAL OF 64 NUMBERED LOTS AND 3 LETTERED LOT IN THIS TRACT
- THE TOTAL GROSS ACREAGE FOR THIS PROJECT IS 18.8 ACRES
- PROJECT TYPE: BULDOZ AND/OR LOT SALES
- EXISTING ZONING: JTRS
- PROPOSED ZONING: JTRS
- EXISTING USE: VACANT
- PROPOSED USE OF ALL LOTS: SFR
- THERE ARE 2830 LINEAL FEET OF NEW STREETS
- AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTES AND FEASIBLE BUILDING SITES DOES NOT EXCEED 10%
- PROTECTED PLANTS EXIST ON SITE AS SHOWN
- NO STRUCTURES EXIST WITHIN 15 FEET OF PROPERTY LINES
- CONTOUR INTERVAL IS 1 FOOT

LETTERED LOTS:

LOT A -WASTEWATER TREATMENT -OTHER COMMUNAL UTILITIES -ON-SITE RESIDENT SERVICES STAFF QUARTERS -STORMWATER SPREADING BASIN	APN 0602-361-04 TENTATIVE TRACT MAP 20443 OWNER/APPLICANT: AXEL CRAMER 2748 TELL-A-RUE LOS ANGELES, CA 90039
LOT B -SOCIAL GATHERING -LEARNING ZONE & ENTRANCE -MULTI-PLANT SPACE -RECREATIONAL FACILITIES AND POOL	PREPARED BY: MERRELL JOHNSON COMPANIES 22271 U.S. HIGHWAY 18, APPLE VALLEY, CA 92307 (760) 340-8000 MERRELLJOHNSON.COM

MAP PREPARATION DATE: 09/26/2021

INTERIOR STREET SECTION (PRIVATE ROAD) "B, C, D, & E" (42' PL TO PL)

TYPICAL SECTION ALTA LOMA ROAD (84' RIGHT OF WAY)

TYPICAL SECTION SUNSET ROAD (63' RIGHT OF WAY)

SECTION HILL VIEW ROAD (60' RIGHT OF WAY)

EASEMENT DETAIL



MERRELL JOHNSON

MERRELL JOHNSON ENGINEERING, INC.
22271 U.S. HIGHWAY 18, APPLE VALLEY, CA 92307
(760) 340-8000 | MERRELLJOHNSON.COM

TENTATIVE TRACT MAP
APN 0602-361-04
JOSHUA TREE, CA

FOR
AXEL CRAMER

JOB 1
3753.001
1 1

- EASEMENTS:**
- EASEMENT FOR ROADS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 4824, PAGE 464 OF OFFICIAL RECORDS
 - EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES RECORDED MAY 17, 1983 RECORDED AS INST. NO. 107203 OF OFFICIAL RECORDS
 - EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 6558, PAGE 994 OF OFFICIAL RECORDS
 - EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY, RECORDED OCTOBER 26, 1992 AS INST. NO. 442525 OF OFFICIAL RECORDS

BASIS OF BEARINGS
TAKEN FROM THE EAST LINE OF THE BE 1/4 OF SECTION 35, T1N, R6E PER TRACT 5163, MB 6548-50 BEING N07°23'00"

BENCHMARK
USGS BENCHMARK "8 BOW", LOCATED 7.0 MILES EAST ALONG STATE HIGHWAY 63 FROM THE POST OFFICE AT YUCCA VALLEY, THENCE 0.55 MILE NORTH ALONG PARK BOULEVARD TO COMMERCIAL STREET, 31 FT. EAST OF THE CENTER LINE OF PARK BOULEVARD, 16 FT. NORTH OF THE EXTENDED CENTER LINE OF FRONT ENTRANCE TO THE JOSHUA TREE POST OFFICE, 51 FT. SOUTH OF THE CENTER LINE OF THE STREET, IN TOP OF THE EAST CURB OF THE BOULEVARD.
NAVD83 ELEV: 2730.14 FT.

- BUILDING SETBACKS**
- FRONT: 25'
 - STREET SIDE: 10'
 - STREET INTERIOR: 51'10"
 - REAR: 15'

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

On June 9, 2022, San Bernardino County mailed notification pursuant to AB-52 to the following tribes: Yuhaaviatam of San Manuel Nation (YSMN), Colorado River Indian Tribes, Fort Mojave Indian Tribe, Gabrielino-Tongva Indian Tribe, Twenty-Nine Palms Band of Mission Indians, Morongo Band of Mission Indians (MBMI), San Manuel Band of Mission Indians (SMBMI), and Soboba Band of Luiseno Indians. The County received responses from the YSMN, MBMI, and SMBMI tribes.

To ensure potential impacts to tribal cultural resources are reduced to a level of less than significant, a mitigation measure has been added to mitigate potential impacts (see Mitigation Measure TCR-1).

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. Technical studies and data were summarized herein to provide analyses of various environmental factors (e.g. air quality model results, biological resources assessment, cultural resources investigation, traffic study); these are cited herein where appropriate and included in the list of references. The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

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

DETERMINATION: Based on this initial evaluation, the following finding is made:

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

Linda Mawby
 Signature: (Linda Mawby, Supervising Planner)

10/23/24
 Date

Gina Gibson Williams
 Signature: (Gina Gibson-Williams, Planning Director)

10/23/24
 Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if project is located within the view-shed of any Scenic Route listed in the Policy Plan):
San Bernardino Policy Plan 2020

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

The Project Site is located within the boundaries of the Community of Joshua Tree. It is part of the East Desert Region of the County. The Countywide Policy Plan (adopted November 27, 2020) identifies numerous scenic vistas, including views across desert landscapes, toward mountains and ridgelines, and toward rock formations and outcroppings within the East Desert Region.¹ The Project Site is currently zoned Single Residential (RS) within the Land Use Category of Low Density Residential (LDR). The Proposed Project would be designed within the maximum structure height limit of 35 feet for allowable uses within the Single Residential Zone.² The Project Site is located in an

¹ San Bernardino Countywide Policy Plan. Adopted November 27, 2020. http://countywideplan.com/wp-content/uploads/2020/08/CWP_PolicyPlan_PubHrngDraft_HardCopy_2020_July.pdf.

² San Bernardino County. Development Code. <http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DCWebsite.pdf>. Accessed November 22, 2021.

area with existing residences. The Proposed Project would consist only of residential uses, and maintain the visual character of the surrounding community. Therefore, the Proposed Project would not have a substantial adverse effect on a scenic vista. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?*

The Project Site is located adjacent to Alta Loma Road, Hillview Road, and Sunset Road. These are local collector roads and not identified as Scenic Highways.³ The closest Scenic Highway to the Project Site is a segment of Quail Springs Road, located approximately 0.2 miles east of the Project Site. The Proposed Project would not damage scenic resources within a scenic highway, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

- c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The Project Site is located in a non-urbanized area within the East Desert Region of San Bernardino County. It is currently mostly vacant and undeveloped. The Proposed Project is a subdivision of the Project Site into 64 single-family residential lots. Therefore, the Proposed Project would change the existing visual character of the site, however all structures would adopt a consistent, low-profile aesthetic blend within the community. Under the Single Residential Zone in the desert region, all structures proposed for development of the Proposed Project cannot exceed 35 feet. Compliance with this height limit will ensure there is no obstruction of views of the surrounding mountains and other public views. A Western Joshua Tree Census (see Appendix A), dated March 14, 2024, was prepared for the Proposed Project by RCA to evaluate the western Joshua trees present on site and to determine possible impacts to the population in order to calculate approximate mitigation measures prior to ground disturbance. There are 50 Joshua trees that occur within the boundaries of the property and 5 Joshua trees that occur within a 15-meter (~50 foot) buffer surrounding the property. Protection of desert plants will be required in accordance with the Protected Plant Preservation Plan (discussed further in Section IV) and regulations of the California Department of Fish and Wildlife (CDFW). The regulations are intended to limit impacts to protected desert plants. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

³ San Bernardino Countywide Policy Plan Policy Map: NR-3 "Scenic Routes and Highways."
Accessed November 22, 2021.

- d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?

The Project Site is currently vacant and located in a rural area with existing residential development. Implementation of the Proposed Project would add new sources of light in the area. To preserve the dark sky environment, the Proposed Project would adhere to the County Development Code. According to the San Bernardino County Development Code, Section 83.07.040(a) Glare and Outdoor Lighting – Mountain and Desert Regions, permitted lighting for new construction, unless exempt, shall be shielded in compliance with the requirements outlined in Table 83-7 of the Development Code. The purpose is to preclude light pollution or light trespass on an abutting residential land use zoning district, a residential parcel, or public right-of-way. The Proposed Project will be designed to adhere to these lighting standards, and demonstration of compliance will be required prior to issuance of a building permit. Therefore, no significant 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.

<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>
II. AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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))?				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if project is located in the Important Farmlands Overlay):
San Bernardino Policy Plan 2020

a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The Project Site is located within the East Desert Region of the County. There is no mapped important farmland in the East Desert Region.⁴ The Project Site is not located within a Farmland Mapping and Monitoring Program Significant Farmland.⁵ Therefore, the Proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

The Project Site is not under or adjacent to any lands under a Williamson Contract.⁶ The Project Site has a current zoning of Single Residential (RS). The Proposed Project would not conflict with existing zoning for agricultural uses or a Williamson Contract. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

⁴ Placemarks. San Bernardino Countywide Policy Plan Draft EIR. Chapter 5.2 Agriculture and Forestry Resources.
⁵ San Bernardino County. Countywide Policy Plan web maps: NR-5 Agricultural Resources. Accessed November 22, 2021.
⁶ San Bernardino County. Countywide Policy Plan web maps: NR-5 Agricultural Resources. Accessed November 22, 2021.

- 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))?*

The Project Site is currently zoned RS. Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

The Project Site does not support forest land. Implementation of the Proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

Implementation of the Proposed Project would not involve other changes in the existing environment that could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

No impacts are identified or anticipated, and no mitigation measures are required.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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):*

San Bernardino Policy Plan 2020; 2022 CalEEMod Outputs

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

The Project Site is within the Mojave Desert Air Basin (MDAB) and under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The MDAB encompasses the desert portion of San Bernardino County. The MDAQMD has jurisdiction over air quality issues and regulations within the MDAB. To assist local agencies in determining if a project's emissions could pose a significant threat to air quality, the MDAQMD has adopted the California Environmental Quality Act (CEQA) and Federal Conformity Guideline (February 2020) which is a policy document intended to assist preparers of environmental analysis or review documents for projects within the jurisdiction of the MDAQMD by providing background information and guidance on the preferred analysis approach. The air and dust emissions from the construction and operational use of the Proposed Project were evaluated and compared to the MDAQMD air quality thresholds to determine significance.

Air emissions from the Proposed Project are subject to federal, State, and local rules and regulations implemented through provisions of the federal Clean Air Act, California Clean Air Act, and the rules and regulations of the California Air Resources Board (CARB) and MDAQMD. The federal Clean Air Act and California Clean Air Act were established in an effort to assure that acceptable levels of air quality are maintained. These levels are based upon health-related exposure limits and are referred to as National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). The ambient air quality standards establish maximum allowable concentrations of specific pollutants in the atmosphere and characterize the amount of exposure deemed safe for the public. Areas that meet the standards are designated attainment and if found to be in violation of primary standards are designated as nonattainment areas.

The Project Site is currently zoned Single Residential (RS) within the Land Use Category of Low Density Residential (LDR). The Project Applicant is requesting approval of a Tentative Tract Map to subdivide an 18.9-acre parcel into 64 single-family residential lots and two lettered lots. No General Plan Amendment or Zone Change is required. As demonstrated below, the Proposed Project would not exceed MDAQMD thresholds. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?*

Construction and operational emissions were screened using the current South Coast Air Quality Management District (SCAQMD) Air Emission Model, CalEEMod version 2022.1 (see Appendix B for model outputs). The MDAQMD allows the use of this model when assessing project level emissions within the MDAB. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and particulates (PM₁₀ and PM_{2.5}). Two of the analyzed pollutants, ROG and NO_x, are ozone precursors. Both summer and winter season emission levels were estimated. The model was run assuming 75 single-family residential lots would be developed and is therefore a conservative analysis.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site preparation, grading (fine and mass grading), building construction, paving, and architectural coating. Construction activity was modeled with an anticipated start in 2024. The resulting emissions generated by construction of the Proposed Project are shown in Table 1 and Table 2, which represent summer and winter construction emissions, respectively.

