

JOSHUA TREE ESTATES CEQA INTIAL STUDY

COMMUNITY OF JOSHUA TREE,
SAN BERNARDINO COUNTY, CALIFORNIA
APN 0605-051-01
TTM 20668

June 2026

Lead Agency:

County of San Bernardino
385 North Arrowhead Avenue, San Bernardino, California 92415

Project Proponent:

JT Santorini Villa LLC
1751 Colorado Boulevard #333, Los Angeles, California 90041
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Prepared by

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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:	0605-051-01	USGS Quad:	Joshua Tree North, California Topographic Quadrangle (7.5 minute)
Applicant:	JT Santorini Villa LLC 1751 Colorado Blvd #333 Los Angeles Ca 90041	T, R, Section:	Section 20, Township 1 North, Range 7 East, San Bernardino Meridian, County of San Bernardino, State of California
Location	Joshua Tree, East Desert Region, County of San Bernardino, State of California	Thomas Bros:	Page 4,889 R2 Column G
Project No:	PROJ-2023-00129	Community Plan:	Joshua Tree
Rep:	Kim Chen	LUZD:	Land Use: Rural Living (RL) 1 du/2.5 ac min Zoning District: Joshua Tree/ Rural Living (JT/RL)
Proposal:	Tentative Tract Map 20668 Joshua Tree Estates – Tentative Tract Map (TTM) 20668 to subdivide one (1) Parcel into thirty-two (32) Residential lots for thirty-two (32) single family homes ranging from 2 to 2.6 acres each., in the rural living (RL) Land Use category and The Joshua Tree/Rural Living (JT/RL) Zoning District; APN 0605-051-01; 3 rd Supervisorial District.	Overlays:	United States Geological Survey (USGS) (7.5 minute) Joshua Tree North, California Topographic Quadrangle.

PROJECT CONTACT INFORMATION:

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

Contact person: Shannon Casey, Contract Planner III
Phone No: (909)387-8311

E-mail: Shannon.casey@lus.sbcounty.gov **Fax No:** (909) 387-3223

Project Sponsor: Kim Chen – JT Santorini Villa LLC
 1751 Colorado Boulevard #33
 Los Angeles, California 90041 (626) 673-2672

Environmental Consultant: Anthony DeLuca
 Lilburn Corporation
 1905 Business Center Drive
 San Bernardino, CA 92408 (909) 890-1818

1.0 PROJECT DESCRIPTION

The purpose of this Initial Study/Mitigated Negative Declaration (IS/MND) is to evaluate the potential impacts resulting from the construction of the PROJ-2023-00129: Joshua Tree Estates Project (Project). Refer to *Tentative Tract No. 20668. Community of Joshua Tree. County of San Bernardino County. 07/19/2024. Prepared by: Adkan Engineers. Richard Reeves P.E., P.L.S.* (see Figure 1-1).

PROJECT SITE LOCATION

Located in the community of Joshua Tree, San Bernardino County, California, Assessor Parcel number (APN) 0605-051-01. The 80.2-acre Project site is bound by Broadway Street to the north, Sunever Road to the east, Sapphire Street to the south, and La Ferney Avenue to the west.

The Project is shown on the USGS Joshua Tree North, California Topographic Quadrangle. Situated within Section 20, Township 1 North, Range 7 East. Refer to *Figure 3-1 Joshua Tree Estates Vicinity Map and Figure 3-2 USGS Quadrangle Map.*

EXISTING SITE DESCRIPTION

The Project is located within the Mojave Desert geomorphic province of Southern California, characterized by isolated mountain ranges and desert plains. The Project is located within the Coyote Valley, bordered by the bunker mountains to the north, Bartlett Mountains to the West, Coyote Lake to the East, and Joshua Tree National Monument to the South. An ephemeral wash trends Northeast-to-Southwest across the property. Refer to *Figure 3-3 Joshua Tree Estates Regional Location Map.* The topography of the site is relatively flat, with surface runoff generally directed towards the northeast corner, where East Broadway intersects with Sunever Road. The elevation across the site varies by 70 feet. The property is sparsely vegetated, featuring a variety of shrubs and plants.

The site encompasses a total of 80.2 acres of undeveloped land. Of this, approximately 10.0 acres are designated for right-of-way dedication to accommodate both existing and proposed streets.

The topography of the site is relatively flat, with surface runoff generally directed towards the northeast corner, where East Broadway intersects with Sunever Road. The elevation across the site varies by 70 feet. The property is sparsely vegetated, featuring a variety of shrubs and plants. Refer to Pre-Development Rational Hydrology Map TTM 20668. County of San Bernardino. 2024/11. Prepared by: Adkan Engineers. Richard Reeves P.E., P.L.S.

The Project proposes to subdivide the property into 32 individual lots for the development of 32 single family residences. The lots would range in size from 2.0 to 2.6 acres in Rural Living (RL) Land Use category and the Joshua Tree/Rural Living (JT/RL) Zoning District, designated for the development of single-family residences. Each pad would have an approximate area of 10,000 square feet. The Project would be designed to ensure that the existing drainage courses running through the site remain unaltered, thereby preserving most of the natural desert landscape.

Construction activities of the subdivision, including grading, building, and street improvements, are planned to be executed in three distinct phases as described below.

- **Phase 1:** Lots 1-12, 12 Units, aiming to start summer 2026 and complete in the end of

2026 or early 2027

- **Phase 2:** Lots 16-20, 21-22, 10 Units, Jan 2027 to August 2027
- **Phase 3:** Lots 23-24, 25-32, 10 Units, Jun 2027 to Dec 2027 or Early 2028

The proposal aligns with the existing lot patterns, ensuring a seamless integration with the surrounding community.

Rough Grading is planned to cut raw earthwork of 13,077 C.Y. and fill 27,320 C.Y. with the net import of 14,243 C.Y. Impacts to air quality during the construction phase, where activities such as excavation and material transportation may generate dust are discussed in section 9.0 of this document. Additionally, there would be an increase in traffic during construction hours due to the movement of construction vehicles and equipment. This is a typical occurrence for any construction Project and would be managed to minimize disruption.

Estimated impact of the Project on the existing public circulation is expected to be minimal. The proposed development includes widening the current widths of East Broadway and Laferney Avenue, paving Sunever Road, and extending Sapphire Road. Internally, the development would introduce 64 additional vehicles, with each residence featuring a two-car garage. To accommodate the increased traffic load, three new 32-foot wide streets would be constructed.

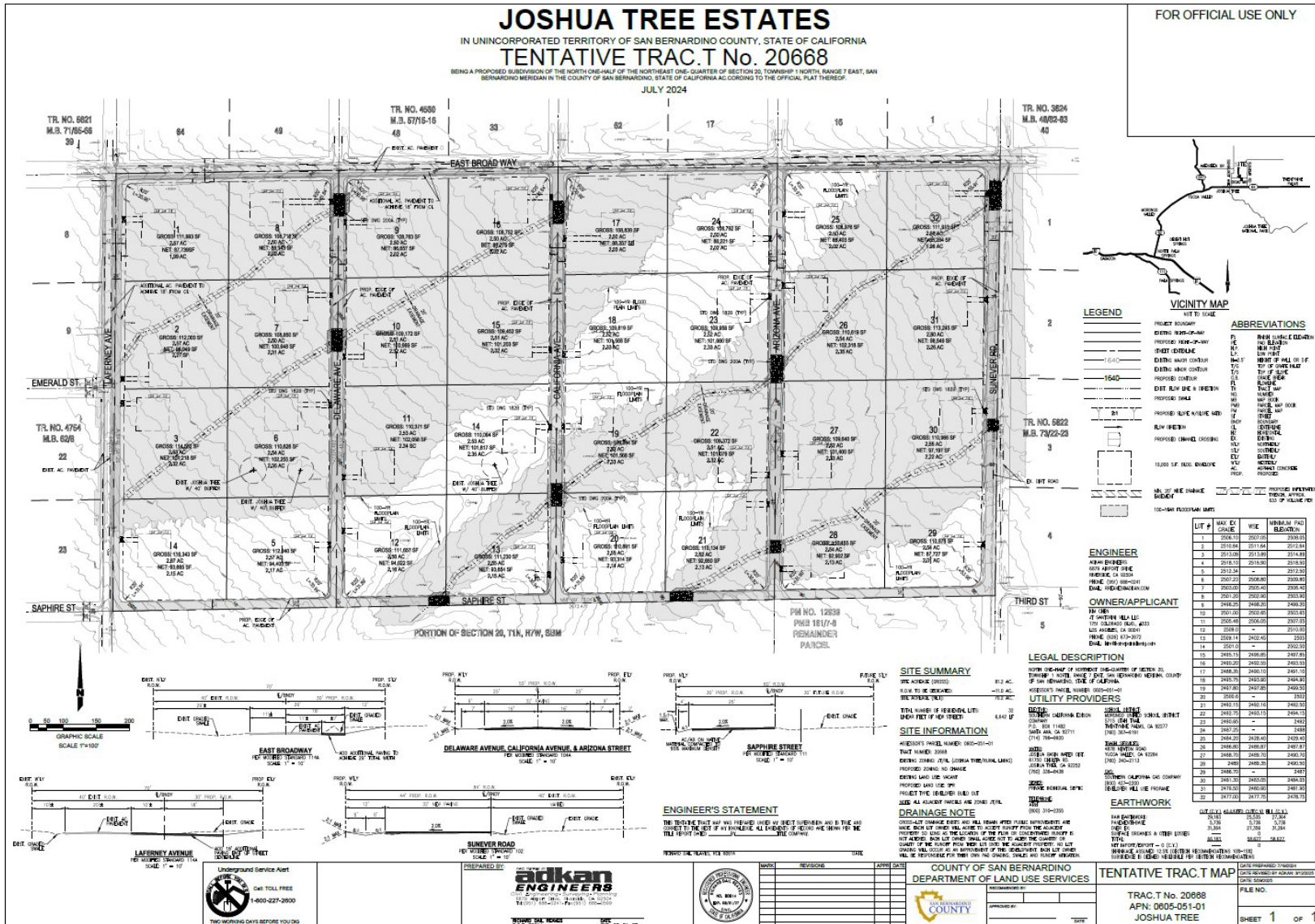
Public Services and Facilities Planned:

- Southern California Edison for electricity – Available onsite
- Frontier Communications for telephone and Internet – Available onsite
- Burrtec for trash services – Available onsite
- Southern California Gas Company for natural gas
- Developer would use Propane
- Joshua Basin Water District for Water
- Developer would construct Sewer
- Developer would use septic systems
- Morongo Unified School District for School System

DISCLAIMER

This document has been prepared pursuant to the California Environmental Quality Act (CEQA, California Public Resources Code Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Sections 15000 et seq) and is consistent with the CEQA-Plus requirements of the State Water Resources Control Board (SWRCB) for Environmental Review and Federal Coordination. The County of San Bernardino would serve as the lead agency for CEQA purposes.⁴

Figure 1-1 Proposed Tentative Tract Map 20668



2.0 SURROUNDING LAND USES AND SETTING

The Project site is located in a sparsely developed area in the community Joshua Tree. The Project site and all parcels immediately surrounding the site have a Rural Living (RL) land use designation and a zoning of Joshua Tree/Rural Living (JT/RL) according to the Countywide Plan (CWP) Land Use Element Interactive Map.¹ To the west of the Project site there are existing single family residences Table 2.0-1 summarizes the existing land use and zoning of the Project site and surrounding parcels.

