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. This recirculated Initial Study and Mitigated Negative Declaration is prepared in response to a June 4, 2026, Order issued by Judicial Officer Jeffrey R. Erickson and subsequent Judgment dated July 9, 2026, entered thereon regarding Case Number CIVSB2513295 (**** CEQA*** Joshua Tree Village Neighbors v. County of San Bernardino et al.*) The Order granted Petitioner's request for a Writ of Mandate directing the County of San Bernardino to set aside certification of the previously-adopted Initial Study and Mitigated Negative Declaration and all approvals that relied on it, on the grounds that the County failed to adequately consult with the Regional Water Quality Control Board (RWQCB) in regard to the April 3, 2025 Errata to the Initial Study (based on the October 30, 2024, Hydrology Study) updating the Initial Study's analysis of the Project's stormwater impacts and design of the drainage infrastructure to both address post-development stormwater peak flow rates and accommodate the wastewater treatment plant proposed on Lot A. The Court denied the CEQA Writ Petition on all other grounds asserted by Petitioner.

In compliance with the June 4 Order and July 9, 2026, Judgment and for purposes of CEQA compliance with respect to a future reconsideration of the Lovemore Ranch Project, this recirculated Initial Study incorporates the updated analysis from the Errata into Section X (Hydrology) of the Initial Study along with other minor associated changes. The Project components and geographic footprint remain unchanged from that previously reviewed and approved in 2025. The recirculated Initial Study reflecting these changes will be available for further public review and comment, including by the RWQCB, in accordance with CEQA prior to any reconsideration of or further action on the Project by the County. Deleted text is shown as strike out text and added text is shown as double-underlined. For reference, the non-recirculated portions of the original Draft IS/MND, which remain unchanged, can be found at the following link: https://lus.sbcounty.gov/planning-home/environmental/desert-region/. The former document will be found under the name: TTM No. 20443 Lovemore Ranch 2024 (Initial Study/Mitigated Negative Declaration).

Where a court finds that CEQA violations have occurred, judicial remedies must only include the mandates needed to comply with CEQA (Pub. Resources Code, § 21168.9[b]; see also CEQA Guidelines, § 15234). To that end, CEQA Guidelines Section 15234 provides that an agency revising its environmental document per a court's order "need not expand the scope of analysis on remand beyond that specified by the court" (CEQA Guidelines, § 15234[d]).

The CEQA Guidelines further acknowledge that "additional environmental review shall only be required by the court consistent with principles of res judicata" (CEQA Guidelines, § 15234[d]). Res judicata is the legal concept that "prevents relitigation of the same cause of action in a second suit between the same parties or parties in privity with them" (*Mycogen v. Monsanto Company* (2002) 28 Cal.4th 888, 896; see also *Ione Valley Land, Air, & Water Defense Alliance, LLC v. County of Amador* (2019) 33 Cal.App.5th 165, 170-173). Once an agency has taken steps to correct the deficiencies in an EIR or other CEQA document identified in a writ of mandate, further challenges to the CEQA document based on issues that were raised or could have been raised

in the prior litigation are barred by res judicata (*Ione Valley*, *supra*, 33 Cal.App.5th at p. 172). New challenges to parts of the original environmental review that were not raised at the trial court level are not allowed to be brought to the trial court in a second suit or upon remand.

Pursuant to *Ballona Wetlands Land Trust v. City of Los Angeles* (2011) 201 Cal.App.4th 455, "the trial court's retained jurisdiction under Public Resources Code section 21168.9, subdivision (b) is limited to ensuring compliance with the peremptory writ of mandate. After considering the petitioner's challenges to an EIR or other CEQA document and rendering a final judgment and peremptory writ of mandate, a trial court evaluating a return to the writ may not consider any newly asserted challenges arising from the same material facts in existence at the time of the judgment." Accordingly, the only issues which can be challenged relate to those identified by the Court in the June 4, 2026, Order and reflected in the July 9, 2026 Judgment to not be in compliance with CEQA and only through opposition to a Motion to Discharge Writ.