**Table 1
 Maximum Summer
 Construction Emissions
 (Pounds per Day)**

Year	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2025	3.41	31.7	31.6	0.06	21.3	11.4
2026	1.19	10.2	14.8	0.03	0.74	0.44
2027	42.8	9.69	14.7	0.03	0.70	0.40
MDAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No

Source: CalEEMod.2022.1 Summer Emissions.

**Table 2
 Maximum Winter
 Construction Emissions
 (Pounds per Day)**

Year	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2025	3.29	29.8	29.4	0.06	10.7	4.85
2026	1.18	10.2	14.2	0.03	0.74	0.44
2027	1.13	9.71	14.1	0.03	0.70	0.40
MDAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No

Source: CalEEMod.2022.1 Winter Emissions.

As shown in Table 1 and Table 2, the anticipated construction emissions would be below MDAQMD thresholds and would therefore be considered less than significant.

Compliance with MDAQMD Rules 402 and 403

Although the Proposed Project does not exceed MDAQMD thresholds, the Applicant is required to comply with applicable MDAQMD Rules 402 for nuisance and 403 for fugitive dust control. This would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
2. The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being used shall be watered to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
3. The Project Proponent shall ensure that disturbed areas are treated to prevent erosion.
4. The Project Proponent shall ensure that ground disturbing activities are suspended when winds exceed 25 miles per hour.

Although the Proposed Project would not exceed MDAQMD thresholds for exhaust emissions during operations, the Applicant would be required to implement the following conditions as required by MDAQMD:

5. All equipment must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
6. The operator shall comply with all existing and future CARB and MDAQMD Off-Road Diesel Vehicle Regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

The operational mobile source emissions were calculated using the Transportation Study Screening Analysis (see Appendix C), dated November 23, 2021, prepared for an earlier version of the Proposed Project with 75 lots by Ganddini Group, Inc. (Ganddini). Ganddini determined that the 75 lots would generate approximately 708 daily trips, including 53 trips during the AM peak hour and 70 trips during the PM peak hour. The CalEEMod model for the Proposed Project was run assuming 708 daily trips and is therefore considered conservative. Operational emissions are listed in Table 3 and Table 4, which represent summer and winter operational emissions, respectively.

Table 3
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile	3.21	2.60	24.0	0.06	4.84	1.26
Area	101	1.95	125	0.22	16.7	16.6
Energy	0.03	0.51	0.22	0.00	0.04	0.04
Totals	104	5.05	149	0.28	21.5	17.9
MDAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No

Source: CalEEMod.2022.1
 Emissions represent the daily maximum emissions.

Table 4
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile	2.82	2.80	18.9	0.05	4.84	1.26
Area	101	1.91	121	0.22	16.7	16.6
Energy	0.03	0.51	0.22	0.00	0.04	0.04
Totals	104	5.22	140	0.27	21.5	17.9
MDAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No

Source: CalEEMod.2022.1
 Emissions represent the daily maximum emissions.

As shown, both summer and winter season operational emissions are below MDAQMD thresholds.

The Proposed Project would not exceed applicable MDAQMD regional thresholds either during construction or operational activities.

Less Than Significant Impact

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

The MDAQMD CEQA and Federal Conformity Guidelines (February 2020) describes sensitive receptors as being residences, schools, daycare centers, playgrounds and medical facilities. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated using MDAQMD significance thresholds:

- Any industrial project within 1000 feet;
- A distribution center (40 or more trucks per day) within 1000 feet;
- A major transportation project (50,000) or more vehicles per day) within 1000 feet;

- A dry cleaner using perchloroethylene within 500 feet;
- A gasoline dispensing facility within 300 feet.

The nearest sensitive receptors to the Project Site are the single-family residences located immediately north of the property. The Proposed Project includes 64 single-family lots and two lettered lots. As such, the Proposed Project does not meet the criteria for a project type which is subject to sensitive receptor significance threshold evaluation. Furthermore, the modeling results shown previously indicate that development of the Proposed Project is not anticipated to exceed MDAQMD emissions thresholds. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

d) *Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?*

The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities as well as the temporary storage of domestic solid waste associated with the Proposed Project’s long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Proposed Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with San Bernardino County solid waste regulations. The Proposed Project would also be required to comply with MDAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the Proposed Project construction and operations would be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 Policy Plan 2020; General Biological Resources Assessment, RCA Associates, Inc., July 21, 2023; Protected Plant Preservation Plan, RCA Associates, Inc., July 21, 2023; Jurisdictional Water Delineation, RCA Associates, Inc., December 19, 2023

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?

A General Biological Resources Assessment (BRA), dated July 21, 2023, was prepared for the Project Site by RCA Associates, Inc. (RCA) (see Appendix D).

As part of the environmental process, California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) data sources were reviewed. Following the data review, a site survey was performed on the site on June 29, 2023, during which the biological resources on the site and in the surrounding areas were documented by biologists from RCA Associates, Inc. The Project Site and adjoining areas were evaluated for the presence of native habitats which may support populations of sensitive wildlife species. The areas were also evaluated for the presence of sensitive habitats including wetlands, vernal pools, riparian habitats, and jurisdictional areas.

Federal and State Listed Species

A search of the California Natural Diversity Database (CNDDDB) search was performed. Based on this review, it was determined that twelve special status species, five animals and seven plants, have been documented within the Joshua Tree South quadrangle of the property.

Desert Tortoise

The desert tortoise (*Gopherus agassizii*) is a federally and state threatened species. The Project Site does not contain suitable habitat for the desert tortoise due to the lack of suitable burrows and multiple busy roadways acting as barriers of entry to the site, however it is also located within the documented tortoise habitat according to CNDDDB. As per the USFWS desert tortoise protocol, ten meter transects were walked during the June 29, 2023 survey to observe the site for any desert tortoises or desert tortoise signs (i.e., scat, active burrow, or carcasses). No tortoises or signs were observed, and the species is not expected to move onto the Project Site in the near future based on the absence of any sign, and absence of any recent observations in the immediate area.

Triple-Ribbed Milkvetch

The triple-ribbed milkvetch (*Astragalus tricarinatus*) is a federally endangered plant species that occupies sandy and gravelly soils in Joshua tree woodlands. The Project Site does not support suitable habitat for the triple-ribbed milkvetch and none were observed on site or expected to occur on the site.

Parish's Daisy

Parish's daisy (*Erigeron parishii*) is a federally threatened plant species that occupies rocky slopes and active washes made of limestone substrate that requires very alkaline soils. The Project Site does not provide suitable habitat and is not expected to occur on the site in the future.

Burrowing Owl

A habitat assessment (Phase 1) was conducted for the burrowing owl (*Athene cunicularia*) in conjunction with the general biological surveys to determine if the Project Site supports suitable habitat for the species on June 29, 2023. Following completion of the habitat assessment, it was determined that the Project Site supports minimal suitable habitat for the burrowing owl. As part of the burrowing owl survey, transects were walked throughout the site during which any suitable burrows were evaluated for owls and owl signs (e.g. white wash, feathers, or castings). After the field investigations, it was determined

that there are no inhabiting owls with suitable habitat present due to the lack of suitable burrows and owl signs observed on-site. Burrowing owls typically utilize burrows which have been excavated by other animals (squirrels, coyotes, foxes, dogs, etc.) since owls rarely dig their own burrows. CDFW protocol also requires surveys be conducted in the surrounding area out to a distance of about 500 feet where accessible; therefore, the zone of influence (ZOI) surveys was performed in the area surrounding the site. If present on a site, CDFW typically requires the owls to be passively relocated during the non-breeding season, however no presence occurred on the Project site or in the ZOI.

Species of Special Concern

No federal or State-listed species or signs were observed on the site during the field investigations, except for western Joshua Tree. In addition, there are no documented observations of any other listed or special status species on the Project Site or in the immediate surrounding area. There are five plant species that are species of special concern, these species are the: San Bernardino milk-vetch (*Astragalus bernardinus*), pinyon rockcress (*Boechera dispar*), Robison's monardella (*Monardella robisonii*), Little San Bernardino Mountains linanthus (*Linanthus maculatus*ssp. *maculatus*), and Latimer's woodland gila (*Saltugilla latimeri*). All the species mentioned are not likely to occur on the Project Site due to lack of suitable habitat; none were observed on the site during the June 29, 2023 survey.

There are two wildlife species that are species of special concern in the Joshua Tree South quadrangle, the southern California legless lizard and the pallid San Diego pocket mouse. Due to lack of suitable habitat, the southern California legless lizard are not likely to occur on the site and the species was not observed during the survey. The Project Site does provide suitable habitat for the pallid San Diego pocket mouse, but none were observed during the survey on June 29, 2023. Although suitable habitat is present, several factors are present that contribute to the unlikelihood that the San Diego pocket mouse will inhabit the site in the future. These factors include the busy roadways surrounding the site that act as barriers of entry and the overall developments surrounding the area that have already fractured most if not all natural entryways to the Project Site.

Birds

Nesting birds are protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code. Birds observed included house finch (*Haemorhous mexicanus*), cactus wren (*Campylorhynchus brunneicapillus*) common raven (*Corvus corax*), Eurasian collared-dove (*Streptopelia decaocto*), black-throated sparrow (*Amphispiza bilineata*), and mourning dove (*Zenaida macroura*). Therefore, Mitigation Measure BIO-1 shall be implemented to ensure no impacts to nesting birds occur.

Protected Plants

On June 27, 2023, the California State legislature passed AB 122/SB 122 Western Joshua Tree Conservation Act (WJTCA) which seeks to provide protection for the western Joshua Tree (*Yucca brevifolia*) outside of CESA. The bill recognized that as of the June 27, 2023 passage of the WJTC legislation that the Joshua Tree is still listed as a candidate species under CESA until the Fish and Game Commission makes a formal determination. Section

1927.2(b) provides applicants with an option to either obtain the fee-based permit or obtain an ITP under CESA.

The WJTCA authorizes CDFW to issue permits for the incidental take of one or more western Joshua Trees if the permittee meets certain conditions. Permittees may pay specified fees in lieu of conducting mitigation activities.

Under the act, all in-lieu fees collected will be deposited into the Western Joshua Tree Conservation Fund for the purposes of acquiring, conserving, and managing western Joshua tree conservation lands and completing other activities to conserve the western Joshua tree.

A total of 50 Western Joshua trees occur within the boundaries of the property and 5 Western Joshua Trees occur within the 15-meter (~50 foot) buffer surrounding the Project Site. Therefore, to mitigate impacts to Western Joshua Trees from the Project Site to less than significant, implementation of Mitigation Measure BIO-2 is required.

Mitigation Measure BIO-1:

Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project- related ground disturbance.

- a. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged.
- b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

Mitigation Measure BIO-2:

For any Western Joshua Trees that would be impacted, the Project Applicant shall obtain either an Incidental Take Permit (ITP) from California Department of Fish and Wildlife (CDFW) under §2081 of the California Endangered Species Act (CESA) or a permit under the Western Joshua Tree Conservation Act, whichever would be applicable. Mitigation would consist of either purchase of credits from an approved conservation bank at an agreed upon ratio or in accordance with the permit issued under the Western Joshua Tree Conservation Act.

Less than Significant with Mitigation

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?*

- c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The United States Army Corps of Engineers (USACE) regulates discharges of dredged or fill material into waters of the United States, and the State of California also regulates waters of the State and streambeds under the purview of regional water quality boards and CDFW jurisdiction. These waters include wetlands and non-wetland bodies of water that meet specific criteria. One drainage swale was observed entering the property at the southeast corner and flowing north along the eastern boundary until exiting the property at the northeast corner. This intermittent channel may be considered jurisdictional due to its size which has increased over the past few years due to heavier seasonal rainfall. After performing the field surveys on June 29, 2023, it was determined that the swale transecting the property in a north to south direction may be considered jurisdictional based on the increased depth and width of the channel due to the larger amount of rainfall from the previous season as well as an increased ordinary high-water mark (OHWM). Therefore, a Jurisdictional Water Delineation (JD), dated December 19, 2023, was prepared for the Project Site by RCA (see Appendix E). Findings are summarized below.

U.S. Army Corps of Engineers Based on a review of the USACE Jurisdictional Delineation Instruction Guidebook, and the results of the field work conducted on November 9, 2023, it was determined that the northwestern channel and the eastern channel are not considered jurisdictional and do not have a direct nexus to a Waters of the U.S. (WoUS), Waters of the State (WoS), or nearest Traditional Navigable Water (TNW). The nearest TNW, according to the USACE (per Section 404 Clean Water Act; 33 CFR Section 328.3(a)(1)) is Big Bear Lake; the channels on-site have no direct connections to Big Bear Lake's water source. In addition to having no direct surface connection to a TNW, both channels do not exhibit any relatively permanent or standing water.