Table 2.0-1 Existing Land Use and Land Use Zoning Districts

Location	Existing Land Use	Land Use Category	Land Use Zoning District
Project Site	Vacant	Rural Living (RL)	Joshua Tree/Rural Living (JT/RL) 2.5 min lot size
North	Vacant	Rural Living (RL)	Joshua Tree/Rural Living (JT/RL) 2.5 min lot size
South	Vacant	Rural Living (RL)	Joshua Tree/Rural Living (JT/RL) 2.5 min lot size
East	Vacant	Rural Living (RL)	Joshua Tree/Rural Living (JT/RL) 2.5 min lot size
West	Single Residential	Rural Living (RL)	Joshua Tree/Rural Living (JT/RL) 2.5 min lot size

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

State of California: None.

County of San Bernardino: 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

¹ County of San Bernardino, Countywide Plan/Policy Plan 2020. [LU-1 Land Use Map](https://www.arcgis.com/apps/webappviewer/index.html?id=f23f04b0f7ac42e987099444b2f46bc2). Accessed April 2026 from <https://www.arcgis.com/apps/webappviewer/index.html?id=f23f04b0f7ac42e987099444b2f46bc2>.

3.0 PROJECT SITE PHOTOS AND FIGURES

Photo-1: Broadway Street to the North (Looking in)



Photo-2: Broadway Street to the North (Looking out)



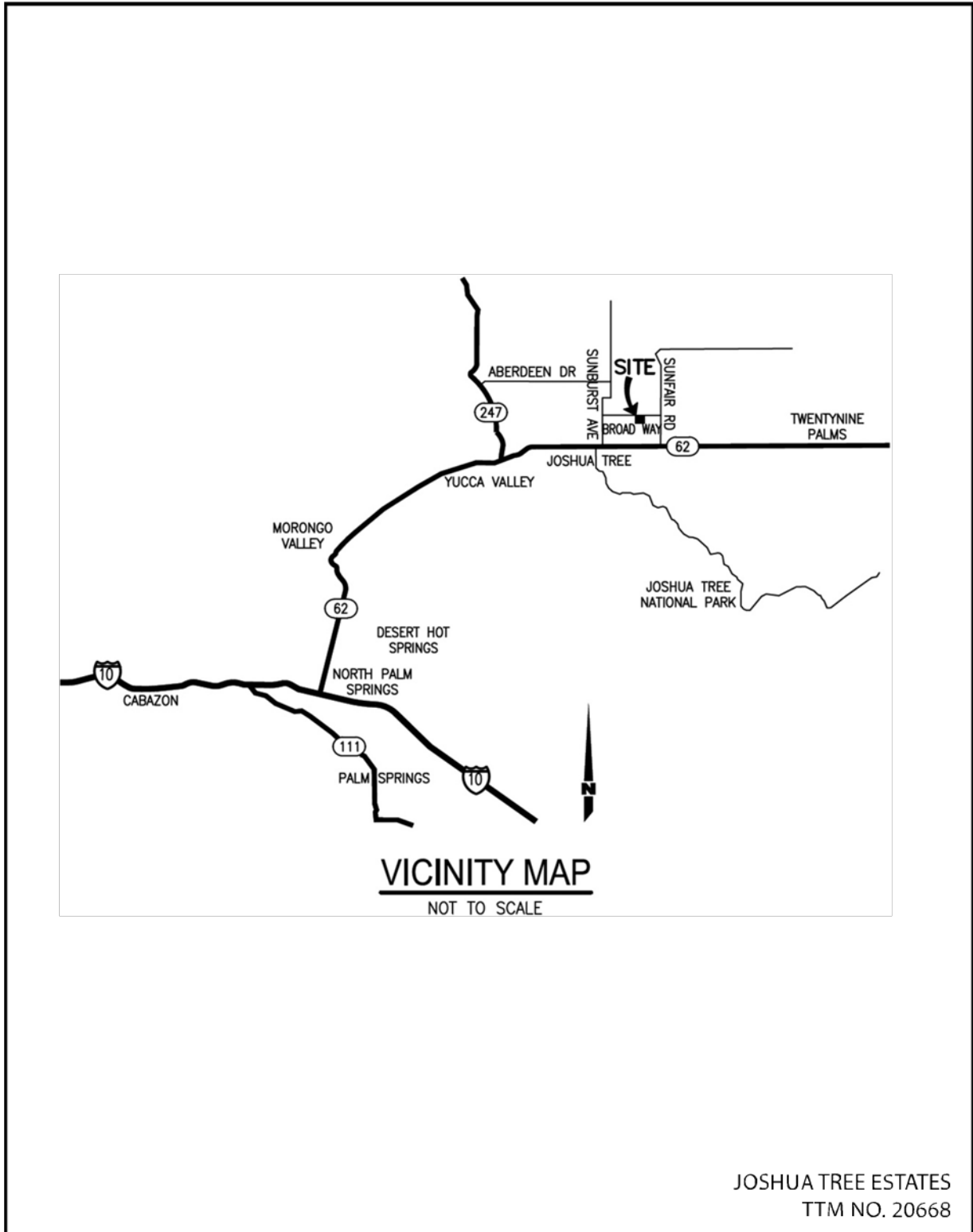
Photo-3: Sunever Road looking to the East (Looking in)



Photo-4: Sunever Road to the South (Looking out)



Figure 3-1 Joshua Tree Estates Vicinity Map



JOSHUA TREE ESTATES
TTM NO. 20668

Figure 3-3 Joshua Tree Estates Regional Location



4.0 CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

On May 30, 2024 the County of San Bernardino mailed Project notification letters pursuant to AB52 to the following tribes: Twenty-Nine Palms Band of Mission Indians, Colorado River Indian Tribes, Fort Mohave Indian Tribe, Morongo Band of Mission Indians (MBMI), Yuhaaviatam of San Manuel Nation (YSMN), and Gabrieleño Band of Mission Indians-Kizh Nation. Table 4.0-1 below shows a summary of comments and responses (if received) and results of consultation if requested.

Table 4.0-1: AB-52 Consultation Summary

Tribe	Comment Letter Sent	Response Received	Summary of Response	Conclusion
Twenty-Nine Palms Band of Mission Indians	5/30/24	July 12, 2024	Project is outside of known Chemehuevi Traditional Use area	-
Colorado River Indian Tribes	5/30/24	None	-	-
Fort Mohave Indian Tribe	5/30/24	None	-	-
Morongo Band of Mission Indians	5/30/24	July 17, 2024 June 16, 2026	Request to initiate consultation. Request for more information (provided 12.30.24 and 8.8.25)	Standard Mitigation Measures provided
Yuhaaviatam of San Manuel Nation	5/30/24	July 26, 2024	No concerns with the Projects implementation	Standard Mitigation Measures provided
Gabrieleño Band of Mission Indians-Kizh Nation	5/30/24	None	-	-

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and Project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code

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

5.0 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. 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).

6.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture & Forestry Resources	<input type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" 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"/>	Populations / Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency) Based on this initial evaluation, the following finding is made:

On the basis of this Initial Study, the City of Rialto Environmental Review Committee finds:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project would have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that 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.
- I find that 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 EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Signature: (Planner)

Date

Signature: (Supervisor)

Date

I. AESTHETICS

Except as provided in Public Resources Code Section 21099. Would the Project:				
<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>
a) Have a Substantial adverse effect on the Scenic Vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantial damage Scenic resources, included 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, 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 would 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 Route listed in the General Plan):

- a) **Less than Significant** – The Project Site is located 2.0-miles North of the nearest State Scenic Highway, 29 Palms Highway (Highway 62) according to the Countywide Plan Natural Resources Element Map NR-3: *Scenic Routes & Highways*.² Mountainous Scenic Vistas are located roughly 1.0-mile North of the Project Site and distant views can be seen from Highway 62. However, these views are typical of all properties within the Mojave Desert. As a residential development, the Project activities would include temporary construction in compliance with County construction standards per the Building and Safety Division of San Bernardino County. Operation of the Project is that of typical residential use would be in compliance with all county Land development design standards for the existing zoning district. The Project would adhere to the applicable requirements of the County’s Policy Plan to the desert area in which the site is located. The architectural elements of the proposed residences shall be of similar sizes and formation of the residences shall be similar to the existing surrounding residences. The Project Site is not anticipated to have a substantial adverse effect on scenic vista. Impact is expected to be less than significant.
- b) **No Impact** – The Project site is approximately 2.0 miles north of the nearest scenic highway (Highway 62) according to the Natural Resources Element of the Countywide Plan. The Project location is not within the scenic highway and does not contain trees (Joshua trees

² San Bernardino Countywide Plan Natural Resources Element Map NR-3 Scenic Routes & Highways, accessed June 5, 2026 from, [NR-3 Scenic Routes & Highways](#)

are discussed in section 10 of this document), rock outcroppings or historic buildings according to Appendix C (Cultural Resources Assessment). No impact is expected.

- c) **Less than Significant Impact** - The Project site is located in a non-urbanized area of the Community of Joshua Tree and is designated Rural Living (RL) Land Use category and the Joshua Tree/Rural Living (JT/RL) Zoning District for the development of single-family residences. Although the Project site's current condition is vacant, there would be no change in the zoning of the location and would not have substantial adverse effect on Scenic Vista as this residential development would be consistent with the character of nearby residential development in the RL zone. Neighboring residents would have a change in scenic character as Joshua trees would be removed. However, this would be a less than significant impact.
- d) **Less than Significant Impact** - According to County of San Bernardino Countywide Plan the Community of Joshua Tree is regulated by Policy LU-4.7 Dark Skies, minimal light pollution and glare to preserve views of the night sky. Proposed lighting would be that of typical residential use and would be in compliance with the San Bernardino County Development Code Section 83.07.060 *Mountain and Desert Requirements*. A less than significant impact is expected.

Mitigation Measures: None required.

Monitoring: None required.

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:

<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>
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-agriculture use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, Forest Land (as defined in Public Resources Code section 12220(g)), Timberland (as defined by Public Resources Code section 4526), or Timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of Forest Land or conversion of Forest Land to non-Forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to Non-Agricultural use or conversion of Forest Land to Non-Forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: (Check if Project is in the Important Farmlands Overlay):

- a) **No Impact** - According to the California Department of Conservation, the Community of Joshua Tree North and its surrounding Communities are not mapped in the Farmland Mapping and Monitoring Program (FMMP). The Project is not proposed on lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, according to the California Department of Conservation, nor is it used for agricultural purposes. The proposed Project does not result in any changes to lands designated as Prime Farmland, Unique

Farmland, or Farmland of Statewide Importance by the California Dept. of Conservation, nor to lands used for agricultural purposes³. No Impact is anticipated.

- b) **No Impact** - The Project is not proposed on lands under a current Williamson Act contract, under a Farmland Security Zone contract, or within an agricultural preserve⁴. Therefore, Project implementation does not result in conflicts with existing agricultural zoning. No Impact is anticipated.
- c-d) **No Impact** – The Community of Joshua Tree and its surrounding desert areas fall under county jurisdiction as “Unincorporated Desert Region,” no forestry or timber production exist in the general vicinity. No Impact is anticipated.
- e) **No Impact** - According to the California Department of Conservation, the Community of Joshua Tree North and its surrounding Communities were not mapped in the Farmland Mapping and Monitoring Program (FMMP). The Project site does not have any agricultural or forest land, nor any land in active agricultural or timberland production uses and therefore, the Project would not convert farmland or forest land to non-agricultural and non-forestry uses, respectively. No Impact is anticipated

Mitigation Measures: None Required

Monitoring: None Required.