PROJECT LABEL:

APNs:	0602-361-04	***USGS Quad:***	*Joshua Tree South* 7.5-minute USGS Topographic Quadrangle
Applicant:	Merrell-Johnson Companies	***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	***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~~ Elena Barragan, Supervising Planner
Phone No: 909-387-44~~1~~22
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PROJECT DESCRIPTION:

Project Summary

Lovemore Investments, LLC (Project Applicant) 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 Revised). 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

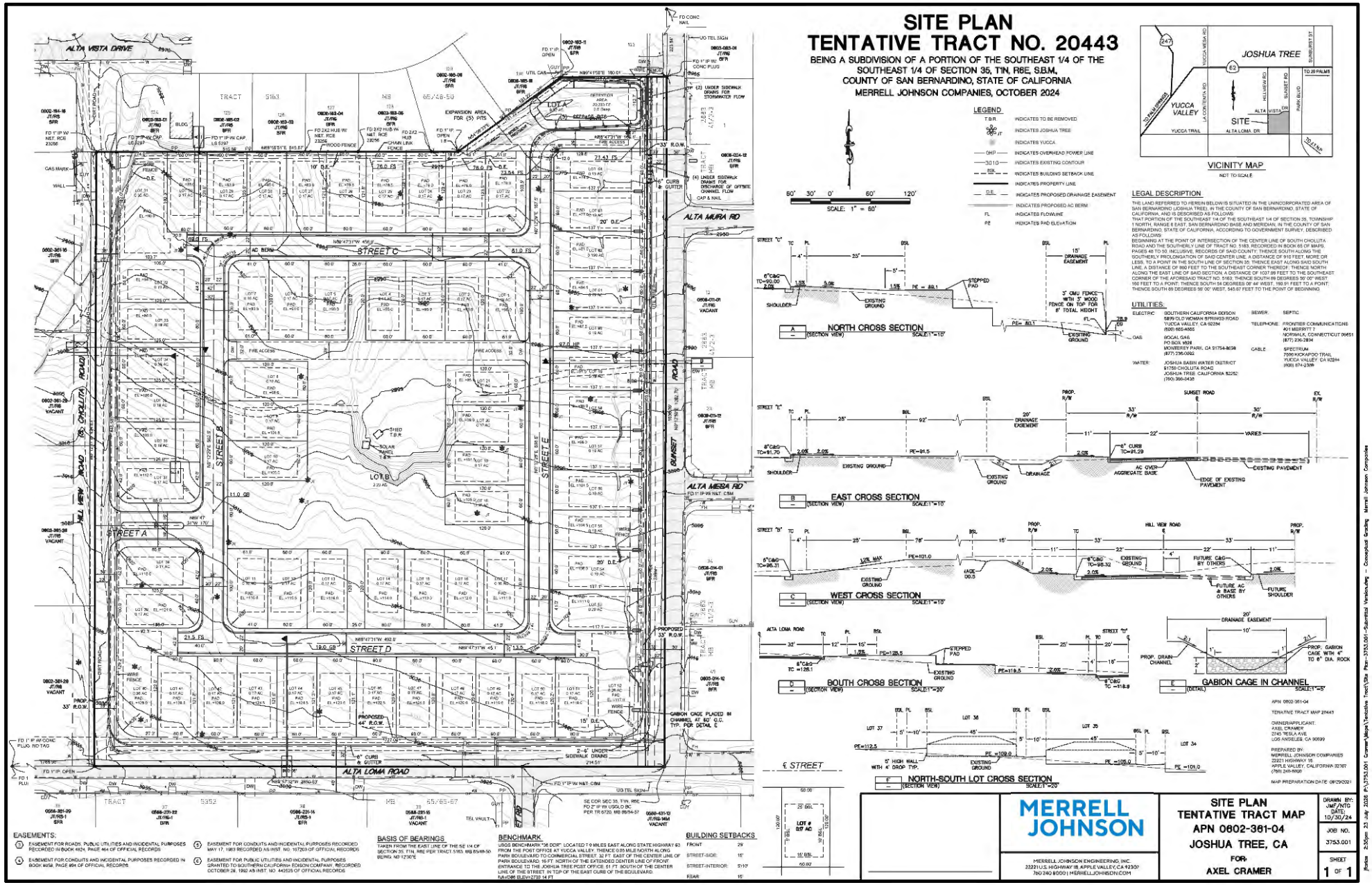
The Project Site and surrounding properties are in unincorporated San Bernardino County, within the Community of Joshua Tree. The Project Site is surrounded by either vacant land or single-family residences. The table below shows existing land uses as well as County designations.

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.