The USACE regulates discharge of dredged fill materials into WoUS pursuant to Section 404 of the Clean Water Act. Based on the data collected and presented in the JD report, a 404 permit from the Los Angeles USACE District office will not be required. The USACE District office may be contacted during the environmental review process for concurrence with RCA's conclusion and for additional discussions.

Regional Water Quality Control Board (RWQCB)

Based on the field investigations and a review of available data and the field survey, the USGS does not show either the northwestern channel or eastern channel as a blueline and the channel is not significant that it contains a direct upstream or downstream nexus to a TNW. Based on the findings that both channels contain no direct connection to a TNW or body of water that meets the definition of WoUS/WoS, the channel is not considered jurisdictional under RWQCB. A CWA section 401 Water Quality Certification (WQC) will not be required.

Significant Nexus Determination

The two channels within the property do not have any significant upstream or downstream nexus. This characteristic, in total, provides determination that neither channel falls under the category of a WoUS. Based on the analysis of the USACE Guidelines, a nexus with a TNW does not exist. Water flows into the eastern channel from the south and flows for approximately 1000 feet before flowing north onto the northeast corner of the property. The northwest channel runs from the western boundary to the northwest corner of the site and exits the northern boundary after flowing for approximately 125 feet. Both channels on the Project Site do not connect to a nexus that belongs to WoS, WoUS, or TNW.

California Department of Fish and Wildlife

The JD indicates that both the northwestern and eastern channel meet the criteria to be considered jurisdictional under CDFW. CDFW jurisdiction falls within channels with a definable bed and bank. Any proposed changes, disruptions or activities in a streambed or bank that change the flow or composition of the channel will require a Lake and Streambed Alteration (LSA) Agreement. CDFW regulates streambeds and banks, and issues streambed alteration agreements (Section 1600-1616) for those projects which impact jurisdictional channels. A 1602 Permit will be required for the Proposed Project since the channels are considered to be jurisdictional.

The amount of impacts to the eastern channel would be approximately 0.117 acres (5,120.1 square feet) and northwestern channel would be approximately 0.083 acres (3,630.2 square feet). The two channels combined impact would be 0.200 acres (8,750.3 square feet). Therefore, Mitigation Measure BIO-3 shall be implemented to compensate for the impacts to the intermittent channel which is under CDFW jurisdiction.

No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during RCA's field investigations.

Mitigation Measure BIO-3:

Prior to the issuance of a grading permit, the project applicant shall obtain a Streambed Alteration Agreement under Section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:

- (a) Replacement and/or restoration of jurisdictional channels within the watershed at a ratio of no less than 2:1 onsite for permanent impacts to 0.117 acres (5,120.1 square feet) for the ephemeral eastern channel and 0.083 acres (3,630.2 square feet) for the northwestern ephemeral stream channels. If both channels are to be impacted during construction, the combined impact would be 0.200 acres (8,750.3 square feet).

With implementation of Mitigation Measure BIO-3, the Proposed Project would not have significant impacts on wetlands, riparian habitat or other sensitive natural communities.

Less Than Significant Impact

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. In summary, habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Wildlife movement (more properly recognized as species movement) is the temporal movement of individuals (plants and animals) along diverse types of corridors. Wildlife corridors are especially important for connecting fragmented habitat areas. The Project Site is bordered in an area where wildlife movement is currently restricted by roads and the highway. Impacts to regional wildlife movement are not expected. The site is in a partially developed area where some habitat fragmentation has already occurred. Therefore, development of 18.49 acres of desert scrub vegetation is not expected to have a significant cumulative impact on the overall biological resources in the region or any wildlife movement including use of corridors. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

A number of desert plants are protected under specific sections of the Code of Regulations for San Bernardino County.

- All species of the genus *Prosopis* (mesquites) with stems two (2) inches or greater in diameter or six (6) feet or greater in height.
- All species of yuccas. Those commonly found in Yucca Valley:
 - Mojave Yucca (*Yucca schidigera*)
- Our Lord's Candle (*Hesperoyucca whipplei*) Creosote Rings, ten (10) feet or greater in diameter.
- All Joshua Trees.

The site is dominated by Mojave Yucca, Joshua Tree, pencil cholla, and turpentine broom. Plants observed on the site include Joshua tree (*Yucca brevifolia*), white bursage (*Ambrosia dumosa*), goat nut (*Simmondsia chinensis*), silver cholla (*Cylindropuntia echinocarpa*), pencil cholla (*Cylindropuntia ramosissima*), desert chia (*Salvia columbariae*), and bladder sage (*Scutellaria mexicana*).

A Western Joshua Tree Census, dated March 14, 2024, was prepared for the Proposed Project by RCA to evaluate the western Joshua trees present on site and to determine possible impacts to the population in order to calculate approximate mitigation measures prior to ground disturbance (see Appendix A). There are 50 Joshua trees that occur within the boundaries of the property and 5 Joshua trees that occur within a 15-meter (~50 foot) buffer surrounding the property. Based on the evaluation and analysis of each tree on-site, it was determined that 25 (50%) Joshua trees were less than 1 meter in height, 25

(50%) Joshua trees were 1 meter or greater but less than 5 meters in height, and 0 (0.0%) Joshua tree were 5 meters or greater in height. Based on the evaluation and analysis of each tree off-site it was determined that 2 (40%) Joshua trees were less than 1 meter in height, 3 (60%) Joshua trees were 1 meter or greater but less than 5 meters in height, 0 (0.0%) Joshua tree was 5 meters or greater in height. Table 4-2-1 in Appendix A shows the location, health, height, and other information for each western Joshua tree on-site.

The Western Joshua Tree Conservation Act requires protection of the species and therefore, implementation of Mitigation Measure BIO-2 which requires that the Applicant obtain a permit from the CDFW to remove the trees, would ensure that impacts to Joshua trees are reduced to a less than significant level.

Less Than Significant Impact

- 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?*

The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the CDFW California Regional Conservation Plans Map (April 2019).⁷ No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures.

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

⁷ <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>

SUBSTANTIATION: (Check if the project is located in the Cultural or Paleontologic
Resources overlays or cite results of cultural resource review):

San Bernardino Policy Plan 2020; Cultural Resources Assessment, Duke Cultural Resources Management, LLC, December 20, 2021

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

A Cultural Resources Assessment, dated October 6, 2021 was prepared for the Project Site by Duke Cultural Resources Management, LLC (DUKE CRM) (see Appendix F).

On August 19, 2021, DUKE CRM received the results of a records search conducted by the South Central Coastal Information Center (SCCIC). The SCCIC is part of the California Historical Resources Information System (CHRIS). The records search included a review of all recorded cultural resources within a ½-mile radius of the Project Site, as well as a review of known cultural resource survey and excavation reports.

There are no recorded cultural resources within the Project Site but there are six cultural resources located within ½-mile of the Project. The SCCIC identified one cultural resource report within the Project Site and four additional cultural resource reports within ½-mile of the Project Site. The report, *Archaeological and Historical Resources Survey: Joshua Basin Water district's H Zone Reservoir and Pipeline Replacement Project San Bernadino County, California* was written by Carol Kielusiak in 2001 for the Joshua Basin Water District. The report identified a rock ring of undetermined age was discovered, and an isolated basalt flake was also observed, however no cultural resources were observed within the Project Site.

In addition to the records search at the SCCIC, a review of online historical aerial photographs and historic United States Geological Survey (USGS) quad maps were conducted. An aerial view from 2005 shows a trail going east to west and the depression in the center of the Project Site (accessed on August 24, 2021 from historicaerials.com). There are no signs of habitation or development in the area of the Project Site.

An intensive, pedestrian survey of the Project Site was conducted on August 23, 2021 with parallel transect spaced no greater than 15 meters apart. There is a small home in the center of the property, however, the building was placed there in the past few years. The current shed does not appear until the 2022 aerial. There were no cultural resources observed during the field survey.

The Project Site is considered to have a low to moderate potential to impact prehistoric and historic archaeological resources. It is not likely that cultural resources will be impacted by the Proposed Project. DUKE CRM does not recommend any additional work for cultural resources. However, resources have the potential for occurring anywhere. Therefore, possible significant adverse impacts have been identified and Mitigation Measure CR-1 is required as a condition of project approval to reduce these impacts to a level below significant.

Mitigation Measure CR-1:

Should unanticipated or inadvertent surface and/or subsurface prehistoric or historic archaeological resources, built environment, and/or tribal cultural resources, appear to be encountered during construction or maintenance activity associated with this project, then all work must halt within a 100-foot radius of the discovery until a qualified professional can evaluate the discovery. If the finds are archaeological or historic in nature, then an archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and/or historic archaeology have evaluated the significance of the find. This archaeologist shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following shall apply, depending on the nature of the find:

- A. If the professional archaeologist determines that the find *does not* represent a cultural resource, then work may resume immediately, and no agency notifications are required.
- B. If the professional archaeologist determines that the find *does* represent a cultural resource from any time or cultural affiliation then, depending on the nature of the discovery, appropriate treatment measures shall be developed.
- C. If the find represents a Native American or potentially Native American resource that does not include human remains, which may or may not include a Tribal Cultural Resource, then the archaeologist shall consult with appropriate Tribe[s] on whether or not the resource represents either a Tribal Cultural Resource or a Historical Resource, or both, and, if so, consult on appropriate treatment measures. Preservation in place is the preferred treatment, if feasible. Work cannot resume within the no-work radius until the County, through consultation as appropriate, determines that the site either: 1) is not a Tribal Cultural Resource or Historical Resource; or 2) that the treatment measures for the Tribal Cultural Resource or Historical Resource have been completed.

Less than Significant with Mitigation

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

An inquiry to the Native American Heritage Commission (NAHC) was submitted to ascertain the presence of known sacred sites, Native American cultural resources, and/or human remains within the boundaries of the Project Site. On July 18, 2021, the NAHC indicated that there have been no Native American cultural resources identified within the Sacred Lands File for the Project Site and surrounding area.

The SCCIC identified one cultural resource report within the Project Site and four additional cultural resource reports within ½-mile of the Project Site. The report including the Project Site identified a rock ring of undetermined age was discovered, and an isolated basalt flake was also observed. No cultural resources were observed within the Project Site.

There were no cultural resources observed during DUKE CRM's field survey. The Project Site is considered to have a low to moderate potential to impact prehistoric and historic archaeological resources. It is not likely that cultural resources will be impacted by the Proposed Project. DUKE CRM does not recommend any additional work for cultural resources. Mitigation Measure CR-1 identified above would address potential impacts associated with unanticipated archaeological finds.

Less than Significant with Mitigation

- c) *Disturb any human remains, including those outside of formal cemeteries?*

Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during grading and excavation activities associated with project construction. In the event that human remains are discovered during grading or other ground disturbing activities, Mitigation Measure CR-2 is required:

Mitigation Measure CR-2:

Should human remains and/or cremations be encountered during any earthmoving activities, all work shall stop immediately in the area in which the find(s) are present (no less than 100-ft radius area around the remains and project personnel will be excluded from the area and no photographs will be permitted), and the San Bernardino County Coroner will be notified. The San Bernardino County and the Project Proponent shall also be informed of the discovery. The Coroner will determine if the bones are historic/archaeological or a modern legal case. The Coroner will immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section § 5097.98.

All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.

Less than Significant with Mitigation

Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures CR-1 and CR-2.

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

SUBSTANTIATION: California Energy Consumption Database; Title 24 Building Energy Efficiency Standards; 2022.1 CalEEMod Output

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

Electricity

Southern California Edison (SCE) provides electricity to the area of the Project Site. Currently, the existing Project Site is vacant and undeveloped. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. The CalEEMod model projected that the residential uses would consume 0.487 GWh annually.⁸ According to the California Energy Commission, the residential sector of the Southern California Edison planning area consumed 39,400 GWh of electricity in 2022.⁹ The increase in electricity demand from the project would represent a 0.001 percent of the overall 2022 SCE residential consumption. Therefore, the projected electrical demand for the Proposed Project would not significantly impact SCE's level of service.

Natural Gas

The Project Site is located within the service area of Southern California Gas (SoCal Gas). The Project Site is currently vacant and has no demand for natural gas. The Proposed Project would not require connections to SoCalGas pipelines as all appliances would be electric.

Fuel

During construction of the Proposed Project, transportation energy consumption is dependent on the type of vehicles used, number of vehicle trips, vehicle miles traveled, fuel

⁸ Based on CalEEMod output for the Proposed Project to develop 64 single-family residential lots.