³ California Department of Conservation Farmland Mapping and Monitoring Program accessed May 8, 2026 from [Farmland Mapping & Monitoring Program](#)

⁴ California Williamson Act Enrollment Finder, Map Viewer, accessed May 8, 2026 from [California Williamson Act Enrollment Finder](#)

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district for air pollution control district might relied upon to make the following determinations. Would the Project:

<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>
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"/>
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 Mojave Desert Air Quality Management Plan, if applicable):*

- a) **Less Than Significant Impact** - According to MDAQMD’s 2020 CEQA and Federal Conformity Guidelines⁵, a Project is considered non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A Project is conforming if it complies with all applicable District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan).

Conformity with growth forecasts can be established by demonstrating that the Project is consistent with the land use plan that was used to generate the growth forecast. An example of a non-conforming Project would be one that increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area relative to the applicable land use plan. The Proposed Land Use Single-Family Residential is consistent with the Existing Land Use for the Project site Location and expected growth according to the County of San Bernardino General Plan. An Air Quality Assessment, included in the Joshua Tree Estates Project Tentative Tract Map TTM 20668 (Residential) *CalEEMod Runs*, March 11, 2026 has been prepared and included as Appendix A of this IS/MND.

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

⁵ Mojave Desert Air Quality District, CEQA and Federal Conformity Guidelines February 2020, accessed on May 8, 2026 from [About Rule & Plan Development | Mojave Desert Air Quality Management District](#)

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 Rural Living (RL) within the Land Use Category of Rural Living (RL). The Project proposes to subdivide an 80-acre parcel into 32 single-family residential lots in order to construct 32 single family residences. 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.

- b) **Less than Significant Impact** - Air quality emissions would occur within the Mojave Desert Air Quality Management District (MDAQMD). Emission evaluations follow CEQA Guidelines provided by MDAQMD for activities within its jurisdiction. Primary air emissions from the Project include temporary construction emissions (see Table III-2) associated with fugitive dust, heavy construction equipment, and construction workers commuting to and from the Project site as well as operational emissions (see Table III-3) once the residences are occupied. Air emissions evaluated include reactive organic gases (ROG), nitrogen oxides (NOX), inhalable and fine particulate matter (particulate matter with diameters 10 microns and smaller [PM10] and particulate matter with diameters 2.5 microns and smaller [PM2.5]), and diesel particulate matter. Emission calculations in this document were based on worst-case estimates of pollutant emissions to provide a conservative environmental analysis (See Appendix A for CalEEMod output data).

The MDAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the air quality attainment plan (AQAP) for the Basin. Regional AQAPs were adopted in 1991, 1994, and 1997. The following SIP and AQAP are the currently approved plans for the Basin region:

- 1997 SIP for Ozone (O₃), PM₁₀, and Nitrogen Dioxide (NO₂)
- 1995 Mojave Desert Planning Area Federal PM₁₀ Attainment Plan; no formal action by the U.S. Environmental Protection Agency (EPA)

The MDAQMD completed the MDAQMD 2004 Ozone Attainment Plan (State and federal) in April 2004, which has been approved by the EPA. The following includes, but is not limited to, the MDAQMD rules that are applicable to the Proposed Project:

Rule 201 (Permit to Construct) requires written authorization to build, erect, install, alter, or replace any equipment, the use of which may cause the issuance of air contaminants or the use of which may eliminate, reduce, or control the issuance of air contaminants. With respect to the Proposed Project, this rule would apply to any stationary equipment that is not otherwise exempt from this rule as an insignificant source of air pollutants (see Rule 219).

Rule 203 (Permit to Operate) requires written authorization to operate any equipment, the use of which may cause the issuance of air pollutants, or the use of which may reduce or control the issuance of air contaminants. With respect to the Proposed Project, this rule would apply to any stationary equipment that is not otherwise exempt from this rule as an insignificant source of air pollutants (see Rule 219).

Rule 219 (Equipment Not Requiring A Written Permit Pursuant to Regulation II) specifies stationary sources that the MDAQMD considers to be insignificant sources of air pollutants that are exempt from **Rules 201 and 202**. With respect to the Proposed Project, the following sources would be exempt from permit requirements:

- Comfort air conditioning or ventilating systems which are not designed or used to remove air contaminants generated by, or released from, specific equipment units;
- Space heaters;
- Equipment used exclusively for steam cleaning;

Rule 402 (Nuisance). This rule specifies that a person may not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Rule 403.2 (Fugitive Dust Control for the Mojave Desert Planning Area). This rule requires owners or operators of a construction or demolition fugitive dust source to implement the fugitive dust control measures listed in Rule 403.2. These measures include periodic watering for short-term stabilization of disturbed surface area to minimize visible dust emissions, stabilization of graded surfaces if no development is planned within 30 days, reducing non-essential earth moving activity under high wind conditions, and more. In addition, for sites over 100 acres such as the Proposed Project, the control measures in Rule 403.2 must also be implemented. The additional control measures include preparing and submitting a dust control plan to the MDAQMD prior to commencing earth-moving activities. The dust control plan must describe all applicable dust control measures that would be implemented at the Project site. Other additional control measures to minimize visible fugitive dust for sites over 100 acres include stabilizing access routes, maintaining natural topography to the extent possible, and constructing paved roads and parking lots first where feasible.

Rule 1113 (Architectural Coatings). This rule requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

Rule 1160 (Internal Combustion Engines). This rule establishes limits for Volatile Organic Compounds (VOC), NO_x, and carbon monoxide (CO) emissions associated with stationary internal combustion engines. However, the provisions of the rule do not apply to the following engines:

- All internal combustion engines rated at less than 500 brake horsepower.
- All internal combustion engines operated less than 100 hours within any continuous four consecutive calendar quarter period; and
- Emergency internal combustion engines.

Regulation XIII (New Source Review). For new and modified stationary sources subject to permitting requirements (see Rule 201), this series of rules prescribes the use of Best Available Control Technology and the provision of emission offsets (i.e., mitigation) for equipment whose emissions exceed specified thresholds. The applicability of these requirements would be determined upon submittal of an application for permit to construct under Rule 201.

The MDAQMD currently recommends that projects with construction-related and/or operational emissions that exceed any of the following emissions thresholds as shown in Table III-1 should be considered significant. The MDAQMD has identified thresholds of 100,000 tons per year or 548,000 pounds per day of CO₂e emissions for individual projects.

TABLE III-1: MDAQMD AIR QUALITY SIGNIFICANCE THRESHOLDS

Pollutant	Annual Thresholds	Daily Thresholds
VOC	25	137
NO _x	25	137
CO	100	548
SO _x	25	137
PM ₁₀	15	82
PM _{2.5}	15	82
Lead	0.6	3
Greenhouse Gases	100,000	548,000

Source: <http://www.mdaqmd.ca.gov/Modules/ShowDocument.aspx?documentid=2910>

CalEEMod calculates maximum daily emissions for summer and winter periods. The estimated maximum daily construction emissions with compliance with Rules 403.2 and 1113 are summarized in Table III-2 Detailed construction model outputs are presented in Appendix A.

Construction Emissions

The proposed 32 single-family residential units are anticipated to be constructed in three phases with 12 units including models in the first phase and 10 units in the second and third phase. The Project is anticipated to have an opening year of 2029. Construction activities associated with the Project would result in emissions of VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}. Construction related emissions are expected from the following construction activities:

- Site Preparation
- Grading
- Building Construction
- Architectural Coating
- Paving

Dust is typically a major concern during grading and excavation activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called “fugitive emissions”. Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). CalEEMod was utilized to calculate fugitive dust emissions resulting from this phase of activity. This analysis assumes that earthwork activities would result in a balanced earthwork condition with no export or import of soils.

Construction emissions for construction worker vehicles traveling to and from the Project site, as well as vendor trips (construction materials delivered to the Project site) were estimated based on information included in CalEEMod.

CalEEMod calculates maximum daily emissions for summer and winter periods. The estimated maximum daily construction emissions with compliance with Rules 403.2 and 1113 are summarized in Table III-2. Detailed construction model outputs are presented in Appendix A. The emissions estimated in Appendix A are utilized to include the emissions reductions from compliance with MDAQMD rules. With the inclusion of these measures regional emissions would be less-than-significant, as shown in Table III-2.

TABLE III-2: CONSTRUCTION EMISSIONS SUMMARY COMPARED AGAINST THRESHOLDS

Activity	Emissions (lbs/day)					
	VOC	NOX	CO	SOX	PM10	PM2.5
Maximum Daily Summer Emissions	17.6	36.1	39.6	0.08	8.2	4.2
Maximum Daily Winter Emissions	18.9	36.1	39.0	0.08	8.2	4.2
MDAQMD Regional Threshold	137	137	548	137	82	82
Threshold Exceeded?	No	No	No	No	No	No
Annual Maximum Emissions	0.33	2.34	2.68	0.005	0.39	0.21
MDAQMD Regional Threshold	25	25	100	25	15	15
Threshold Exceeded?	No	No	No	No	No	No

Source: CalEEMod, Appendix A.

Operational Emissions

Operational or long-term emissions occur over the life of the Project. Both mobile and area sources generate operational emissions. Area source emissions arise from consumer product usage, heaters that consume natural gas, gasoline-powered landscape equipment, and architectural coatings (painting). Mobile source emissions from motor vehicles are the largest single long-term source of air pollutants from the operation of the Project. Small amounts of emissions would also occur from area sources such as the consumption of propane for heating, from landscaping emissions, and consumer product usage. The operational emissions were estimated using the latest version of CalEEMod.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The Project would generate approximately 302 weekday trips per day. The program then applies the emission factors for each trip which is provided by the EMFAC2017 model to determine the vehicular traffic pollutant emissions. The CalEEMod default trip lengths were used in this analysis. Please see CalEEMod output comments sections in Appendix A for details.

Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment.

Per MDAQMD Rule 1113 as amended on April 23, 2012, the architectural coatings that would be applied after January 1, 2013 would be limited to an average of 150 grams per liter or less.

The operations-related criteria air quality impacts created by the Proposed Project have been analyzed through the use of CalEEMod model. The operating emissions were based on year 2025, which is a conservative estimate of the opening year for the Project. The summer and winter emissions created by the Proposed Project's long-term operations were calculated and the highest emissions from either summer or winter are summarized in Table III-3.

TABLE III-3: REGIONAL SIGNIFICANCE - OPERATIONAL EMISSIONS BY SECTOR (TONS/YEAR)

Activity	Pollutant Emissions (tons/year) ¹					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources ²	0.29	0.002	0.16	0.00001	0.00008	0.00006
Energy Usage	0.005	0.05	0.02	0.0003	0.004	0.004
Mobile Sources ³	0.24	0.29	2.11	0.006	0.61	0.16
Total Emissions	0.53	0.34	2.29	0.006	0.61	0.16
MDAQMD Annual Thresholds	25	25	100	25	15	12
Exceeds Threshold?	No	No	No	No	No	No
Notes:						
1 Source: CalEEMod Version 2022.1.1.39						
2 Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.						
3 Mobile sources consist of emissions from vehicles and road dust.						

Table III-3 provides the Project's unmitigated operational emissions. Table III-3 shows that the Project does not exceed the MDAQMD regional emissions thresholds. Therefore, operational emissions are considered to be less than significant.

The Project site is located within unincorporated San Bernardino County. As shown by the results of the air analysis, the Project's emissions do not exceed any MDAQMD thresholds during either short-term construction or long-term operation of the Project. Therefore, as the Project is a residential use, the proposed Project is not anticipated to exceed the Attainment Plan assumptions for the Project site. Based on the above, the proposed Project

would not conflict with the implementation of the MDAQMD Attainment Plans, impacts are considered to be less than significant.