SITE PLAN

TTM 20443 Joshua Tree

Joshua Tree, California

LILBURN CORPORATION

FIGURE 3

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

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.

☐ Aesthetics	☐ Agriculture & Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology /Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use/ Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation/Traffic	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

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

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

Elena Barragan *07/23/2026*

Signature: (~~Linda Mawby~~Elena Barragan, ~~Supervising~~ Principal Planner) Date

Signature: (~~Gina Gibson-Williams~~Paul Gonzales, ~~Planning Director~~) ~~Date~~

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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;	☐	☐	☒	☐
	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?	☐	☐	☒	☐
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino Countywide Policy Plan 2020; Submitted Project Materials; Joshua Basin Water District Final 2015 UWMP; Hydrology Study, ~~December 6, 2022~~October 30, 2024, 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.[1] 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

[1] 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?

On November 12, 2024, the County provided Preliminary Approval of the A Hydrology Study, dated May 30 October 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 off-site runoff flow tributary to the Project Site and determine the on-site rate of runoff flow before and after development of the site. The west off-site 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. This existing, unimproved channel is not a "blueline" stream on the U.S.G.S. maps and is local to the runoff in this area.

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). The results of the off-site flow analysis are summarized below. Refer to the Hydrology Study for node locations.

Sub-Area	Q_{100}([cfs)
Node 11 – Node 16 Off-site	285.9
Node 21 – Node 24 Off-site	72.3

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~~ The post-development peak flow rates and the 90% flow rates are presented in the table below.

Storm	Undeveloped Q (cfs)	90% of Undeveloped Q (cfs)	Developed Q (cfs)
2-year	1.1	0.99	4.8
10-year	14.9	13.4	31.7
25-year	21.6	19.4	47.4
100-year	31.9	28.7	65.9

Since the post-development peak flow rates for each of the evaluated storms are greater than the pre-development peak flow rates, a detention basin or other method will be incorporated into the final project design. The Hydrology Study evaluated two options for reducing flows to pre-development rates, either of which the County has determined is independently sufficient to address the Project's stormwater impacts: 1) incorporate a detention basin on-site to detain the 100-year storm event; and 2) incorporate approximately 1,900 feet of on-site storm drain pipe to collect flows and limit peak flow off-site. ~~Based on further review by the Applicant, their Engineer, and in consultation with the RWQCB, the determination was made to design a~~ Although final design of the drainage infrastructure has not been completed, it is anticipated that the Project will utilize Option 1 and incorporate an on-site detention basin that will capture and detain a minimum of 20,233 cubic feet with a depth of approximately 2.5 feet to reduce flows to pre-development rates and address the 100-year storm event. (See App. H, p. 14 [conceptual grading plan].) However, if necessary or desired to allow greater flexibility to accommodate the proposed on-site wastewater treatment system on Lot A, the Project could utilize a combination of both a detention basin facility (Option 1) and the additional on-site storm drain pipe (Option 2). This flexible design approach would detain the 100-year storm event and would also ensure sufficient remaining land area for the proposed on-site wastewater treatment system.

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~~ Two or three 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 Project Site does not fall within the area of the RWQCB's San Bernardino County MS4 Permit (Order R8-2010-0036) Boundaries that requires preparation of a Water Quality Management Plan.[2] Final design of the stormwater detention system will require a NPDES Permit Notice of Intent RWQCB Permit and County approval prior to issuance of Grading Permits.

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

[2] San Bernardino County WQMP Requirement Area; Does my project require a WQMP? – Land Use Services. Accessed June 19, 2026

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.[3] 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.[4] 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.

[3] San Bernardino County. Policy Plan web maps: HZ-3 “Dam & Basin Hazards.” Accessed November 23, 2021.
[4] San Bernardino County. Policy Plan web maps: HZ-4 “Flood Hazards.” Accessed November 23, 2021.

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San Bernardino County. Countywide Policy Plan web maps.
Kennedy/Jenks Consultants. Final 2015 Urban Water Management Plan for Joshua Basin Water District. June 2016.

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PROJECT-SPECIFIC REFERENCES

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RCA Associates, Inc. General Biological Resources Assessment. July 21, 2023.

RCA Associates, Inc. Jurisdictional Water Delineation. December 19, 2023. RCA Associates, Inc. Western Joshua Tree Census. Updated March 18, 2024.