⁹ California Energy Commission. <https://ecdms.energy.ca.gov/Default.aspx>. Accessed January 26, 2024.

efficiency of vehicles, and travel mode. Temporary transportation fuel use such as gasoline and diesel during construction would result from the use of delivery vehicles and trucks, construction equipment, and construction employee vehicles. Additionally, most construction equipment during grading would be powered by gas or diesel. Based on the equipment list and default values as listed in the output from CalEEMod v. 2022.1, the Proposed Project construction activities would consume an estimated 56,364 gallons of diesel fuel for operation of heavy-duty equipment. Table 5 shows the modeled fuel consumption from construction equipment.

As shown in Table 6, all construction worker trips are from light duty autos and it is estimated 15,073 gallons of fuel will be consumed. Fuel consumption from construction vendor (material deliver) trips is 6,976.80 gallons, as shown on Table 6. Construction worker and vendor fuel consumption are based on CalEEMod's default data for vehicles miles traveled (VMT). Construction would represent a "single-event" diesel and gasoline fuel demand and would not require continuous or permanent commitment of these fuel resources. Impacts related to transportation energy use during construction would be temporary and would not require the use of additional use of energy supplies or the construction of new infrastructure.

After construction, fuel consumption would be from trips generated by residences. The Proposed Project would result in an estimated 10,774.8 gallons of fuel consumption per year based on 258,595 miles driven¹⁰. Trip generation and VMT generated by the Proposed Project are consistent with residential uses of similar scale and configuration. The Proposed Project does not include uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT or associated wasteful vehicle energy consumption. It is not expected to result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities. Therefore, the Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Project design and operation would comply with the San Bernardino County Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards related to appliance efficiency regulations, and green building standards. The California Title 24 Building Code contains energy efficiency standards for residential buildings. These standards address energy efficiency in lighting, water, heating, and air conditioning, as well as the effects of the building envelopes (e.g., windows, doors, walls and roofs, etc.) on energy consumption. The Proposed Project would comply with the Title 24 California Green Building Standards. Therefore, the Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. No significant impacts are identified or anticipated, and no mitigation measures are recommended.

Less Than Significant Impact

¹⁰ Based on CalEEMod output for the Proposed Project to develop 64 single-family residential lots.

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

**Table 5
 Construction Equipment Fuel**

Construction Equipment	#	Hours per Day	Horse power	Load Factor	Construction Phase	Fuel Used (gallons)	Total Gallons
Rubber Tired Dozer	3	8	367	0.40	Site Prep	621.26	1863.77
Tractors/Loaders/Backhoes	4	8	84	0.37	Site Prep	146.20	584.80
Scrapers	2	8	423	0.48	Grading	3007.43	6014.86
Graders	1	8	148	0.41	Grading	898.79	898.79
Excavators	2	8	36	0.38	Grading	225.23	450.46
Rubber Tired Dozer	1	8	367	0.40	Grading	2174.40	2174.40
Cranes	1	7	367	0.29	Building Con.	14582.08	14582.08
Forklifts	3	8	82	0.20	Building Con.	2854.39	8563.16
Generator Sets	1	8	14	0.74	Building Con.	1803.14	1803.14
Tractors/Loaders/Backhoes	3	7	84	0.37	Building Con.	4733.24	14199.71
Welders	1	8	46	0.45	Building Con.	3602.79	3602.79
Pavers	2	8	81	0.42	Paving	320.06	640.12
Paving Equipment	2	8	89	0.36	Paving	301.43	602.86
Rollers	2	8	36	0.38	Paving	128.70	257.40
Air Compressors	1	6	37	0.48	Architectural Coat.	125.31	125.31
					Total Fuel Used	35524.45	56363.66
							(Gallons)

**Table 6
 Construction Trips Fuel**

WORKER TRIPS					
Construction Phase	MPG [2]	Trips	Trip Length (miles)	Fuel Used (gallons)	Total Gallons
Site Preparation Phase	24.0	35	18.5	26.98	269.79167
Grading	24.0	40	18.5	30.83	1079.1667
Building Construction Phase	24.0	46	18.5	35.46	13119.583
Paving Phase	24.0	30	18.5	23.13	462.5
Architectural Coating	24.0	9.22	18.5	7.11	142.14167
			Total	123.50	15073.183
VENDOR TRIPS					
Construction Phase	MPG [2]	Trips	Trip Length (miles)	Fuel Used (gallons)	Total Gallons
Site Preparation Phase	7.4	0	10.2	0.00	0.00
Grading	7.4	0	10.2	0.00	0.00
Building Construction Phase	7.4	13.68	10.2	18.86	6,976.00
Paving Phase	7.4	0	10.2	0.00	0.00
			Total	34.20	6,976.80
			Total Gasoline Consumption (gallons)		22,050
			Total Diesel Consumption (gallons)		56,364

[1] United States Environmental Protection Agency. 2018. Exhaust and Crankcase Emission Factors for Nonrod Compression-Ignition Engines in MOVES2014b. July 2018. Available at: <https://nepis.epa.gov/Exe/ZyPDF.cgi?Dockey=P100UXEN.pdf>.

[2] United States Department of Transportation, Bureau of Transportation Statistics. 2018. National Transportation Statistics 2018. Available at: <https://www.bts.gov/sites/bts.dot.gov/files/docs/browse-statistical-products-and-data/national-transportation-statistics/223001/ntentire2018q4.pdf>.

<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>
VII. GEOLOGY AND SOILS - Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

San Bernardino Policy Plan 2020; Geotechnical Investigation, Geocon West, Inc., July 7, 2022; Cultural Resources Assessment, Duke Cultural Resources Management, LLC, December 20, 2021

- 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?*

A Geotechnical Investigation report, dated July 7, 2022, was prepared for the Proposed Project by Geocon West, Inc. (see Appendix G). The Project Site does not occur within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone.¹¹ The nearest fault zone is the Pinto Mountain Fault Zone, which is approximately 1.2 miles north of the Project Site. The Proposed Project would be required to comply with the California Building Code (CBC) requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with these codes and standards would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- ii) *Strong seismic ground shaking?*

As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the CBC and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance can ensure that the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Liquefaction is a process whereby strong earthquake shaking causes sediment layers that are saturated with groundwater to lose strength and behave as a fluid. Ground failure associated with liquefaction can result in severe damage to structures. The Project Site is

¹¹ San Bernardino County. Countywide Policy Plan web maps: HZ-1 Earthquake Fault Zones. Accessed February 2, 2022.

not located in an area susceptible to liquefaction.¹² Based on the historic high groundwater levels in the site vicinity, the lack of groundwater encountered in Geocon's borings, and depth to groundwater recorded in on-site water wells, the potential for liquefaction of the soils underlying the site is considered very low. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

iv) Landslides?

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. According to the Countywide Policy Plan, the Project Site is not located within an area susceptible to landslides.¹³ Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

Construction activities could result in soil erosion if the Project Site is not properly designed. The Proposed Project involves about 30,000 cubic yards (CY) of cut and 30,000 CY of fill with no export or import. The potential impacts of soil erosion would be minimized through the preparation and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP would prescribe temporary Best Management Practices (BMPs) to control wind and water erosion during and shortly after the construction of the proposed Project. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site is relatively flat with no prominent geologic features. According to the Countywide Policy Plan, the Project Site is not within an area susceptible to landslides.¹⁴ As stated above, the potential for liquefaction at the Project Site is very low. Because of the site's relatively flat topography and low liquefaction potential, it would not be susceptible to lateral spreading. In addition, the Proposed Project would be required to comply with the CBC. Impacts from proposed grading improvements would be temporary. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

¹² San Bernardino County. Countywide Policy Plan web maps: HZ-2 Liquefaction & Landslides. Accessed February 7, 2022.

¹³ San Bernardino County. Countywide Policy Plan web maps: HZ-2 Liquefaction & Landslides. Accessed February 7, 2022.

¹⁴ San Bernardino County. Countywide Policy Plan web maps: HZ-2 Liquefaction & Landslides. Accessed February 7, 2022.

Less Than Significant Impact

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

Expansive soils are composed of fine-grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting is subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. Much of the Desert Region of the County has low to moderately expansive soils.¹⁵ The upper 10 feet of existing site soils encountered during the investigation near the ground surface are considered to have a “very low” (EI=0) expansive potential and are classified as “non-expansive” based on the 2019 California Building Code (CBC) Section 1803.5.3. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Proposed Project would utilize a shared package treatment plant for wastewater disposal. Subsurface wastewater disposal would be subject to approval of the County’s Environmental Health Services Division. No unique conditions are known to exist that would adversely affect the proper use of an on-site septic system. Therefore, no significant adverse impact is identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

On June 25, 2021, DUKE CRM requested the San Bernardino County Museum perform a paleontological records search for known fossil localities within and in the vicinity of the Project. Site On July 13, 2021, the San Bernardino County Museum found that there have been no paleontological resources discovered within the Project Site. The nearest fossil locality reported is approximately 5.75 miles northeast. Locality SBCM 1.85.1 unearthed pre-mineralized rodent remains in surficial older alluvium deposits, in a matrix similar to those found on the Project Site. Located eight miles east of the Project Site is site SBCM locality 1.95.8 and approximately nine miles east is SBCM 1.95.1. Locality 1.95.8 uncovered fossil remains belonging to Testudinidae (turtle) while locality 1.95.1 yielded fossil horse (*Equus* sp.), both were discovered on surficial deposits of older alluvium similar to those found on the Project Site.

The geology in the vicinity of the Project has been mapped by Dibble (1967). A review of this map indicates the Project Site is located on older surficial deposits of Pleistocene-Holocene age (Qoa). These are potentially-fossiliferous sediments that were deposited between ~1.8 million years ago to ~11,000 years ago. Older Pleistocene deposits in the

¹⁵ San Bernardino Countywide Policy Plan Draft EIR. Geology and Soils.

area have been found to be highly fossiliferous yielding the remains of ground sloths, bison, and horse.

Therefore, possible significant adverse impacts have been identified and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measure is:

Mitigation Measure GEO-1:

A qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols. A paleontological monitor shall be present full-time during ground disturbance below one foot including but not limited to grading, trenching, utilities, and off-site easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area. If the discovery is significant the qualified paleontologist shall notify the Client and County immediately. In consultation with the Client and County, the qualified paleontologist shall develop a plan of mitigation.

Implementation of Mitigation Measure GEO-1 would reduce potential impacts to paleontological resources to a less than significant level.

Less than Significant with Mitigation

Therefore, no significant adverse impacts are identified or anticipated with the implementation of Mitigation Measure GEO-1.

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

SUBSTANTIATION: San Bernardino Policy Plan 2020; CalEEMod Outputs

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

San Bernardino County adopted its "Greenhouse Gas Emissions Reduction Plan" (GHG Reduction Plan) in December 2011. The GHG Reduction Plan was updated in June 2021 (GHGRP Update).¹⁶ A review standard of 3,000 metric tons of carbon dioxide equivalents (MTCO₂e) per year will be used to identify projects that require the use of the Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. Screening tables are a menu of options of energy efficiency improvements, renewable energy options, water conservation measures, and other options that provide predictable GHG reductions. Projects that result in GHG emissions exceeding the County's screening threshold of 3,000 MTCO₂e per year would be required to use of the Screening Tables and identify measures for emission reduction. Each option within the Screening Tables includes point values based upon the GHG reduction that option would provide to a development project. Developers that choose options from the Screening Tables totaling 100 points or more will be determined to have provided a fair-share contribution of GHG reductions and, therefore, are considered consistent with the GHGRP Update.

The levels of GHG reductions designed into the Screening Tables are consistent with the State goal of achieving 40 percent below 1990 levels of emissions by 2030.

GHG emissions were screened using CalEEMod version 2022.1. Other parameters which are used to estimate construction emissions such as those associated with worker and vendor trips, and trip lengths were based on the CalEEMod defaults. The operational mobile source emissions were calculated using the Transportation Study Screening Analysis prepared for an earlier version of the Proposed Project with 75 lots. It was determined that 75 lots would generate approximately 708 daily trips, including 53 trips during the AM peak hour and 70 trips during the PM peak hour. Construction and operational emissions are shown in Table 7 and Table 8.

**Table 7
 Greenhouse Gas Construction Emissions
 (Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O	R ¹
2025	190	0.01	0.00	0.00
2026	344	0.01	0.01	0.01
2027	107	0.00	0.00	0.00
Total (MTCO₂e)	645			
Construction Amortized 30 Years	21.5			

Source: CalEEMod.2022.1 Annual Emissions.

1) Common refrigerant GHGs used in air conditioning and refrigeration equipment.