Cumulative projects include local development as well as general growth within the Project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the Project's air quality must be generic by nature.

The Project area is out of attainment for both ozone and particulate matter. Construction and operation of cumulative projects would further degrade the air quality of the Mojave Desert Air Basin. The greatest cumulative impact on the quality of regional air cell would be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality would be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the MDAQMD methodology, projects that do not exceed the MDAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.

Project operations would generate emissions of NO_x, ROG, CO, PM₁₀, and PM_{2.5}, which would not exceed the MDAQMD regional thresholds and would not be expected to result in ground level concentrations that exceed the National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS). Therefore, operation of the Project would not result in a cumulatively considerable net increase for non-attainment of criteria pollutants or ozone precursors. As a result, the Project would result in a less than significant cumulative impact for operational emissions.

- c) **Less than Significant Impact** - Sensitive receptors are populations most vulnerable to air quality impacts, including children, the elderly, and individuals with pre-existing health conditions. Common examples include residences, schools, daycare facilities, hospitals, and senior living centers. A review of aerial imagery and land use data indicates that the nearest sensitive receptors to the Project site are 2.0 miles away. Project construction would result in temporary emissions from construction equipment, material handling, and vehicle trips. However, given the Project's limited scale, short construction duration, and compliance with applicable emissions control regulations (e.g., CARB off-road diesel engine standards, SCAQMD Rule 403 for dust control), pollutant concentrations at the nearest sensitive receptors would not exceed applicable thresholds. Project operations would not involve substantial stationary sources or high volumes of vehicle traffic and would therefore not result in long-term pollutant exposure to nearby sensitive receptors.

The Project would introduce new sensitive receptors (i.e. Residents) to this area. Considering that the location is Rural Vacant land there are few existing sensitive receptors by way of existing residents to the west of the Project site. These include one single family residence across the intersection of Laferney Avenue and E. Broadway at approximately 185 feet, and two single family residences near the southwest corner of the site on Laferney Road, one at approximately 400 feet and one approximately 320 feet from the Project site. A Project would have a significant impact on sensitive receptors if it exposed them to substantial pollutant concentrations that exceed applicable federal, state, or local air quality standards or thresholds of significance. As an additional residential development, this is not expected to occur.

Based on the scale of the Project, the temporary nature of construction emissions, adherence to regulatory requirements, and modeled pollutant concentrations remaining below applicable thresholds. Less than Significant impact is anticipated.

- d) **Less than Significant Impact** - No other emissions leading to odors would be generated by this Project other than what would be typical of a low-density Residential Subdivision which do not typically emit offensive odors. Operational or long-term emissions occur over the life of the Project. Both mobile and area sources generate operational emissions. Area source emissions arise from consumer product usage, heaters that consume natural gas, gasoline-powered landscape equipment, and architectural coatings (painting). Mobile source emissions from motor vehicles are the largest single long-term source of air pollutants from the operation of the Project. Small amounts of emissions would also occur from area sources such as the consumption of propane for heating, from landscaping emissions, and consumer product usage other than solvents and cleaners typical of residential use.

Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The Project would generate approximately 302 weekday trips per day.

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod (Appendix A) defaults were used to estimate emissions from landscaping equipment.

Construction of the proposed Project has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the Project site. Temporary construction would not result in uncontrolled sources of odor during construction if application of Standard Odor Control Technology as described in the recommendations below is carefully implemented to reduce potential impacts associated with odor.

- Low-VOC Materials: Choosing paints, adhesives, and sealants labeled as low-VOC or zero-VOC can significantly reduce construction odors.
- Waste Management: Proper waste segregation and frequent removal from the site can prevent the buildup of odor-causing materials.
- Covering Materials: Covering stockpiles of materials like sand and gravel with tarps can prevent wind from dispersing dust and associated odors.
- Drying and Curing Times: Allowing sufficient drying and curing time for paints, adhesives, and concrete minimizes off-gassing and trapped moisture that can contribute to odors.
- Regular Cleaning: Maintaining cleanliness during construction, including dust control and proper disposal of odorous materials, reduces odor accumulation.

Less than Significant Impact is anticipated and no mitigation measures are required.

Mitigation Measures: None Required.

Monitoring: None Required.

IV. BIOLOGICAL RESOURCES

Would the Project:				
<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>
a) Have Substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<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)

Hernandez Environmental Services (HES) was contracted by Brian F. Smith and Associates to prepare a General Biological Assessment (GBA) (Appendix B) for an approximately 81.2-acre Project site in the unincorporated community of Joshua Tree, San Bernardino County, California. HES conducted a literature review and reviewed aerial photographs and topographic maps of the Project site and surrounding areas. The Joshua Tree North and eight surrounding USGS 7.5'

topographic quadrangles were used to identify sensitive species with the California Natural Diversity Data Base (CNDDDB), the U.S. Fish and Wildlife Service (USFWS) Endangered Species Lists, and the California Native Plant Society (CNPS) rare plant lists to obtain species information for the Project area. The CNDDDB and USFWS critical habitat databases were utilized, together with Geographic Information System (GIS) software, to locate the previously recorded locations of sensitive plant and wildlife occurrences and designated critical habitat and determine the distance from the Project site.

On July 16, 2025, HES conducted a field survey of the Project site. The ambient temperature at 11:30 A.M. was 90-93 degrees Fahrenheit, sunny, with winds ranging from zero to eleven miles per hour from the northeast. The purpose of the field survey was to document the existing habitat conditions, obtain plant and animal species information, view the surrounding land uses, assess the potential for state and federal waters, assess the potential for wildlife movement corridors, and assess the presence of constituent elements for critical habitat, if present.

- a) **Less than Significant Impact with Mitigation Incorporated** - The Proposed Project is expected to impact the entire 80.2-acre site. Implementation of the Proposed Project would impact approximately 79.91 acres of creosote bush scrub and 1.29 acres of disturbed habitat.

A full discussion of sensitive plant and animal species that were observed or have the potential to occur on site can be found in Appendix B *General Biological Assessment* prepared for the Project. Those that were observed and could potentially be impacted by implementation of the Project are briefly discussed below.

Sensitive Species

Western Joshua tree

The Western Joshua tree is a state listed Candidate Endangered species. This species is protected under the Western Joshua Tree Conservation Act and the California Endangered Species Act (CESA), which prohibits the take of any species of wildlife designated by the California Fish and Game Commission as endangered, threatened, or candidate species. Three individual Joshua trees were found during the general biological assessment. Implementation of the mitigation measures (MM BIO-5) outlined below would reduce impacts to less than significant.

Burrowing owl

Burrowing owl (*Athene cunicularia*) is a CDFW Species of Special Concern. This species is a subterranean nester, dependent upon burrowing mammals such as the California ground squirrel. It inhabits open, dry annual or perennial grasslands and scrublands characterized by low-growing vegetation. There are occurrences of this species recorded on CNDDDB within 2 miles of the site. This species has the potential to be present.

Desert tortoise

Desert tortoise is a state and federally listed Threatened species. This species has potential to be found on the Project site. The desert tortoise requires friable soil for burrow and nest construction. It prefers creosote bush habitat with large annual wildflower blooms. Although, not observed during the Biological survey, suitable habitat occurs on site. Implementation of the mitigation measures outlined below would ensure impacts to this species are less than significant.

Bendire's Thrasher

Bendire's thrasher is a CDFW Species of Special Concern. This species is migratory local spring/summer resident in flat areas of desert succulent shrub/ Joshua tree habitats in Mojave Desert. Although, not observed during the Biological survey, suitable habitat occurs on site. Implementation of the mitigation measures outlined below would ensure impacts to this species are less than significant.

Le Conte's Thrasher

Le Conte's Thrasher is a CDFW Species of Special Concern. Suitable habitat for this species occurs on site. Implementation of the mitigation measures outlined for nesting birds below would ensure impacts to this species are less than significant.

Nesting Birds

Potential impacts to nesting birds may occur if ground disturbing activities or vegetation removal occur during the bird nesting season of February 1 through September 15. Implementation of the mitigation measure below would ensure that potential impacts to nesting birds are less than significant.

Mitigation Measures

BIO – 1: Desert Tortoise. Prior to the issuance of any ground disturbing permit on the Project site, pre-construction Focused Surveys consistent with the requirements of the USFWS 2019/ND, "Preparing For Any Action That May Occur Within the Range of the Mojave Desert Tortoise (*Gopherus agassizii*).", are required.

If a Desert Tortoise is found onsite during construction, all activities likely to affect that animal(s) must cease and the County, CDFW and USFWS must be contacted to determine appropriate steps. No take of the tortoise(s) may occur without prior authorization from the appropriate regulatory agencies, including CDFW and USFWS

BIO – 2: Burrowing Owl. Prior to initiation of ground disturbing activity on the Project site, two Pre-Construction Focused Burrowing Owl surveys following the guidelines in Appendix D of the 2012 Department of Fish and Game Staff Report on Burrowing Owl Mitigation, would be performed on site by a qualified biologist.

An initial avoidance survey shall be conducted no less than 14 days prior to commencing ground-disturbance activities and a final survey carried out within 24 hours prior to ground disturbance

Should the species be identified on the site, the qualified biologist shall consult with CDFW on the development and implementation of a comprehensive burrowing owl mitigation plan.

BIO – 3: Nesting Birds. If possible, the removal of vegetation preparatory to construction shall occur outside the nesting season (February 1 to August 31) for birds to avoid direct impact.

If vegetation removal occurs during the migratory bird nesting season (February 1 and September 15), pre-construction nesting bird surveys shall be performed by a qualified Biologist within three days prior to vegetation removal and construction activities. If no nests are found, construction may proceed.

If active nests are found, a buffer zone of 500 feet for raptor birds and/or 250 feet for other unlisted birds would be put in place around the nest until the young have fledged.

- b) **Less than Significant Impact** - The Project site contains one braided ephemeral channel that crosses the site from the northeast to the southwest. The ephemeral braided channel that is potential CDFW and Regional Water Quality Control Board (RWQCB) jurisdictional waters. The onsite drainage leads to a dirt road and has no visible physical surface connection to any federal jurisdictional waters. No wetlands occur on site. Impacts are expected to be less than significant.
- c) **Less than Significant Impact with Mitigation Incorporated** - The Proposed Project is expected to impact the entire site including the state jurisdictional drainage on site. A jurisdictional delineation would need to be performed to determine the extent of state waters on site. CDFW and RWQCB jurisdictional waters, are regulated by state, and local governments under a no-net-loss policy, and all impacts are considered significant and should be avoided to the greatest extent possible. **BIO-4** below would reduce impacts to jurisdictional waters to less than significant.

Mitigation Measure

BIO-4: Jurisdictional Delineation. A jurisdictional delineation would need to be performed to determine the extent of state waters on site. Impacts to jurisdictional waters require mitigation through habitat creation, restoration, or enhancement as determined by consultation with the regulatory agencies during the permitting process. Any impacts to CDFW jurisdiction would require a Section 1602 Streambed Alteration Agreement from CDFW. Any impacts to waters of the State would require a WDR under Porter-Cologne from the RWQCB. Mitigation for impacts to jurisdictional resources would be addressed in a mitigation plan to be submitted for approval with the permit application packages.

- d) **No Impact** - Critical habitat is designated by USFWS for endangered and threatened species per the federal ESA (16 U.S.C. § 1533 (a)(3)), and to the extent prudent and determinable. Special management of critical habitat, including measures for water quality and quantity, host animals and plants, food availability, pollinators, sunlight, and specific soil types is required to ensure the long-term survival and recovery of the identified species. Critical habitat designation delineates all suitable habitat for the species. The Project site is not located within or adjacent to federally designated critical habitat for endangered species.
- e) **Less than Significant Impact with Mitigation Incorporated** - The San Bernardino County Development Code Section 88.01.060 provides regulations for the removal or harvesting of specified desert native plants in order to preserve and protect the plants and to provide for the conservation and wise use of desert resources. Per Section 88.01.060 of the San Bernardino County Development Code the listed desert native plants or any part of them, except the fruit shall not be removed except under a Tree or Plant Removal Permit.

Three Joshua trees are located on or adjacent to the Project site and would be mitigated with the implementation of Mitigation Measure BIO-5 below. No other desert native plants regulated under Section 88.01.060 of the San Bernardino Development Code are present on

the site. Section 88.01 requires the issuance of a county tree removal permit prior to the removal of regulated trees and plants, as well as approval from California Department of Fish and Wildlife (CDFW). Implementation of the mitigation measure outlined below would ensure that no conflicts with local policies or ordinances would occur and impacts would be reduced to less than significant.

Mitigation Measures

BIO-5: Joshua Trees. Any impacts to the Joshua tree would require compliance with the Western Joshua Tree Conservation Act (WJTCA) which was passed in July 2023 to conserve western Joshua tree and its habitat while supporting the state's renewable energy and housing priorities. The WJTCA authorizes CDFW to:

- Permit the trimming and removal of hazardous or dead western Joshua trees.

Permit the incidental take of western Joshua trees under CESA provided the permittee meets certain conditions. Any impacts to the Joshua trees on site would require prior authorization from CDFW.

- f) **No Impact** - According to the GBA prepared by Hernandez Environmental, the Project would not be anticipated to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.

V. CULTURAL RESOURCES

Would the Project:				
<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>
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"/>
<i>SUBSTANTIATION:</i> (Check if Project is located in the Cultural <input checked="" type="checkbox"/> or Palaeontologic <input type="checkbox"/> Resources overlays or cite results of cultural resource review).				

A Cultural Resources Survey for the Joshua Tree Estates Project (Appendix C-1) was prepared by BFSA Environmental Services, a Perennial Company dated May 21, 2023 (updated June 12, 2025 Appendix C).

The cultural resources assessment of the Project consisted of an institutional records search, archival research, an intensive cultural resource survey of the entire 80.2-acre study area, and the preparation of this technical report. This study was conducted in conformance with Section 21083.2 of the California Public Resources Code and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources.

The updated cultural resources survey was conducted on June 4, 2025, under the direction of Principal Investigator Tracy A. Stropes, M.A., RPA. Methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough survey of the Project and are discussed further in Appendix C.

The vegetation across the landscape primarily consisted of creosote bushes, wildflowers, and sage (Plates 3.2–1 and 3.2–2 of Appendix C). Ground visibility during the survey was considered moderate to good. However, accumulated wind-swept soil hindered ground visibility around the bases of creosote bushes.

a) **Less than Significant with Mitigation Incorporated-** The results of the cultural resources survey update for the Project are consistent with the 2023 BFSA findings. Sites Temp-1 and Temp-2 within the subject property are not significant and ineligible for listing on the CRHR. Therefore, site-specific mitigation measures would not be required. However, based upon constraints resulting from partially limited ground visibility and the previously identified prehistoric and historic resources within the Project vicinity, future grading within the subject property may impact cultural resources that have not been previously identified. Because the potential exists that inadvertent discoveries could be made during grading or earthwork. Mitigation Measure **CUL-4** below would require archaeological monitoring during ground-disturbing activities tied to the future residential development of the property. However, during

grading, the consulting archaeologist shall have the authority to modify and reduce the monitoring program to either periodic spot-checks or suspension of the monitoring program if the potential for cultural resources appears to be less than anticipated.

- b) **Less than Significant with Mitigation Incorporated** - BFSA conducted an archaeological records search for a one-mile radius around the Project from the SCCIC at CSU Fullerton. The SCCIC records search identified 10 cultural resources within one mile of the Project, two of the resources consisting of a historic trash scatter with cistern (Site Temp-1) and a historic trash scatter (Temp-2) are located within the subject property. The remaining resources identified during the search include one prehistoric lithic scatter, three prehistoric isolates, one multicomponent site, one historic trash scatter, and two historic isolates as demonstrated in Table 1.4-1 of Appendix C. The records search results also identified seven cultural resources studies that have been conducted within one mile of the Project. The BFSA survey of the property resulted in the identification of the two historic archaeological sites (Temp-1 and Temp-2). Site Temp-1 consists of a cistern and a historic artifact scatter at the location where structures are visible on aerial photographs between 1953 and 1989. Site Temp-2 is a historic artifact scatter just northwest of the intersection of 3rd Street and Sunever Road. The site assemblage primarily consists of cans, metal, and glass fragments. Following identification of sites Temp-1 and Temp-2, BFSA conducted a Phase II testing and evaluation study of the resources. This included the detailed recordation of each site on Department of Parks and Recreation (DPR) site record forms, the collection of a representative sample of surface artifacts, and shovel test pit (STP) excavations at each of the sites. The artifact assemblage for Site Temp-1 was found to date between the late 1960s and 1970s. The assemblage for Site Temp-2 was found to date between the late 1950s and 1960s. No significant intact cultural materials were recovered from the surface examinations or subsurface tests, and sites Temp-1 and Temp-2 were determined to be not CEQA-significant and not eligible for listing on the CRHR. Mitigation measures below would reduce Impacts to archaeological resources to less than significant.
- c) **Less than Significant with Mitigation Incorporated** – No formal cemeteries were identified on the Project site however, inadvertent discoveries can occur. Should human remains be discovered, treatment of these remains shall follow California Public Resources Code 5097.9. Any human remains that are determined to be Native American shall be reported to the San Bernardino County Coroner and subsequently to the NAHC. These recommendations are consistent with the 2023 BFSA recommendations (Garrison 2023).

Out of an abundance of caution, the following mitigation measures are recommended to reduce impacts of inadvertent discoveries of cultural resources and human remains:

Mitigation Measures

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

- CUL-2:** If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly.
- CUL-3:** If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the Project.
- CUL-4:** A qualified archaeologist shall be present during ground disturbance activities occurring for throughout all construction phases of the Project. The qualified archaeologist shall have the authority to modify and reduce the monitoring program to either periodic spot-checks or suspension of the monitoring program if the potential for cultural resources appears to be less than anticipated.

VI. ENERGY

Would the Project:				
<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>
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:

a) **Less than Significant Impact** – The Project proposes to utilize Southern California Edison (SCE) as the source of Electrical Energy, confirmed Service is available and Will-Serve Letter has been obtained.

Propane is planned to be used as Natural Gas for the Project. California's energy efficiency standards for residential buildings are defined in Title 24, Part 6 of the California Code of Regulations, also known as the Building Energy Efficiency Standards. Title 24, Part 6 sets mandatory requirements and prescriptive measures to ensure buildings are designed and constructed to meet specific energy efficiency goals. The 2025 Energy Code focuses on encouraging electric-ready buildings to set up owners to use cleaner electric water heating and cooking when they are ready to invest in those technologies. Voluntary energy efficiency provisions in CAL Green (Title 24, Part 11).

The proposed Project would require energy resources during both construction and operational phases.

Construction of the proposed residential development would require the typical use of energy resources. There are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the Project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

The largest source of operational energy use would be vehicle operation of residents. The site is located in a rural area. Vehicle trips generated by the Proposed Project are consistent with other similar residential uses of similar scale and configuration as reflected in the traffic assessment for the Project. That is, the Proposed Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips, nor associated excess and wasteful vehicle energy consumption. Therefore, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Electricity

The Project proposes the subdivision of a parcel into a 32 lot lots that would allow for the development of 32 single-family residences. In 2024, the residential sector of the Southern California Edison planning area consumed 27,131 GWh of electricity for residential use⁶. The proposed 32-lot subdivision would result in the construction of 32 new single-family homes and would not result in a significant increase in electrical demand with the typical single family home estimated electricity demand at approximately 0.011 GWh per home/per year.⁷ The CalEEMod data projected that the residential uses would consume approximately 243,508 kWh/year for operational related activities for the 32 units which is approximately 0.2435 GWh, an inconsequential increase in electricity demand.

Natural Gas

The Project site is located within the service area of Southern California Gas (SoCal Gas). The Proposed Project's estimated annual natural gas demand is 12,812.76 therms. The Proposed Project would create a permanent increase demand for natural gas. According to the California Energy Commission, the natural gas consumption of the SoCalGas residential sector was 2,150 MM therms (millions of therms) in 2024.⁸ The Proposed Project's estimated annual natural gas consumption, using the output from CalEEMod, compared to the 2024 annual natural gas consumption of the overall residential sector in the SoCal Gas Planning Area would account for approximately 0.00005632 percent of the total natural gas consumption. Therefore, projected natural gas demand would result in a less than significant impact to SoCal Gas level of service.

Construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays. The Proposed Project would be conditioned to comply with Greenhouse Gas (GHG) operational standards during temporary construction. Adherence would ensure that there would not be a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. Less than significant impacts are anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact**– Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the SCE.

Regarding the State's Renewable Energy Portfolio Standards, the Project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CALGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting

⁶ California Energy Commission 2024. California Electricity Consumption Dashboard, Data last updated Data last updated January 27, 2026, accessed May 7, 2026 from [Electricity Consumption](#).

⁷ U.S. Energy Information Administration, accessed May 8, 2026, [Frequently Asked Questions \(FAQs\) - U.S. Energy Information Administration \(EIA\)](#)

⁸ California Energy Commission 2024. California Natural Gas Consumption Dashboard, Data last updated January 27, 2026, Accessed May 7, 2026 from [Natural Gas Consumption](#)

finish materials. Therefore, the proposed Project would have a less than significant impact on renewable energy and no mitigation measures are required.

Mitigation Measures: None.

Monitoring: None.

VII. GEOLOGY AND SOILS

Would the Project:				
<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>
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, 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 type="checkbox"/>	<input checked="" 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 because 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a)

i) **Less than Significant Impact.** According to the United States Geological Survey (USGS), U.S. Quaternary Faults Map⁹ the nearest fault to the Project site, the Pinto Mountain Fault and is approximately 2.0 miles south of the Project site, which is also the nearest Alquist Priolo fault zone¹⁰. Although the potential for rupture on-site cannot be dismissed, it is considered low due to the absence of known faults within the Project parcel or immediate vicinity. Nonetheless, the Proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with the California Building Codes and Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department would address potential impacts resulting from an earthquake event. Therefore, a less than significant impact is expected, and no mitigation measures are required.

ii) **Less Than Significant Impact.** 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 California Building Code (CBC) and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance to the CBC would ensure potential impacts are reduced to a less than significant and the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Therefore, Therefore, a less than significant impact is expected, and no mitigation measures are required.

iii) **No Impact.** Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as fluid. The Project site is not located in an area susceptible to liquefaction as demonstrated by Hazards Map HZ-2 *Liquefaction & Landslides* of the Hazards Element of the Countywide Plan.¹¹ Therefore, no impact is identified or anticipated, and no mitigation measures are required.

iv) **No Impact.** Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project site is not located in an area susceptible to liquefaction as demonstrated by Hazards Map HZ-2 *Liquefaction & Landslides* of the Hazards Element of the Countywide Plan.¹² Therefore, no impact is identified or anticipated, and no mitigation measures are required. to the California Department of Conservation, Earth. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

b) **Less than Significant Impact** - According to the Geotechnical Investigation prepared by Sladden Engineering dated January 5, 2023 (Appendix D), the Project site consists of alluvium consisting of silty sand and sand was encountered to a depth of approximately 26 feet below ground surface (bgs). It appears to be dry to slightly moist, loose to very dense, and fine to coarse grained with gravel. No signs of flooding or erosion were observed during the field visit.