¹⁶ LSA Associates, Inc. San Bernardino County Greenhouse Gas Reduction Plan Update. Adopted September 21, 2021. http://www.sbcounty.gov/uploads/LUS/GreenhouseGas/GHG_2021/GHG%20Reduction%20Plan%20Update-Greenhouse%20Gas%20Reduction%20Plan%20Update%20-%20Adopted%209-21-2021.pdf.

**Table 8
 Greenhouse Gas Operational Emissions
 (Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O	R ¹
Mobile	880	0.04	0.04	1.27
Area	94.5	0.06	0.00	--
Energy	224	0.02	0.00	--
Water	25.3	0.09	0.00	--
Waste	5.52	0.55	0.00	--
Refrigeration	--	--	--	0.15
Construction Amortized 30 Years	21.5			
Total (MTCO ₂ e)	1,286.5			
County Screening Threshold	3,000			
Significant	No			

Source: CalEEMod.2022.1 Annual Emissions.

1) Common refrigerant GHGs used in air conditioning and refrigeration equipment.

The Proposed Project is anticipated to generate 1,286.5 MTCO₂e, which would not exceed 3,000 MTCO₂e per year. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?*

The Proposed Project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Any project that does not exceed 3,000 MTCO₂e per year would be considered to be consistent with the GHG Reduction Plan and determined to have a less than significant individual and cumulative impact for GHG emissions. The Proposed Project is anticipated to generate 1,286.5 MTCO₂e which would not exceed the County Screening Threshold. Therefore, no significant adverse impacts are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:
San Bernardino Policy Plan 2020

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

The Proposed Project is the subdivision of the Project Site into 64 residential lots and two lettered lots. Construction of the Proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. All materials required during construction would be kept in compliance with State and local regulations and Best Management Practices. Operations would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Friendly Hills Elementary School is the nearest school to the Project Site and is located approximately 0.8 mile west of the Project Site. Therefore, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system.¹⁷ EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

¹⁷ California Department of Toxic Substances Control. EnviroStor. Accessed November 22, 2021.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The Project Site is not located within an Airport Runway Protection Zone, Airport Noise Contours or an Airport Safety Review Area.¹⁸ However, the Project Site is located within the low-altitude/high speed military airspace (Airport Safety Review Area 4 [AR4]). An Avigation Easement shall be granted to the appropriate military agency and recorded before the issuance of a building permit for those uses established within an AR4.¹⁹ Less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The Project Site does not contain any emergency facilities. The Project Site is adjacent to Alta Loma Road, Hillview Road and Sunset Road, which according to the Countywide Policy Plan are not evacuation routes.²⁰ The existing, surrounding roads would serve as the main access roads with primary access to the site off of Hill View Road. Access to the TTM lots would be provided by five additional internal streets. An emergency access road is proposed near the northeast corner of the Project Site along Sunset Road. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

According to the Countywide Policy Plan, the Project Site is not located within a High or Very High Fire Hazard Severity Zone.²¹ The Proposed Project shall comply with all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

¹⁸ San Bernardino Countywide Policy Plan Map HZ-9 "Airport Safety & Planning Areas." Accessed November 22, 2021.

¹⁹ San Bernardino County. Development Standards. Chapter 82.09 "Airport Safety (AR) Overlay."
https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncity_ca/0-0-0-70651#JD_82.09.060

²⁰ San Bernardino County. Countywide Policy Plan web maps: PP-2 "Evacuation Routes." Accessed November 23, 2021.

²¹ San Bernardino County. Countywide Policy Plan web maps: HZ-5 "Fire Hazard Severity Zones." Accessed November 23, 2021.

<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>
X. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

San Bernardino Countywide Policy Plan 2020; Submitted Project Materials; Joshua Basin Water District Final 2015 UWMP; Hydrology Study, December 6, 2022, Merrell-Johnson Companies

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

The Proposed Project would disturb more than one-acre and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES) permit. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a SWPPP. The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters. The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of storm water associated with construction activities; and 2) identify, construct and implement storm water pollution control measures to reduce pollutants in storm water discharges from the construction site during and after construction. Examples of BMPs include i.e., sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track-out, and rumble strips. BMPs applicable to the Proposed Project will be subject to County approval and provided in contract bid documents. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Water supply for the Proposed Project would be provided by Joshua Basin Water District (JBWD). JBWD supplies water to the community from two groundwater basins. These basins – the Copper Mountain Valley and Joshua Tree Groundwater Basins – overlie a broad hydrologic region also defined in DWR Bulletin 118-03 as the Colorado River hydrologic region (Region 7). JBWD is reliant upon groundwater for all of its water supply requirements. While JBWD overlies a significant supply of high-quality groundwater, the region's arid environment limits the extent to which the groundwater supply is naturally recharged. The amount of groundwater extracted has exceeded the estimated amount of water entering the aquifers from underflow, natural recharge, and artificial recharge. Overdrafting a groundwater basin is ultimately unsustainable, although given a large volume of water in storage and a relatively small overdraft, it can continue for a considerable time. Limited or short-term overdraft is not considered a significant negative impact; however, excessive overdraft can result in significant problems, such as a decrease in the amount of groundwater in storage, or a decline in water levels that induce the migration of poor quality water into productive areas of an aquifer. In order to reduce overdraft to groundwater supplies, JBWD entered into the Improvement District Morongo Agreement with Mojave Water Agency (MWA) to provide recharge water to the Joshua Tree subbasin. Improvement District "M" (IDM) was formed in 1988 to provide the means to construct the Morongo Basin Pipeline Project. The final bonds were issued in 1992 and the terms were 30 years. MWA adopted Ordinance 9 in 1995 which established the rules and regulations for the sale and delivery of State Project Water (SWP) to its customers.

Now that the IDM debt has been repaid, MWA's customers are now following these rules. Water sales and deliveries under Ordinance 9 are considered temporary interruptible.

According to the 2016 American Community Survey (ACS), the average persons per household was 3.41 countywide and 3.23 when limited to unincorporated areas.²² The proposed 64 lots would result in an estimated population of 207. The Joshua Basin Water District 2015 Urban Water Management Plan (May 2016), Appendix B Table 5-2 lists the actual gallons per capita per day water use (2015) of 125 gallons. Therefore, the Proposed Project's residential units would have an estimated water demand of approximately 25,840 gallons per day or approximately 28.8 acre-feet per year. In the UWMP, the water supplies and demands for JBWD's service area over the 25-year planning period were analyzed in the event that a four-year multiple-dry year event occurs, similar to the drought that occurred during the years 1931 to 1934. Table 5-3 of the UWMP summarizes the existing and planned supplies available to meet demands during multiple-dry years and shows no projected deficit in supplies through the year 2040.

The Urban Water Management Plan for JBWD is based on projected growth included in General Plans for areas within their service area. The Proposed Project is consistent with the land use and population projections included in the Countywide Policy Plan. Therefore, the Proposed Project water demand is already anticipated from buildout of the Countywide Policy Plan Planning Area. Therefore, the Proposed Project is not anticipated to have a substantial impact on groundwater supplies, or substantially interfere with groundwater recharge impeding sustainable groundwater management of the Joshua Tree subbasin. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
- i) *Result in substantial erosion or siltation on- or off-site;*

Erosion is the wearing away of the ground surface as a result of the movement of wind or water, and siltation is the process by which water is affected by fine mineral particles in the water. Soil erosion could occur due to a storm event. The Construction General Permit requires the development and implementation of a SWPPP. The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs would prevent substantial soil erosion or the loss of topsoil. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

²² San Bernardino Countywide Policy Plan Draft EIR. Population and Housing. Table 5.13-5 "Adopted SCAG 2040 Growth Forecasts."

- ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;*
- iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or*
- iv) *Impede or redirect flood flows?*

A Hydrology Study, dated May 30, 2024, was prepared for the Proposed Project by Merrell-Johnson Companies (see Appendix H). The purpose of the study was to determine the impact, if any, of the 100-year storm runoff flow tributary to the Project Site. The west tributary area flows northward within the Hillview Road right-of-way and encroaches the project slightly at the northwest property corner. There is existing scour at this location from the offsite flow.

Under proposed conditions, off-site stormwater tributary to the western property boundary is conveyed north within the right-of-way of Hill View Road, past the Project Site, following its historical flow path. A drainage easement is recommended at the northwest corner of Project Site from the right-of-way to the top of the existing slope of the existing off-site drainage path. The peak flow rate of this tributary flow is 285.9 cubic feet per second (cfs).

Off-site stormwater tributary to the southern property boundary will be intercepted within the improvements of Alta Loma Road and conveyed east following the historical flow path. This flow will be intercepted by parkway drains along the north side of Alta Loma Road as it approaches the intersection with Sunset Road. This drainage will be conveyed north within a 20-foot' wide drainage easement along the Project Site's eastern boundary and discharged onto Sunset Road near the northeastern section of the Project Site at the historical flow location. The peak flow rate of this tributary flow is 72.3 cfs.

The on-site stormwater flow rate prior to development is estimated at 84.5 cfs and the post-development flow rate is estimated at 74.9 cfs. Runoff volume from the undeveloped site is approximately 5.94 acre-feet, and runoff volume from the developed site is estimated to be 5.27 acre-feet. Post development peak runoff flow rates are required to be less than 90% of the predevelopment peak runoff flow rate. The post-development peak flow rate is approximately 88.6% of the pre-development peak flow rate while the post-development runoff flow volume is approximately 88.7% of the predevelopment runoff volume. Therefore, no on-site retention is required.

On-site runoff flows will exit the site through under-sidewalk (parkway) drains along Sunset Road at the northeast corner of the Project Site. Multiple parkway drain locations will be spaced along the frontage of Lot A to allow runoff to spread evenly as it flows back onto Sunset Road following its historical flow path.

Therefore, the Proposed Project is not anticipated to have a substantial impact on surface runoff, flood flows, or storm drain systems. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Due to the inland distance from the Pacific Ocean and any other significant body of water, tsunamis and seiches are not potential hazards in the vicinity of the Project Site. In addition, the Project Site is not in or near a dam and basin hazard.²³ It is also located outside of a Federal Emergency Management Agency (FEMA) 100-year and 500-year floodplain, as well as a State Department of Water Resources (DWR) 100-year flood awareness.²⁴ Therefore, the Proposed Project would not risk release of pollutants due to project inundation. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Requirements of a NPDES permit to be issued for the Proposed Project would include development and implementation of a SWPPP and is subject to RWQCB review and approval. The purpose of an SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The SWPPP would include BMPs to control and abate pollutants, and treat runoff that can be used for groundwater recharge. The Proposed Project would not otherwise substantially degrade water quality as appropriate measures relating to water quality protection would be implemented. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

²³ San Bernardino County. Policy Plan web maps: HZ-3 “Dam & Basin Hazards.” Accessed November 23, 2021.

²⁴ San Bernardino County. Policy Plan web maps: HZ-4 “Flood Hazards.” Accessed November 23, 2021.

SUBSTANTIATION:

San Bernardino Policy Plan 2020

a) *Physically divide an established community?*

The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project does not include the construction of a linear feature. The Proposed Project would provide additional housing in the community of Joshua Tree in an area of existing residential uses. Therefore, the Proposed Project would not physically divide an established community. No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

b) *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The Project Site is currently undeveloped and is zoned Single Residential (RS). The Proposed Project is a permitted use within the zoning of RS and is therefore consistent with the San Bernardino Countywide Policy Plan. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII. MINERAL RESOURCES - Would the project:				
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 Policy Plan 2020

- a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?
- 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?

Per Policy NR-6.1 of the Countywide Policy Plan, development of land that would substantially preclude the future development of mining facilities in areas classified as Mineral Resource Zone (MRZ) 2a, 2b, or 3a is discouraged or prohibited. The Project Site is not located within an MRZ.²⁵ Moreover, the Project Site and surrounding land are zoned for residential uses. The general area consists of existing residences. Therefore, the Project Site and current surrounding uses are not compatible with mineral resource extraction. No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

²⁵ San Bernardino County. Countywide Policy Plan web maps: NR-2 "Mineral Resources Zones" web map. Accessed November 23, 2021.

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

San Bernardino Policy Plan 2020

- 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?*

Pursuant to section 83.01.080 of the County Development Code, interior noise levels in all single-family residences shall not exceed 45 dB(A) Day-Night Sound Level (Ldn) emanating from sources outside the residential building.²⁶ The exterior noise levels in single-family residential land use areas should not exceed 60 dB(A) Ldn for any exterior residential use area. However, an exterior noise level of up to 65 dB(A) is permitted, provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technologies.