⁹ United States Geological Survey, USGS Interactive Fault Map [USGS Quaternary Fault Application](#) Accessed May 6, 2026

¹⁰ Countywide Plan Hazards Element Map HZ-1 Earthquake Fault Zones, [HZ-1 Earthquake Fault Zones](#)

¹¹ Countywide Plan Hazards Element Map HZ-2 Liquefaction & Landslides [HZ-2 Liquefaction & Landslides](#)

¹² Countywide Plan Hazards Element Map HZ-2 Liquefaction & Landslides [HZ-2 Liquefaction & Landslides](#)

Risks with flooding and erosion should be evaluated and identified by the Project Civil Engineer. Less than significant impact would occur.

- c) **Less than Significant Impact** – No signs of slope instability in the form of landslides, rock falls, earthflows, or slumps were observed at or near the subject site. The site location is on relatively level ground and not immediately adjacent to any hillsides. Based on the field investigation risks associated with slope instability should be considered negligible.

Subsidence can occur in valleys where aquifer systems have been subjected to extensive groundwater pumping. No fissures or other surficial evidence of subsidence were observed at or near the subject site. The potential for subsidence-related settlement is considered negligible. Less than significant impact would occur.

- d) **Less than Significant Impact** – 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.¹³ According to the Geotechnical & Sewage Disposal Feasibility Report (Appendix E-1) prepared by Sladden Engineering May 6, 2025, and the approved Percolation Report (Appendix E-2), Sladden Engineering prepared January 10, 2023, the onsite surface soil is non-expansive and falls within the "very low" expansion category in accordance with 2025 California Building Code (CBC) classification criteria. Slab thickness and reinforcement should be determined by the structural engineer. We recommend a minimum floor slab thickness of 4.0 inches and minimum reinforcement of #3 bars at 24 inches on center in both directions. All slab reinforcement should be supported on concrete chairs to ensure that reinforcement is placed at slab mid-height. The materials underlying the site are considered to have negligible expansion potential. Less than significant impact would occur.
- e) **Less than Significant Impact** – Percolation testing was conducted to assess the feasibility of on-site sewage disposal. For detailed information, refer to Geotechnical & Sewage Disposal Feasibility Report (Appendix E-1), and the approved Percolation Report (Appendix E-2).

The purpose of this information is to verify that the criteria resulting from the Project's percolation testing remain accurate. The study states that "Leach Lines may be used for the Sewage Disposal on this Property". The findings and recommendations presented in the Percolation Report (Appendix E-2) are based upon an interpolation of the soil conditions between bore locations and extrapolation conditions throughout the sewage disposal area. Less than significant impact would occur.

Recommended OWTS Design recommendations are presented in Table VII-1 Below.

¹³ San Bernardino Countywide Policy Plan draft EIR Chapter 5.6 Geology and Soils

Table VII-1 Onsite Wastewater Treatment System: Standard Design (3ft of Gravel Below Leach Lines)¹⁴

Number of Bedrooms	1-2	3	4	5-6
Application Rate (ft ² /gal/day)	0.83	0.83	0.83	0.83
Gallons of Effluent per Day	500	670	800	1,000
Gallons of Septic Tank Capacity	750	1,000	1,200	1,500
Absorption Area (ft ²)	415	556	664	830
Trench Credit (ft ² per ft)	7	7	7	7
Total Leach Line (ft)	60	80	95	119
Number of Leach lines	2@30 ft	2@40 ft	2@48 ft	3@40 ft

Based on the data presented in the Percolation Report (Appendix E-2) Sladden Engineering concludes that leach lines may be used for sewage disposal for the Project. Also, the groundwater table should not encroach the allowable limit set forth by the County and State requirements when the recommendations are followed. There also appears to be sufficient area on each parcel for the proposed on-site sewage disposal system and future expansion. Less than significant impact would occur.

- f) **Less than Significant Impact** – A Paleontological Assessment for the Project was prepared by BFSA dated May 31, 2023, Appendix E-3, and the Paleontological update letter provided June 17, 2025, Appendix E-4 included a review of paleontological literature and fossil locality records, and a review of the Project site’s underlying geology.

The County of San Bernardino 2007 Development Code has developed criteria for applying guidelines to preserve and protect nonrenewable paleontological resources (County of San Bernardino 2019). In Chapter 82.20, “Palaeontologic Resources (PR) Overlay,” of the Development Code, Purpose, Location Requirements, Development Standards, and Paleontologist Qualifications are described in Sections 82.20.010 through 82.20.040, respectively (County of San Bernardino 2019).

The County of San Bernardino applies its PR Overlay guideline to those areas where paleontological resources are known to occur or are likely to be present, by using fossil location criteria reported by the San Bernardino County Museum, the University of California Museum of Paleontology (Berkeley), the Los Angeles County Natural History Museum, or other institutions (County of San Bernardino 2019, Section 82.20.020)¹⁵. Since a low to undetermined paleontological resource sensitivity has been, and can be, applied to the geologic strata beneath the Project site (Society of Vertebrate Paleontology 2010), and no known significant fossil resources have been found in the area of the Project (Section IV, and above), the application of the County’s PR Overlay criteria (Section 82.20.030) is not applicable.

The existence of mostly young alluvial deposits rocks at the Project, and the lack of any known significant fossil specimens or fossil localities from within three miles of the Project site, and the shallow earth disturbance activities typically required for this type of development support the recommendation that paleontological monitoring not be required for the Project. Therefore, it is not anticipated that the Project would directly or indirectly destroy

¹⁴ Approved Percolation Report, Appendix E-2, Sladden Engineering, January 10, 2023

¹⁵ San Bernardino County Development Code [CHAPTER 82.20: PALEONTOLOGIC RESOURCES \(PR\) OVERLAY](#)

a unique paleontological resource or site or unique geologic feature. Impacts would be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

VIII. GREENHOUSE GAS EMISSIONS

Would the Project:				
<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>
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:

- a) Less than Significant Impact – PGN Consultants prepared the Joshua Tree Estates Project Tentative Tract Map TTM 20668 (Residential) Air Quality Impact and *CalEEMod Runs*, March 11, 2026 (Appendix A).

Construction

The greenhouse gas (GHG) emissions from Project construction equipment and worker vehicles are shown in Table VIII-1. The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years, as required by the California Energy Commission (CEC), are estimated at 17.28 metric tons of CO₂e per year.

TABLE VIII-1: CONSTRUCTION GREENHOUSE GAS EMISSIONS

	Metric Tons Per Year					
	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Total	0.00	516.14	516.14	0.02	0.005	518.42
Annualized Construction						17.28
Notes:						
1. MTCO ₂ e=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane and nitrous oxide).						
2. The emissions are averaged over 30 years.						
* CalEEMod output 2022.1.1.39						

Operations

Operational emissions occur over the life of the Project. Table VIII-2 below shows that the subtotal for the proposed project would result in annual emissions of 709.20 MTCO₂e per year (without the addition of amortized construction emissions which would add an additional 17.28 MTCO₂e per year). The total emissions of 726.48 MTCO₂e/year would not exceed the San Bernardino County screening threshold of 3,000 MTCO₂e. As shown in Table VIII-2, the Project's total GHG emissions would also not exceed the MDAQMD annual threshold of 100,000 MTCO₂e or the MDAQMD daily threshold of 548,000 pounds of CO₂e.

TABLE VIII-2: PROJECT-RELATED GREENHOUSE GAS EMISSIONS

Emission Source	Emissions (MT/yr)
	CO ₂ e
Annual construction-related emissions amortized over 30 years	17.28
Mobile Source	589.39
Area Source	0.39
Energy Source	112.25
Water Usage	0.00
Waste	7.10
Refrigerants	0.07
Total CO₂e (All Sources)	726.48
MDAQMD GHG Threshold	100,000
San Bernardino County Screening Threshold	3,000
Exceeds Threshold?	NO

- b) **Less than Significant Impact** - The proposed Project would have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions.

According to the San Bernardino County Greenhouse Gas Emissions Reduction Plan, "all development projects, including those otherwise determined to be exempt from CEQA would be subject to applicable Development Code provisions, including the GHG performance standards, and State requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 MTCO₂e per year would be considered to be consistent with the Plan and determined to have a less than significant individual and cumulative impact for GHG emissions." The Reduction Plan also states that "the 3,000 MTCO₂e per year value was chosen as the medial value and is used in defining small projects that must include the Performance Standards as described in Attachment B (of the San Bernardino County Greenhouse Gas Emissions Reduction Plan), but do not need to use the Screening Tables or alternative GHG mitigation analysis described in Attachment D (of the San Bernardino County Greenhouse Gas Emissions Reduction Plan)."¹⁶

The Project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 MTCO₂e per year. According to the County of San Bernardino's (GHGRP) Greenhouse Gas Reduction Plan Update 2021, the point levels for Residential Projects are based on improvements compared to 2016

emissions levels of efficiency. Residential Projects that garner at least 100 points would be consistent with the reduction quantities anticipated in the GHG Reduction Plan Update.

¹⁶ San Bernardino County Greenhouse Gas Reduction Plan, June 2021. Page 5

The County of San Bernardino County Greenhouse Gas Emissions Screening Table (Appendix A-1), for Residential Projects was completed by the Project proponent, earning a Total of 123 Points. The Project is expected to comply with the performance standards for residential uses and shall implement the Screening Table Measures that total 123 points, thus exceeding the required minimum 100 points per the County Screening Tables. As a result, the project is considered to have a less than significant individual and cumulatively considerable impact on GHG emissions. As a result, the impacts would be less than significant.

The proposed Project would not result in substantial emissions of greenhouse gases, and impacts would be less than significant.

Mitigation Measures: None.

Monitoring: None.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the Project:				
<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>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people to structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact.** The Proposed project is the development single-family housing on the proposed 32 lots. Construction of the Proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common household 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 BMPs. Although these materials could be stored on-site during construction activities, the Proposed Project would be required to comply

with the guidelines established by the Storm Water Pollution Prevention Plan (SWPPP) developed by the contractor and submitted to the RWQCB. The management of hazardous materials during the proposed Project's construction phase would result in a less than significant impact a less than significant would occur.