The Project Site is currently surrounded by vacant land and existing residential uses. The nearest residential use is a single-family residence immediately north of the property. Project construction activities would increase noise above ambient levels. However, construction noise would be temporary and would only occur between 7:00 a.m. to 7:00 p.m. except on Sundays and Federal holidays, consistent with Section 83.01.080 (g)(3) of the County Development Code.

The Proposed Project is a subdivision of the Project Site into 64 single-family residential lots and two lettered lots. Due to the residential nature of the proposed use and surrounding development, residentially designated land uses would not be significantly affected by operational noise generated by the Proposed Project.

Therefore, noise generated by the proposed Project is not anticipated to be substantial. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

There are several types of construction equipment that can cause vibration levels high enough to annoy persons in the vicinity and/or result in architectural or structural damage to nearby structures and improvements. For example, a vibratory roller could generate up to 0.21 PPV at a distance of 25 feet; and operation of a large bulldozer (0.089 PPV) at a distance of 25 feet (two of the most vibratory pieces of construction equipment). Groundborne vibration at sensitive receptors associated with this equipment would drop off as the equipment moves away. For example, as the vibratory roller moves further than 100 feet from the sensitive receptors, the vibration associated with it would drop below

²⁶ San Bernardino County. Development Code. Section 83.01.08 Noise.

0.0026 PPV. It should be noted that these vibration levels are reference levels and may vary slightly depending upon soil type and specific usage of each piece of equipment.²⁷

The Project Site is surrounded by vacant land and existing residential uses. Construction activities can produce vibration that may be felt by adjacent land uses. Construction equipment may result in vibration levels that are considered annoying at nearby sensitive receptors when vibration causing equipment is within 100 feet of a receptor.

However, vibration produced by construction activities would be short-term and temporary. Section 83.01.080(g)(3) of the San Bernardino County Development Code indicates that construction activity is considered exempt from the noise level standards between the hours of 7:00 a.m. to 7:00 p.m. except on Sundays and Federal holidays. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?*

The Project Site is not located within an Airport Runway Protection Zone, Airport Noise Contours or an Airport Safety Review Area.²⁸ However, the Project Site is located within the low-altitude/high speed military airspace (Airport Safety Review Area 4 [AR4]). An Avigation Easement shall be granted to the appropriate military agency and recorded before the issuance of a building permit for those uses established within an AR4.²⁹ Less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

²⁷ Federal Transit Administration: Transit Noise and Vibration Impact Assessment Manual, 2018.

²⁸ San Bernardino Countywide Policy Plan Map HZ-9 "Airport Safety & Planning Areas." Accessed November 22, 2021.

²⁹ San Bernardino County. Development Standards. Chapter 82.09 "Airport Safety (AR) Overlay." https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncity_ca/0-0-0-70651#JD_82.09.060

construction of replacement housing elsewhere?

SUBSTANTIATION:

San Bernardino Policy Plan 2020; San Bernardino County Development Code

- 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)?*

Population in the unincorporated area of the County is anticipated to increase by 39,800 between 2020 and 2040 (13.1% increase) and the average persons per household was 3.41 countywide and 3.23 when limited to unincorporated areas.³⁰ The Project Site is in unincorporated San Bernardino County and the Proposed Project includes the subdivision of the Project Site into 64 single-family residential lots and two lettered lots. Implementation of the Proposed Project would generate a population growth of approximately 181 persons (based on 3.23 people per household). The Proposed Project would account for approximately 0.45% of the projected 20-year growth in unincorporated San Bernardino County. The Project Site is currently zoned RS; the Proposed Project is an allowable use within the zoning of RS. The RS zoning district has a permitted maximum density of 4 units per acre.³¹ The Project Site is approximately 18.9 acres and the Proposed Project proposes approximately 3.39 units per acre, which is below the allowed maximum density. Therefore, population growth from the Proposed Project is already anticipated from buildout of the Planning Area. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The Project Site is currently undeveloped other than a shed and travel trailers that appear to be occupied for residential purposes, and debris on-site. Implementation of the Proposed Project would neither displace existing housing nor require construction of replacement housing elsewhere. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

³⁰ San Bernardino Countywide Policy Plan Draft EIR. Population and Housing. Table 5.13-5 "Adopted SCAG 2040 Growth Forecasts."

³¹ San Bernardino County. Development Code.

<http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DCWebsite.pdf>. Accessed November 22,, 2021.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XV. PUBLIC SERVICES

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

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

SUBSTANTIATION:

San Bernardino Countywide Policy Plan 2020; Countywide Policy Plan Draft EIR

- 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?

The nearest fire station is the San Bernardino County Fire Station 36, at 6715 Park Boulevard, is located approximately 0.5 mile northeast of the Project Site. As stated in the Countywide Policy Plan, new development within the unincorporated County would not combine with other development in the county to result in a cumulatively considerable impact to fire and emergency services.³² The County would maintain sufficient services within its boundaries as well as expand to serve other incorporated jurisdictions to improve service and coverage.³³

Comprehensive safety measures required by federal, state, and local worker safety and fire protection codes and regulations would be implemented into project design to minimize the potential for fires to occur during construction and operations. The Proposed Project would be required to comply with County fire suppression standards, provide adequate fire access and pay required development impact fees. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

³² Placemarks. San Bernardino Countywide Policy Plan Draft EIR: Public Services. Page 5.14-17.

³³ Placemarks. San Bernardino Countywide Policy Plan Draft EIR: Public Services. Page 5.14-17

Police Protection?

The San Bernardino County Sheriff's Department (SBCSD) – Morongo Basin serves the area of the Proposed Project. The nearest police station to the Project Site is the County Sheriff Morongo Basin station located at 6527 White Feather Road, approximately 2.4 miles northwest of the Project Site. The station relies heavily on those in the community who are willing to partner with the department in its public safety mission. As a result, the station has some 200 members in its various Volunteer Forces organizations.³⁴ The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Additionally, development impact fees are collected at the time of building permit issuance to offset project impacts. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Schools?

The Project Site is served by the Morongo Unified School District. Construction activities would be temporary and would not result in substantial population growth. The Proposed Project is anticipated to generate a total of approximately 45 students, based on 0.6 students per unit.³⁵ As of February 2015, the Morongo Unified School District has set the development impact fee at \$3.36 per square-foot for all new residential construction.³⁶ With the collection of development impact fees, impacts related to school facilities are expected to be less than significant and no mitigation measures are required.

Less Than Significant Impact

Parks?

Projected population growth of the unincorporated areas of San Bernardino County is approximately 49,680 people at buildout of the Countywide Policy Plan. The unincorporated growth represents a two percent increase of potential users on existing regional park facilities, with an average annual growth rate of 0.10 percent over the planning horizon of 24 years.³⁷ The amount of regional parkland in the county is 8,515 acres, which is sufficient for the parkland needs of about 3.4 million people if based on the 2007 General Plan standard of 2.5 acres per 1,000 residents. In the updated Countywide Policy Plan, the standard for regional parkland is replaced by an emphasis on maintaining and improving existing facilities and the coordination with other jurisdictions to provide regional park land (Policy NR-3.6, Regional parkland). Accordingly, no new and/or expanded facilities would need to be developed due to Countywide Policy Plan

³⁴ San Bernardino County Sheriff's Department. Morongo Basin Patrol Station. <https://wp.sbcounty.gov/sheriff/patrol-stations/morongo-basin/>. Accessed November 24, 2021.

³⁵ Placeworks. San Bernardino Countywide Policy Plan Draft EIR: Public Services. Table 5.14-8 "Project Student Population Growth by Planning Area."

³⁶ Morongo Unified School District. Developer Fees. <https://filecabinet5.eschoolview.com/A4F04307-62CA-439C-B6BC-7CDA20F11668/SchoolFacilityDeveloperFees.pdf>. Accessed November 24, 2021.

³⁷ Placeworks. San Bernardino Countywide Policy Plan Draft EIR: Recreation. Table 5.15-3 "Regional Parkland Required by Countywide Policy Plan Buildout, 2007 General Plan Standard"

buildout, and no additional impacts would occur. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Other Public Facilities?

The Proposed Project population increase of approximately 243 would increase demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelters. The Project Proponent would be required to pay the applicable development impact fees, property tax, and utility user tax. As such, implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. No significant impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

SUBSTANTIATION:
San Bernardino Policy Plan 2020; Countywide Policy Plan Draft EIR

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?*

Demands for recreational facilities are generated by the populations in the facilities' service areas. The County's total 49,680 projected growth in population from 2016 to 2040 in unincorporated areas would increase the use of existing regional park and recreational facilities. Regional parks, however, are also used and funded by those in incorporated jurisdictions. The unincorporated growth represents a two percent increase of potential users on existing regional park facilities, with an average annual growth rate

of 0.10 percent over the planning horizon of 24 years. The population of the incorporated and unincorporated areas is forecasted to reach 2,744,578 in 2040. The amount of regional parkland in the county is approximately 9,200 acres,³⁸ which is sufficient for the parkland needs of about 3.68 million people if based on the 2007 General Plan standard of 2.5 acres per 1,000 residents. In the updated Countywide Policy Plan, the standard for regional parkland would be replaced by an emphasis on maintaining and improving existing facilities and the coordination with other jurisdictions to provide regional park land (Policy NR-3.6, Regional park land). Accordingly, no new and/or expanded facilities would need to be developed due to Countywide Policy Plan buildout, and no additional impacts would occur.³⁹

The County Development Code Chapter 89.02, Recreational Facilities Financing, authorizes the Board of Supervisors, upon the recommendation of the designated public agency having park responsibility, to require local parkland commensurate with population anticipated from a future subdivision.

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

Less Than Significant Impact

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The Proposed Project is a subdivision that involves development of 7.65 acres of open space areas that would be available to project residents. With implementation of Mitigation Measures identified in this Initial Study, the Proposed Project would not have an adverse physical effect on the environment. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVII. TRANSPORTATION – Would the project:				
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"/>

³⁸ San Bernardino County Regional Parks. <https://parks.sbcounty.gov/about-us/>. Accessed March 14, 2023.

³⁹ Placemarks. San Bernardino Countywide Policy Plan Draft EIR: Recreation. Page 5.15-14.

<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) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:
San Bernardino Policy Plan 2020; Transportation Study Screening Analysis, November 23, 2021, Ganddini Group, Inc

a) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

A Transportation Study Screening Analysis, dated November 23, 2021, was prepared for an earlier version of the Proposed Project with 75 lots by Ganddini Group, Inc. (see Appendix C). The Transportation Study is therefore conservative. The 75 lots is forecast to generate approximately 708 daily trips, including 53 trips during the AM peak hour and 70 trips during the PM peak hour. The Proposed Project is forecast to generate fewer than 100 peak hour trips. Alta Loma Drive fronting the project’s southern boundary is classified as a Secondary Highway; however, the project does not propose access and intersecting roadways within 300 feet of the project site are unclassified. Assuming the project shall construct all on-site and off-site improvements (if any) in accordance with County design standards, the project would not create any new safety or operational concerns. Therefore, the Proposed Project does not appear to warrant preparation of a transportation impact study based on the County-established screening criteria for Level of Service analysis. The Transportation and Mobility Element of the Countywide Policy Plan:

- Establishes the location and operational conditions of the roadway network.
- Coordinates the transportation and mobility system with future land use patterns and projected growth.
- Provides guidance for the County’s responsibility to satisfy the local and subregional mobility needs of residents, visitors and businesses in unincorporated areas.
- Addresses access and connectivity among the various communities, cities, towns, and regions, as well as the range and suitability of mobility options: vehicular, trucking, freight and passenger rail, air, pedestrian, bicycle, and transit.

The following details how the Proposed Project would be consistent with the Countywide Policy Plan goals and policies:

Goal TM 1: Unincorporated areas served by roads with capacity that is adequate for residents, businesses, tourists and emergency services.

Policy TM-1.7: The County does not accept new unpaved roads into the County Maintained Road System, and we require all-weather treatment for all new unpaved roads. **Consistent:** The Project Site is adjacent to Hillview Road, Alta Loma Road, and Sunset Road. Alta Loma Road and Sunset Road are County Maintained Road System and a strip of Hillview Road adjacent to the north boundary of the Project Site are County Maintained Roads. Alta Loma Road and Sunset Road are currently paved. A portion of Hillview Road is proposed to be paved as part of the Proposed Project. No new external roads are proposed as all access roads that are existing are sufficient to serve the Proposed Project

Policy TM-1.8: When considering new roadway improvement proposals for the Capital Improvements Program or Regional Transportation Plan, we consider the provision of adequate emergency access routes along with capacity expansion in unincorporated areas. Among access route improvements, we prioritize those that contribute some funding through a local area funding and financing mechanism.