- b) **Less than Significant Impact** - Through the construction process, any hazardous materials used on-site would be handled and stored in accordance with all Federal, State and County regulations. As noted in response a), residences would store and use various chemicals for routine housekeeping and landscaping maintenance. However, none of these chemicals would be used in sufficient quantities to pose a threat to humans or the environment. Because quantities of hazardous materials used and stored on-site would be minimal, a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials is not anticipated. Additionally, any hazardous materials would be delivered, handled and stored in compliance with all Federal, State, County regulations. Therefore, a less than significant impact would occur.
- c) **No Impact** – The nearest school to the Project site is the Joshua Tree Elementary School approximately 2 miles to the west at the southwest corner of Broadway and Sunburst. There are no existing schools or known future school sites within one-quarter mile of the Project site. No Impact anticipated.
- d) **No Impact** - Pursuant to Government Code Section 65962.5, the Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB) maintain publicly accessible, regularly updated lists of sites with known hazardous substance contamination. A review of these databases found no active hazardous waste violation cases within the Project area. No Impact.
- e) **No Impact** - From the Project area, the Yucca Valley Airport is located approximately 8.5 miles to the west. The Project is not located within the boundary of the airport's land use plan, nor is it affected by noise from airport or base activities. No Impact is expected.
- f) **Less than Significant Impact** - The Project would comply with the Uniform Fire Code for emergency access during construction and operation. As designed site access would be provided via multiple access points. The Project site is bordered on the north by East Broadway, on the east by Sunever Road, on the south by Sapphire Street, and on the west by Laferney Avenue. Most dwelling units along these roadways would connect directly with them. Additionally, the project proposes three (3) new roadways parallel to Laferney Avenue and Sunever Road, each connecting East Broadway and Sapphire Street. Dwelling units constructed along the new roadways would connect with the proposed roadways. There are no site design features that would hinder emergency access to the site. The final map as well as individual home building plans would be reviewed by county fire as part of the permitting process and would ensure that no features would result in putting the public at risk of obstructing emergency access into or out of the site. Less than significant impacts are expected, and no mitigation measures are required.
- g) **No Impact** - The Project site is within a moderate Fire Hazard Severity overlay, or Wildland Fire Interface, and in a Local Responsibility Area (LRA), according to CalFire,¹⁷ and Countywide Plan Hazards Element Map HZ-5: *Fire Hazard Severity Zones*. It is possible that the Project site and surrounding properties could be subject to grass and building fires. Project

¹⁷ [Fire Hazard Severity Zone Viewer](#)

implementation would not introduce a new exposure to people or structures to a significant risk of loss, injury or death involving wildland fires. All projects in fire hazard severity zones shall be designed, built, and operated in accordance with state regulations specifying building materials and structural designs for structures in such zones, including California Building Code Chapter 7A and California Fire Code (CFC) Chapter 49; and regulatory requirements for defensible space including California Public Resources Code Sections 4291 et seq. and San Bernardino County Code of Ordinances Sections 23.0301.¹⁸

The Proposed Project is subject to review and approval from the San Bernardino County Fire Marshal. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statues, codes, ordinances, and standards of the San Bernardino County Fire Department. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required. Less than Significant impacts are anticipated, and no mitigation measures are required.

Mitigation Measures: None.

Monitoring: None.

¹⁸ San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. [Ch 05-08-HAZ.pdf](#)

X. HYDROLOGY AND WATER QUALITY

Would the Project:				
<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>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact** - The Preliminary Hydrology Study, Adkan Engineers, 11/20/2024, revised 8/21/2025 (Appendix D), and Preliminary Mojave River Watershed Water Quality Management Plan (WQMP), Adkan Engineers, 9/15/2025 (Appendix D-1) have been consulted in order to obtain information regarding the hydrology, water quality and wastewater standards and Best Management Practices (BMPs) for the site.

The existing drainage pattern for the site is characterized by sheet flows that follow the slope to the northeast. The site is traversed by various unnamed ephemeral streambeds which flow from in a southwesterly direction toward the northeast of the Project site. All flows in this area are ultimately conveyed to the Sunfair Dry Lakebed, a basin with no outlet, lying approximately 3.5 miles northeasterly from the subject property.

The Project site is impacted by offsite flows conveyed through four ephemeral streambeds running more or less parallel to each other from the southwest toward the northeast. Onsite streets would collect flows and direct them to the northeast corner of the site at East Broadway and Sunever Road via a series of culverts connecting a trapezoidal channel along East Broadway. Individual lot flows would be captured in an infiltration trench on each lot, which would be privately owned and maintained.

The WQMP is intended to comply with the requirements of the County of San Bernardino and the Phase II Small MS₄ General for the Mojave River Watershed. The Project proponent, while they own the subject property, is responsible for the implementation of the provisions of this plan and would ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the Phase II Small MS₄ Permit and the intent of the NPDES Permit for San Bernardino County (see Appendix D-1).

Development of the proposed Project would disturb more than one acre of soil; therefore, the proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. 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 construction BMPs is anticipated to ensure that the Proposed Project does not result in substantial erosion or siltation on- or off-site. 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 would be subject to County approval and provided in contract bid documents.

Best Management Practices (BMP) measures for pollutant generating activities and sources during operations of the Project shall be designed consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment (or an equivalent manual). Pollutant generating activities must be considered when determining the overall pollutants of concern for the Project as presented in Appendix D-1 *Section 2.3 Potential Stormwater Pollutants*, form 2.3-1 *Pollutants of Concern*. Low Impact Development Best Management Practices (LID BMPs) would include¹⁹:

- *Education of property owners, tenants and occupants on stormwater BMPs*: Practical educational materials would be provided to the first property owners/tenants outlining general housekeeping practices that contribute to the protection of stormwater quality. Afterward, such materials would then be available through the local jurisdiction's stormwater education program. Activity restrictions: CCRs would be prepared by the developer to restrict activities that may have an adverse impact on stormwater quality. Vehicle washing would be prohibited outside of designated car washing facilities. When using pesticides, contact licensed pesticide applicator to do the application.

- *Landscape Management BMPs:* Property owners/tenants/occupants would follow all federal, state and local laws and regulations governing the use, storage and disposal of fertilizers and pesticides and training of applicators and pest control advisors. Pesticide application would only be performed under the supervision of a California qualified pesticide applicator.
- *Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control (Statewide Model Landscape Ordinance; CASQA New Development BMP Handbook SD-12):* Landscape design would include water efficient plant pallettes and efficient irrigation systems recommended by a landscape architect to minimize excess irrigation and irrigation runoff.
- *Finish grade of landscaped areas at a minimum of 1-2 inches below top of curb, sidewalk, or pavement:* Landscape pockets, fingers, setback areas, etc. would have a finished grade 1-2 inches below top of curb to increase retention and infiltration of stormwater and irrigation water.
- *Local water quality ordinances:* Property owners/tenants/occupants would be informed that compliance with all applicable local water quality ordinances is required and would be completed through this WQMP.
- *Uniform Code Implementation:* Property owners/tenants/occupants would be informed that compliance with Article 80 of the Uniform Fire Code is required.
- *Litter/Debris Control Program:* Property owner shall implement trash management and litter control procedures aimed at reducing pollution of drainage water. Site inspection would occur daily and during landscape maintenance. Trash would be cleaned as needed.
- *Vacuum Sweeping of Private Streets and Parking Lots:* Vacuum sweeping of parking lots would be performed on an annual basis at minimum prior to the start of the rainy season or as required by the local jurisdiction.

With the implementation of BMPs, as well as County Land Development Division review and approval, impacts are expected to be less than significant

- b) **Less than Significant Impact** - During the field investigation for the Geotechnical Report (Appendix E-1), groundwater was not encountered. Information regarding the approximate depth to groundwater provided by the California Department of Water Resources online database indicates the historic high depth to groundwater is in excess of 200 feet below the existing ground surface in the vicinity of the site. Potable water would be provided by the Joshua Basin Water District as stated in the Will serve letter provided October 24, 2026. An updated letter would be obtained prior to building permit issuance. With the implementation of BMPs outlined in Appendix D-1 *Section 4.1.2 Site Design form 4.1-3 Site Design Practices Checklist*, as well as County Land Development Division review and approval impacts to groundwater are expected to be less than significant
- c) **Less than Significant Impact** - 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. Per the FEMA FIRM Map Panel 06071C8145J, the Project site lies within the Zone X designation. These are areas determined to be outside of the 0.2% annual chance floodplain. The Project site would be designed to minimize the impact to the existing flow paths. The homes would be constructed in such a way to allow the existing tributary flows to pass through the project unobstructed and would be conveyed past streets with channel crossings per San Bernardino County Department of Public Works standard drawing 200A. Each lot would be constructed with ornamental landscaping to minimize erosion and maximize flow interception for evapotranspiration and infiltration. Additionally, the Project would implement the following LID BMPs measures to reduce the rate and amount of surface runoff:²⁰:
- Minimizing lot areas of imperviousness to 65%, would be utilized to reduce any potential impact to less than significant impacts to substantial erosion, or siltation on or offsite.
 - Runoff on lots would drain to the infiltration trenches on each lot.
 - Existing site is barren and lots would remain undeveloped with the exception of the pad. Existing vegetation and Joshua Trees would remain undisturbed in the undeveloped portions of the site.
 - Graded areas of landscape would be staked off during construction to reduce compaction.

Less than significant impacts are expected

- ii. Per Appendix D, the proposed storm drain facilities demonstrate the ability to convey the Rational Hydrology Method 10-, 25- and 100-year storm events as required by the San Bernardino County Flood Control Hydrology Manual. Therefore, the Project would not significantly impact the local community or watershed goals and does not adversely affect downstream facilities while maintaining the adequate conveyance of storm flows for on-site facilities to the criteria for the protection of storm flow. Less than significant impacts are expected.
- iii. Streets would be constructed to match the existing grade to the greatest extent possible and convey runoff to proposed channel crossings. Broadway Avenue would be constructed with a series of channel crossings connecting a trapezoidal channel. There are areas where the natural drainage course conveys offsite flows through the site. These areas would be designed to limit impacts. In areas where these ephemeral streams transect private lots, a drainage easement would be recorded on the map to protect these areas from development and ensure the free passage of flows through the site. The tentative tract map identified the easements as having an undetermined width. Preliminary calculations show that the width would vary with each tributary but the maximum would likely be 30 feet wide. This information would be updated during the preparation of construction documents and the final map specific to each reach. Preliminary rough grading showing proposed easements and layout can be seen in detail in Appendix D, *Hydrology Report*.
- iv. The proposed Project consists of 32 single-family residential homes. The Project site would be designed to minimize the impact to the existing flow paths. The homes would be constructed in such a way to allow the existing tributary flows to pass through the

Project unobstructed, and would be conveyed past streets with channel crossings per San Bernardino County Department of Public Works standard drawing 200A. Streets would be constructed to match the existing grade to the greatest extent possible and convey runoff to these proposed crossings. Broadway Avenue would be constructed with a series of channel crossings connecting a trapezoidal channel. Impacts would be less than significant.

- d) **No Impact** - 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. The closest body of water to the Project site is Big Bear Lake approximately 35 miles to the west.

As mentioned, the Project site is designated as Flood Zone X and is located outside of the 0.2 percent annual chance floodplain. The first floor would be required to be elevated at a minimum of one foot above natural highest adjacent ground in compliance with San Bernardino County regulations. No impacts are identified or are anticipated, and no mitigation measures are required.

- e) **Less than Significant Impact** - The Project would not directly extract groundwater; however, there would be an increase in impervious surfaces which would reduce the amount of water directly percolating into the groundwater table underlying the Project site. The Preliminary WQMP (Appendix D-1) is a post-construction management program that ensures the ongoing protection of the watershed basin by requiring structural and programmatic controls. Implementation of the proposed Project BMPs listed in the WQMP in Section 4 (Appendix D-1), would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the proposed Project to be utilized as a resource that can eventually 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.

The Preliminary WQMP (Appendix D-1) is subject to review and approval by the County for compliance with water quality permit objectives. Therefore, the Proposed Project would not conflict or obstruct implementation of a water quality control plan or implementation of a groundwater sustainability plan. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Mitigation Measures: None required.

Monitoring: None required.