Consistent: The Project Site is adjacent to Alta Loma Road, Hillview Road and Sunset Road, which are not evacuation routes.⁴⁰ The existing, surrounding roads would serve as the main access roads with primary access to the site off of Hill View Road. Access to the TTM lots would be provided by five additional internal streets. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. A section of Hillview Road is proposed to be paved as part of the Proposed Project. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County.

Policy TM-9: We support the use of transportation network companies, autonomous vehicles, micro transit, and other emerging transportation options that reduce congestion, minimize land area needed for roadways, create more pedestrian- and bicycle-friendly streets, reduce vehicle miles traveled (VMT), or reduce dependence on privately-owned vehicles.

Consistent: A VMT screening analysis was prepared for the Proposed and determined that the project production-attraction (PA) VMT per population would reduce residential VMT per person.

Goal TM 2: Roads designed and built to standards in the unincorporated areas that reflect the rural, suburban, and urban context as well as the regional (valley, mountain, and desert) context.

Policy TM-2.1: We maintain and periodically update required roadway cross sections that prioritize multi-modal systems inside mobility focus areas (based on community context),

⁴⁰ San Bernardino County. Countywide Policy Plan web maps: PP-2 "Evacuation Routes." Accessed November 23, 2021.

and vehicular capacity on roadways outside of mobility focus areas (based on regional context).

Consistent: The Project Site is not located within a mobility focus area.⁴¹

Policy TM-2.2: We require roadway improvements that reinforce the character of the area, such as curbs and gutters, sidewalks, landscaping, street lighting, and pedestrian and bicycle facilities. We require fewer improvements in rural areas and more improvements in urbanized areas, consistent with the Development Code. Additional standards may be required in municipal spheres of influence.

Consistent: The Project Site is located in a rural area of the County. Any proposed off-site improvements would be in accordance with the Development Code.

Policy TM-2.3: We require new development to mitigate project transportation impacts no later than prior to occupancy of the development to ensure transportation improvements are delivered concurrent with future development.

Consistent: Fair-share contributions, if any, would be paid prior to the issuance of building permits.

Policy TM-2.6: We promote shared/central access points for direct access to roads in unincorporated areas to minimize vehicle conflict points and improve safety, especially access points for commercial uses on adjacent properties.

Consistent: Access to the lots would be provided a 50-foot-wide street off of Hill View Road.

The Proposed Project would be consistent with the Transportation and Mobility Element of the Countywide Policy Plan. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?*

Senate Bill 743 (SB 743) approved in 2013, endeavors to change the way transportation impacts will be determined according to the CEQA. The VMT screening analysis has been prepared in accordance with the County guidelines, which were developed based on guidance from the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (State of California, December 2018) ["OPR Technical Advisory"]. The County guidelines identify screening criteria for certain types of projects that typically reduce VMT and may be presumed to result in a less than significant VMT impact.

The County Guidelines do not specify whether the VMT screening analysis should be conducted using either the Production-Attraction (PA) or Origin-Destination (OD) methodology. Therefore, the project VMT screening analysis was conducted based on both methodologies. Based on the San Bernardino County Transportation Authority VMT

⁴¹ San Bernardino County. Countywide Policy Plan web maps: TM-3 & ED-1 "Focus Areas." Accessed November 23, 2021.

Screening Tool assessment, the Project Site is located within TAZ 53987201. The project PA TAZ VMT per population is equal to 15.7. The San Bernardino County jurisdictional PA VMT per population is equal to 15.9. This represents a difference of - 1.66% for the project. The project PA VMT per population is lower than the San Bernardino County jurisdictional VMT per population and would therefore reduce residential VMT per person. Therefore, the Proposed Project satisfies the County- established screening criteria for projects located in low VMT areas and may be presumed to result in a less than significant VMT impact for this metric.

The Proposed Project OD VMT per population is equal to 25.2. The San Bernardino County jurisdictional OD VMT per population is equal to 33.2. This represents a difference of -24.04% for the Proposed Project. The Proposed Project OD VMT per service population is lower than the San Bernardino County jurisdictional VMT per service population and would therefore reduce total VMT per service population. Therefore, the Proposed Project satisfies the County-established screening criteria for projects located in low VMT areas and may be presumed to result in a less than significant VMT impact for this metric.

The Proposed Project is located in a VMT-efficient area of the County that would reduce VMT per person/employee using both the PA VMT per population and OD VMT per service population methodologies. Therefore, the Proposed Project satisfies the low VMT screening criteria established by the County and the Proposed Project may be presumed to result in a less than significant impact.

Less Than Significant Impact

- c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The Project Site is not adjacent to windy roads or dangerous intersections. The Proposed Project is a subdivision of the Project Site into 64 single-family residential lots and two lettered lots. It does not include a geometric design or incompatible uses that would substantially increase hazards. The Proposed Project would be compatible with the existing residential uses. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- d) *Result in inadequate emergency access?*

The Project Site is adjacent to Alta Loma Road, Hillview Road and Sunset Road, which are not evacuation routes.⁴² The existing, surrounding roads would serve as the main access roads with primary access to the site off of Hillview Road. Access to the TTM lots would be provided by five additional internal streets. An emergency access road is proposed near the northeast corner of the Project Site along Sunset Road. Adequate on-

⁴² San Bernardino County. Countywide Policy Plan web maps: PP-2 "Evacuation Routes." Accessed November 23, 2021.

site access for emergency vehicles would be verified during the County’s plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- | | | | | | |
|-----|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| i) | Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii) | A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

AB 52 Consultation

- a) *i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or;*
- 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 I of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision I of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

California Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a proposed project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

On June 9, 2022, San Bernardino County mailed notification pursuant to AB-52 to the following tribes: Yuhaaviatam of San Manuel Nation (YSMN), Colorado River Indian Tribes, Fort Mojave Indian Tribe, Gabrielino-Tongva Indian Tribe, Twenty-Nine Palms Band of Mission Indians, Morongo Band of Mission Indians (MBMI), San Manuel Band of Mission Indians (SMBMI), and Soboba Band of Luiseno Indians.

The MBMI Tribal Historic Preservation Office has stated that the Proposed Project is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians. Tribal cultural resources are of high importance to the Morongo Tribe, therefore, tribal participation (a.k.a. tribal monitors) is recommended during all ground disturbing activities (Mitigation Measure TCR-1).

The SMBMI stated that the Proposed Project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. The SMBMI requested to review the Cultural Report, which was provided by the County.

The YSMN stated that the Proposed Project is located outside of Serrano ancestral territory and, as such, YSMN did not request to receive consulting party status with the lead agency or to participate in the scoping, development, or review of documents created pursuant to legal and regulatory mandates.

AB52 consultation has therefore been concluded and the County has fulfilled its obligation under AB 52. With implementation of Mitigation Measure TCR-1, the Proposed Project would not have significant environmental impacts on Tribal Cultural Resources.

Mitigation Measure TCR-1:

Prior to the commencement of any ground disturbing activity at the Project Site, the Project Applicant shall retain a Native American Monitor approved by the Morongo Band of Mission Indians. A copy of the executed contract shall be submitted to the Lead Agency prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities.

Less Than Significant Impact

Therefore, no significant adverse impacts are identified or anticipated with the implementation of Mitigation Measure TCR-1.

<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>
XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

San Bernardino Policy Plan 2020; Joshua Basin Water District – 2015 UWMP

- 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?*

Water supply for the Proposed Project would be provided by Joshua Basin Water District (JBWD). There are existing water lines along Alta Loma Road and Sunset Road that the Proposed Project would connect to. The Proposed Project would not require or result in the relocation or construction of new or expanded water facilities.

The Proposed Project would utilize a shared package treatment plant for wastewater disposal. Therefore, the Proposed Project would not require or result in the construction or expansion of existing sewer facilities.

Development of the Proposed Project is being performed in conjunction with engineered improvement plans and planned for future lot sales. On-site runoff flows will exit the site through under-sidewalk (parkway) drains along Sunset Road at the northeast corner of the Project Site. Multiple parkway drain locations will be spaced along the frontage of Lot A to allow runoff to spread evenly as it flows back onto Sunset Road following its historical flow path.

The Proposed Project would be serviced by Southern California Edison (SCE), which provides electrical service to the general area. There are existing overhead power lines along Alta Loma Road and Sunset Road that the Proposed Project would connect to. As such, the Proposed Project would not require construction or expansion of SCE facilities. The Proposed Project would not require connection to natural gas facilities as all appliances would be electric.

The Proposed Project will be served by Spectrum and Frontier for telecommunication services. The Proposed Project is not anticipated to require or result in the relocation or construction of new or expanded Spectrum or Frontier facilities.

The Proposed Project is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?*

The JBWD is the public water utility that would provide water service to the Project Site. JBWD supplies water to the community from two groundwater basins. The USGS estimated natural recharge from rainfall to be approximately 123 AFY per year on average with an additional 84 AFY entering the subbasins as underflow from the adjacent Warren Basin, representing a total of 207 AFY in natural recharge to the Joshua Tree and Copper Mountain subbasins. USGS also estimated that on average about 200 AFY leaves the Joshua Tree and Copper Mountain subbasins by underflow to the Surprise Spring subbasin. Due to similar estimates of water entering and leaving the subbasins as a result of natural recharge and underflow, it has been assumed that no water from natural groundwater recharge is available for the purposes of the UWMP. Beginning in 2014, JBWD began receiving State Water Project (SWP) water from Mojave Water Agency, averaging 500 AF per year for the past two years.

Overdrafting a groundwater basin is ultimately unsustainable, although given a large volume of water in storage and a relatively small overdraft, it can continue for a considerable time. Limited or short-term overdraft is not considered a significant negative

impact; however, excessive overdraft can result in significant problems, such as a decrease in the amount of groundwater in storage, or a decline in water levels that induce the migration of poor quality water into productive areas of an aquifer. In order to reduce overdraft to groundwater supplies, JBWD entered into the Improvement District Morongo Agreement with Mojave Water Agency (MWA) to provide recharge water to the Joshua Tree subbasin. Improvement District "M" (IDM) was formed in 1988 to provide the means to construct the Morongo Basin Pipeline Project. The final bonds were issued in 1992 and the terms were 30 years. MWA adopted Ordinance 9 in 1995 which established the rules and regulations for the sale and delivery of State Project Water (SWP) to its customers. Now that the IDM debt has been repaid, MWA's customers are now following these rules. Water sales and deliveries under Ordinance 9 are considered temporary interruptible.

According to the 2016 American Community Survey (ACS), the average persons per household was 3.41 countywide and 3.23 when limited to unincorporated areas.⁴³ The Joshua Basin Water District 2015 Urban Water Management Plan (May 2016), Appendix B Table 5-2 lists the actual gallons per capita per day water use (2015) of 125 gallons. Therefore, the Proposed Project's residential units would have an estimated water demand of approximately 25,840 gallons per day or 28.8 acre-feet per year. The Urban Water Management Plan for Joshua Basin Water District is based on project growth included in General Plans. The Proposed Project is consistent with the land use and population projections included in the Countywide Policy Plan. The UWMP determined that the JBWD has adequate supplies to meet demands during average, single-dry, and multiple-dry years throughout the 25-year planning period (2015 to 2040).⁴⁴ While during dry years, the groundwater basin will continue to be overdrafted to meet the supplies due to the lack of imported supplies being available to recharge the basin, the planned imported SWP supply will lessen and offset the overdraft as much as possible.

Mojave Water Agency (MWA) initiated the Mojave Water Agency Population Forecast completed in December 2015 by Beacon Economics. The population forecast utilized historical population trends to drive future results. Historical populations were derived from the California Department of Finance, which provides population estimates from 1970 forward on an annual basis. With this data available, econometric models were produced to capture historical correlations within countywide population growth.

As stated previously, population growth from the Proposed Project is already anticipated from buildout of the Countywide Policy Plan Planning Area. Therefore, water demand from the Proposed Project has already been anticipated by JBWD. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

⁴³ San Bernardino Countywide Policy Plan Draft EIR. Population and Housing. Table 5.13-5 "Adopted SCAG 2040 Growth Forecasts."

⁴⁴ Kennedy/Jenks Consultants. Final 2015 Urban Water Management Plan for Joshua Basin Water District. June 2016.

- 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?*

The Proposed Project would utilize a shared package treatment plant for wastewater disposal. Since the Proposed Project would not connect to an existing wastewater treatment provider facility, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- d) *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

CalRecycle provides estimates for solid waste generation created by residences over a certain amount of time. The Proposed Project includes 64 residential lots. According to CalRecycle's estimated solid waste generation rates for single-family residences, the Proposed Project would generate at most, approximately 640 pounds of solid waste per day or approximately 0.32 tons per day, based on 10 pounds per unit per day.⁴⁵ The Project Site is located in the East Desert Region of the County, which is served by the Landers Sanitary Landfill owned and operated by San Bernardino County. As of 2016, the existing remaining permitted capacity at the landfill was 11,148,100 tons.⁴⁶ The Landers Sanitary Landfill has a maximum daily disposal capacity of 1,200 tons/day.⁴⁷ The Proposed Project would account for approximately 0.024 percent of the maximum daily disposal capacity.

Waste generated from the Proposed Project would therefore not be expected to significantly impact the solid waste system. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

San Bernardino County, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects which are required to submit a Construction and Demolition Solid Waste Management Plan. The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan would ensure that impacts related to construction waste would be less than significant. A project's waste management plan is to consist of two parts which are incorporated into the Conditions of Approval (COA's) by the San Bernardino County Planning and Building & Safety divisions. As part of the plan, projects are required to estimate the amount of tonnage to be disposed and diverted during construction. Additionally, projects must provide the amount of waste

⁴⁵ CalRecycle. Estimated Solid Waste Generation Rates. Accessed December 1, 2021.

⁴⁶ CalRecycle. <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1882?siteID=2664>

⁴⁷ San Bernardino Countywide Policy Plan Draft EIR. Utilities and Service Systems. Table 5.18-9 "Landfill Capacity: Landfills Serving Unincorporated San Bernardino County"

that will be diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary.

Future residents would be required to coordinate with a waste hauler to collect solid waste on a common schedule as established in applicable local, regional, and State programs. The Proposed Project shall adhere to the California Integrated Waste Management Act of 1989 (AB 939), AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), and any other applicable local, State, and federal solid waste management regulations.

The Proposed Project would comply with all federal, State, and local statutes and regulations related to solid waste. Solid waste produced during the construction phase or operational phase of the Proposed Project would be disposed of in accordance with all applicable statutes and regulations. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Project Site is adjacent to Alta Loma Road, Hillview Road and Sunset Road, which are not evacuation routes.⁴⁸ The existing, surrounding roads would serve as the main access roads with primary access to the site off of Hillview Road. Access to the TTM lots would be provided by five additional internal streets. An emergency access road is proposed near the south of the Project Site along Alta Loma Road. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. The Project consists of 64 single family homes and is an area of multiple surrounding roads and has no potential to impair an adopted emergency response plan or emergency evacuation plan. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?*

The Project Site is currently undeveloped with native vegetation throughout the site and is not located within a High or Very High Fire Hazard Severity Zone.⁴⁹ The Proposed Project shall comply with all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Therefore, given the minimal potential for wildfire within the Project Site, there is a less than significant impact for the proposed project to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Impacts under this issue are considered less than significant. No mitigation measures are required.

Less Than Significant Impact

- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The lettered lots would include communal utilities, such as a wastewater treatment plant. Access to the TTM lots would be provided by five proposed private internal streets, Streets A to E. The Proposed Project would include utilities and infrastructures, the installation, operation and maintenance of which would be in compliance with fire safety regulations that require utility inspections. No aspects of the Proposed Project would exacerbate fire risks that could result in temporary or ongoing impacts to the environment. Furthermore,

⁴⁸ San Bernardino County. Countywide Policy Plan web maps: PP-2 "Evacuation Routes." Accessed November 23, 2021.

⁴⁹ San Bernardino County. Countywide Policy Plan web maps: HZ-5 "Fire Hazard Severity Zones." Accessed November 23, 2021.

the Project Site is not located within a Very High Fire Hazard Severity Zone.⁵⁰ Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- 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?*

The Project Site is not in or near a dam or basin hazard area.⁵¹ It is also located outside of a Federal Emergency Management Agency (FEMA) 100-year and 500-year floodplain, as well as a State Department of Water Resources (DWR) 100-year flood awareness.⁵² The Project Site is relatively level.⁵³ The Proposed Project will be required to comply with Chapter 7A “Materials and Construction Methods for Exterior Wildfire Exposure” of the California Building Code (CBC). The Proposed Project shall comply with all applicable statues, codes, ordinances, and standards of the San Bernardino County Fire Department. 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. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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⁵⁰ Placeworks. San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. Figure 5.8-6 “Fire Severity and Growth Areas in the East Desert Regions.”

⁵¹ San Bernardino County. Policy Plan web maps: HZ-3 “Dam & Basin Hazards.” Accessed November 23, 2021.

⁵² San Bernardino County. Policy Plan web maps: HZ-4 “Flood Hazards.” Accessed November 23, 2021.

⁵³ Project Site Visit conducted on February 23, 2022.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<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) *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?*

A General Biological Resources Assessment (BRA), dated July 21, 2023, was prepared for the Project Site by RCA Associates, Inc. As concluded in the BRA, future development activities are expected to result in the removal of vegetation from a portion of the 18.49-acre parcel; however, cumulative impacts to the general biological resources (plants and animals) in the surrounding area are expected to be negligible as the habitat on the site is very common throughout the region. Moreover, the Proposed Project is not anticipated to have any significant impact on any State or Federal listed or State special status plant or animal species with mitigation. The Project Site does not support any desert tortoises. In addition, burrowing owls do not inhabit the Project Site and are not expected to be impacted given the absence of any suitable burrows. The pallid San Diego pocket mouse was not observed on site, however, suitable habitat is present. Birds observed included house finch, common raven, Eurasian collared-dove, black-throated sparrow, and mourning dove. Mitigation Measure BIO-1 shall be implemented to ensure no impacts to nesting birds occur. The western Joshua Tree is a candidate species being considered for listing as threatened or endangered under CESA. There were approximately 26 Joshua Trees observed on site during the July 14, 2021 field investigations. Mitigation Measure BIO-2 shall be implemented to avoid impacts to Joshua Trees on-site.

A Cultural Resources Assessment, dated December 20, 2021 was prepared for the Project Site by DUKE CRM. The Project Site is considered to have a low to moderate potential to impact prehistoric and historic archaeological resources. A large prehistoric habitation site has been found approximately 1,850 feet east of the Project Site. There have been two prior surveys within the current Project boundaries, which have all been negative for cultural resources. Therefore, it is not likely that cultural resources will be impacted by the Proposed Project. DUKE CRM does not recommend any additional work

for cultural resources. However, resources have the potential to occur anywhere. Therefore, possible significant adverse impacts have been identified and Mitigation Measure CR-1 is required as a condition of project approval to reduce these impacts to a level below significant.

Less than Significant with Mitigation

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- (a) Cumulative impacts shall be discussed when the project’s incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Biology

As concluded in the BRA, future development of the Project Site will have minimal impact on the general biological resources present on the site. Wildlife will also be impacted by development activities and those species with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. However, more mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. Therefore, development of 18.49 acres of desert scrub vegetation is not expected to have a significant cumulative impact on the overall biological resources in the region given the presence of similar habitat throughout the surrounding area. The Project would result in potentially cumulatively considerable impacts to plant species which are protected by San Bernardino County and by the Desert Native Plant Act, and/or are currently listed as a candidate endangered species under the California Endangered Species Act. As required in Mitigation Measure BIO-2, an Incidental Take Permit will be required from CDFW. The Applicant is required to apply for an Incidental Take Permit (ITP) in accordance with Section 2081 of the Fish and Game Code, from the CDFW prior to impacting any Joshua trees on the Project Site. Cumulative impacts would be considered less than significant once the Proposed Project is issued an ITP and complies with the terms established by CDFW.

Air Quality

Development of the proposed Project will be conditioned to comply with current MDAQMD rules and regulations to minimize impacts to air quality as discussed. Approval of the Project does not require a zone change nor a general plan amendment and is consistent with the Countywide Policy Plan. Therefore, cumulative impacts are anticipated to be less than significant.

Greenhouse Gas

Greenhouse gas (GHG) emissions are cumulative in nature, in that, no one single project can measurably contribute to climate change and its affects (global average change in temperature, rising sea levels etc.). The direct or indirect GHG impacts are therefore not evaluated on a local level, but whether or not the GHG emissions resulting from the project are cumulative; that is, they add considerably to an increase in GHGs as compared to the existing environmental setting based on: 1) an established significance threshold(s); or 2) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

The project's total net operational GHG emissions do not exceed the County's Screening Threshold of 3,000 MTCO₂e per year. Therefore, the Proposed Project is consistent with the GHG Reduction Plan. The proposed Project's incremental contribution to greenhouse gas emissions and their effects on climate change would not be cumulatively considerable.

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

Less Than Significant Impact

- c) *Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?*

The Proposed Project would be required to comply with the California Building Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with these codes and standards would address potential impacts due to geologic and fire hazards.

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 will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further ensure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

The incorporation of design measures, San Bernardino County policies, standards, and guidelines and proposed mitigation measures as identified within this Initial Study would ensure that the Proposed Project would have no significant adverse effects on human beings, either directly or indirectly on an individual or cumulative basis.

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Less Than Significant Impact

Therefore, no significant adverse impacts are anticipated with implementation of mitigation measures.

Mitigation Monitoring and Reporting Program Mitigation Measures

Mitigation Measure BIO-1:

Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project- related ground disturbance.

- a. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged.
- b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

Mitigation Measure BIO-2:

For any Western Joshua Trees that would be impacted, the Project Applicant shall obtain either an Incidental Take Permit (ITP) from California Department of Fish and Wildlife (CDFW) under §2081 of the California Endangered Species Act (CESA) or a permit under the Western Joshua Tree Conservation Act, whichever would be applicable. Mitigation would consist of either purchase of credits from an approved conservation bank at an agreed upon ratio or in accordance with the permit issued under the Western Joshua Tree Conservation Act.

Mitigation Measure BIO-3:

Prior to the issuance of a grading permit, the project applicant shall obtain a Streambed Alteration Agreement under Section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:

- (a) Replacement and/or restoration of jurisdictional channels within the watershed at a ratio of no less than 2:1 onsite for permanent impacts to 0.117 acres (5,120.1 square feet) for the ephemeral eastern channel and 0.083 acres (3,630.2 square feet) for the northwestern ephemeral stream channels. If both channels are to be impacted during construction, the combined impact would be 0.200 acres (8,750.3 square feet).

Mitigation Measure CR-1:

Should unanticipated or inadvertent surface and/or subsurface prehistoric or historic archaeological resources, built environment, and/or tribal cultural resources, appear to be encountered during construction or maintenance activity associated with this project, then all work must halt within a 100-foot radius of the discovery until a qualified professional can evaluate the discovery. If the finds are archaeological or historic in nature, then an archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and/or historic

archaeology have evaluated the significance of the find. This archaeologist shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following shall apply, depending on the nature of the find:

- A. If the professional archaeologist determines that the find *does not* represent a cultural resource, then work may resume immediately, and no agency notifications are required.
- B. If the professional archaeologist determines that the find *does* represent a cultural resource from any time or cultural affiliation then, depending on the nature of the discovery, appropriate treatment measures shall be developed.
- C. If the find represents a Native American or potentially Native American resource that does not include human remains, which may or may not include a Tribal Historical Resource, then the archaeologist shall consult with appropriate Tribe[s] on whether or not the resource represents either a Tribal Cultural Resource or a Historical Resource, or both, and, if so, consult on appropriate treatment measures. Preservation in place is the preferred treatment, if feasible. Work cannot resume within the no-work radius until the County, through consultation as appropriate, determines that the site either: 1) is not a Tribal Cultural Resource or Historical Resource; or 2) that the treatment measures for the Tribal Cultural Resource or Historical Resource have been completed.

Mitigation Measure CR-2:

Should human remains and/or cremations be encountered during any earthmoving activities, all work shall stop immediately in the area in which the find(s) are present (no less than 100-ft radius area around the remains and project personnel will be excluded from the area and no photographs will be permitted), and the San Bernardino County Coroner will be notified. The San Bernardino County and the Project Proponent shall also be informed of the discovery. The Coroner will determine if the bones are historic/archaeological or a modern legal case. The Coroner will immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section § 5097.98.

Mitigation Measure GEO-1:

A qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols. A paleontological monitor shall be present full-time during ground disturbance below one foot including but not limited to grading, trenching, utilities, and off-site easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area. If the discovery is significant the qualified paleontologist shall notify the Client and County immediately. In consultation with the Client and County, the qualified paleontologist shall develop a plan of mitigation.

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Mitigation Measure TCR-1:

Prior to the commencement of any ground disturbing activity at the Project Site, the Project Applicant shall retain a Native American Monitor approved by the Morongo Band of Mission Indians. A copy of the executed contract shall be submitted to the Lead Agency prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground- disturbing activities.

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