XI. LAND USE AND PLANNING

Would the Project:				
<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>
a) Physically divide an established community.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

SUBSTANTIATION:

- a) **Less than Significant Impact** - The physical division of an established community generally occurs when a Project introduces a linear feature such as a major highway or railroad or removes an existing means of access, such as a local road or bridge, thereby reducing mobility within a community or between a community and surrounding areas. The Project does not involve the construction of any linear features or the removal of existing access routes. Therefore, the Project would not physically divide an established community. Less than Significant Impact anticipated.
- b) **Less than Significant Impact** - The Project does not propose uses that would conflict with the allowable land uses or development standards, nor does it introduce activities that would result in significant policy inconsistencies. The Project site has a Policy Plan land use designation of Rural Living (RL) and is zoned Joshua Tree/Rural Living 2.5 min lot size (JT/RL). As such, the Project would not conflict with any adopted land use plans, policies, or regulations intended to avoid or mitigate environmental impacts. Less than significant impacts are expected, and no mitigation measures are required.

Mitigation Measures: None.

Monitoring: None.

XII. MINERAL RESOURCES

Would the Project:				
<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>
a) Result in the loss of availability of a known mineral resource that would be a value to the region and 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 of other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

a-b) **No Impact** - According to the Department of Conservation California Geological Survey²¹, the Project site is not located within a mineral classification-designation. Also, the Project site is not located within a mineral resource zone according to the Countywide Plan Natural Resources Element Map NR-4 *Mineral Resource Zones*²². No Impact anticipated.

Mitigation Measures: None.

Monitoring: None.

California Department of Conservation Open Data and Maps. [California Department of Conservation: Open Data and Map Access](#)
 Accessed May 6, 2026

²² Countywide Plan/Policy Plan 2020 Natural Resources Element Map NR-4 Mineral Resource Zones. [NR-4 Mineral Resource Zones](#)
 Accessed May 6, 2026

XIII. NOISE

Would the Project:				
<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>
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project more than standards established in the local General Plan or Noise Ordinance, or applicable standards or other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne 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, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) **Less than Significant Impact** - Areas within the County shall be designated as “noise-impacted” if exposed to existing or projected future exterior noise levels from mobile or stationary sources exceeding the standards listed in Subdivision (d) (Noise Standards for Stationary Noise Sources) and Subdivision (e) (Noise Standards for Adjacent Mobile Noise Sources), below in Table XIII-2 and XIII-3.

Pursuant to section 83.01.080 of the County Development Code, interior noise levels in all single-family residences shall not exceed 45 dBA Day-Night Sound Level (Ldn) emanating from sources outside the residential building.²³ The exterior noise levels in single-family residential land use areas should not exceed 60 dBA Ldn for any exterior residential use area. However, an exterior noise level of up to 65 dBA is permitted, provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technologies.

Construction

The Project site is currently surrounded by mostly vacant land with a few exceptions being three existing single family residences. One residence to the northwest approximately 185 feet from the Project site and two single family residences to the, southwest approximately 400 feet and 320 feet. Project construction activities would increase noise above ambient levels. Construction noise is considered a short-term impact and would be considered significant if construction activities are taken outside the allowable times as

²³ San Bernardino County. Development Code. Section 83.01.08 Noise. Accessed April 20, 2026

described in the County's Code (Section 83.01.080(g)(3)). Construction is anticipated to occur during the permissible hours (7 AM to 7 PM) according to the County's Code. Typical construction equipment noise level are provided below in Table XIII-1

**Table XIII-1
 Typical Construction Equipment Noise Levels**

Type	Typical Max Noise Level (dBA) at 50 feet
Equipment Powered by Internal Combustion Engines	
Earth Moving	
Compactors (rollers)	73-76
Front Loaders	73-84
Backhoes	73-92
Tractors	75-95
Scrapers, Graders	78-92
Pavers	85-87
Trucks	81-94
Materials Handling	
Concrete Mixers	72-87
Concrete Pumps	81-83
Cranes (movable)	72-86
Cranes (derrick)	85-87
Stationary	
Pumps	68-71
Generators	71-83
Compressors	75-86
Impact Equipment	
Type	Typical Max Noise Level (dBA) at 50 feet
Saws	71-82
Vibrators	68-82

Source: Noise Impact Study dated 12/2/2025 prepared by MD Acoustics
 Note: Referenced noise levels from the Environmental Protection Agency

Construction noise would have a temporary or periodic increase in the ambient noise level above the existing level within the Project vicinity. Furthermore, best management noise reduction practices recommended below to ensure that construction activities are not disruptive to neighboring properties are provided to further reduce construction noise. The impact is considered less than significant.

Best Noise Reduction Practices

1. Construction shall occur during the permissible hours as defined in Section 83.01.080(6)(3).
2. During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
3. The contractor shall locate equipment staging areas that would create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.
4. Idling equipment shall be turned off when not in use.
5. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

Operation

Stationary sources of noise may occur from all types of land uses. Residential uses would generate noise from landscaping, maintenance activities, and air conditioning systems. Noise generated by residential use is generally short and intermittent.²⁴ According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the Project would result in exposure to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.²⁵ The Project would be required to meet all noise standards and design features as outlined in the County Development Code through conditions of approval.

The County Development Code (Development Code) Section 83.01.080, Noise, establishes standards concerning acceptable noise levels for both noise-sensitive land uses and noise-generating land uses. Noise limits based on the receiving land use are shown in Table XIII-2 Noise Standards for Stationary Noise Sources.²⁶ Areas are designated “noise impacted” if exposed to existing or projected future exterior noise levels exceeding these standards.

**Table XIII-2
 Noise Standards for Stationary Noise Sources**

Affected Land Uses (Receiving Noise)	7:00 AM-10:00 PM L_{eq}	10:00 PM-7:00 AM L_{eq}
Residential	55 dBA	45 dBA
Professional Services	55 dBA	55 dBA
Other Commercial	60 dBA	60 dBA
Industrial	70 dBA	70 dBA

Source: Noise Impact Study (Appendix H) dated 12/2/2025 prepared by MD Acoustics

²⁴ San Bernardino Countywide Plan Draft PEIR page. 5.12-27 Accessed 4.21.26

²⁵ San Bernardino Countywide Plan Draft PEIR page. 5.12-27 Accessed 4.21.26

²⁶ San Bernardino Countywide Plan Draft PEIR page. 5.12-8 Accessed 9.24.25

**Table XIII-3
 Noise Standards for Adjacent Mobile Noise Sources**

Land Use		Ldn (or CNEL) dB(A)	
Categories	Use	Interior	Exterior
Residential	Single and multi-family, duplex, mobile homes	45	60
Commercial	Hotel, motel, transient housing	45	60
	Commercial retail, bank, restaurant	50	N/A
	Office building, research and development, professional offices	45	65
	Amphitheater, concert hall, auditorium, movie theater	45	N/A
Institutional/Public	Hospital, nursing home, school classroom, religious institution, library	45	65
Open Space	Park	N/A	65

Source: Noise Impact Study (Appendix H) dated 12/2/2025 prepared by MD Acoustics

According to the Noise Impact Study (Appendix H) dated 12/2/2025 prepared by MD Acoustics, on-site operational noise includes transformers and HVAC. All HVAC equipment is likely to be located on the ground next to the residences, with one 10-ton unit per household. Equipment would be at least 185 feet away from the nearest residential property line to the northwest (across the intersection of E Broadway and La Ferney Ave). The maximum sound power level from a single unit is 80 dBA. At 185 feet away, the sound pressure level is estimated to be 37 dBA. Thus, the noise due to HVAC operations would be below 45 dBA at the residential uses and meets the County's nighttime noise level limit for residential properties. A typical residential 50 kVA transformer would be 40 dBA at a distance of 8 feet (per IEEE C57.12.20). The closest transformer would be located more than 100 feet away from the nearest residential use to the northwest. Thus, the noise due to transformer operations would be 18 dBA at the residential uses and meets the County's nighttime noise level limit for residential properties.

The proposed residences would generate noise typically associated with residential neighborhoods and in general, would not create new noise sources that exceed what is typical for residential uses. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact** - There are several types of construction equipment that can cause vibration levels high enough to impact 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) as shown in Table XIII-3 below. 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 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.

**Table XIII-3
 Construction Equipment Vibration Source Levels**

Equipment		PPV at 25ft. (in/sec)	Approximate at 25ft. (VdB)
Pile Driver (impact)	Upper range	1.518	112
	Typical	0.644	104
Pile Driver (sonic)	Upper range	0.734	105
	Typical	0.170	93
Clam slurry drop (slurry wall)		0.202	94
Hydromill (slurry wall)	In soil	0.008	66
	In rock	0.017	75
Vibratory Roller		0.210	94
Hoe Ram		0.089	87
Large Bulldozer		0.089	87
Caisson Drilling		0.089	87
Loaded Trucks		0.076	86
Jackhammer		0.035	79
Small Bulldozer		0.003	58
Threshold at 25 feet		0.020	78

Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2006.

Construction activity would generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Vibration from construction activities rarely reaches levels that can damage structures but can achieve the audible and perceptible ranges in buildings close to the construction site. Table XIII-3 lists reference vibration levels for construction equipment

According to the Noise Impact Study (Appendix H) the primary vibration source during construction may be from a vibratory roller. A vibratory roller has a vibration impact of 0.210 inches per second peak particle velocity (PPV) at 25 feet, which is perceptible but below any risk to architectural damage. At a distance of 175 feet from the nearest residential building façade to the northwest, a vibratory roller would yield a worst-case 0.025 PPV (in/sec), which is perceptible but below the threshold of architectural damage for newer residential structures (0.5 PPV (in/sec)). Therefore, the impact is less than significant, and no mitigation is required.

- c) **No Impact** – According the County of San Bernardino Department of Land Use Services Airport Land Use Compatibility Plans, the Community of Joshua Tree is not located withing

a designated Airport Land Use area. The nearest Airport location is Yucca Valley Airport and is approximately 8.5 miles to the west of the Project site. There would be no impact.

Mitigation Measures: None.

Monitoring: None.

XIV. POPULATION AND HOUSING

Would the Project:		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant	No Impact
	<i>Issues</i>				
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 construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

a) **Less than Significant Impact** - 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 person per household was 3.41 countywide and 3.23 when limited to unincorporated areas.²⁷ The Project site is within unincorporated San Bernardino County and the proposed Project includes 32 detached single-family residences. Implementation of the proposed Project would generate a population growth of approximately 103 people (based on 3.23 people per household). The proposed Project would account for approximately 0.25% of the projected 20-year growth in unincorporated San Bernardino County. The Project is situated on Vacant Land designated (RL) Rural Living Residential Land Use category and the Joshua Tree/Rural Living (JT/RL) Zoning District. The Project proposes to subdivide the property into 32 individual lots designated for the development of 32 single-family residences remaining in the existing Land Use category. Therefore, population growth from the proposed Project is already anticipated from buildout of the Planning Area. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

b) **Less than Significant Impact** - The Project would not displace residents or cause the construction of replacement housing elsewhere. The Project site is vacant and would allow the construction of 32 single family residences helping to meet the County’s housing goals, particularly Policy H-1.1 Appropriate Range of Housing: *We encourage the production and location of a range of housing types, densities, and affordability levels in a manner that recognizes the unique characteristics, issues, and opportunities for each community.*²⁸

Therefore, a less than significant impact would occur, and no mitigation measures are required.

Mitigation Measures: None required.

Monitoring: None required.

²⁷ San Bernardino Countywide Policy Plan Draft EIR. Population and Housing. Table 5.13-5 “Adopted SCAG 2040 Growth Forecasts.” Accessed April 21, 2026

²⁸ San Bernardino County Countywide Plan 2020, Housing Element. [Housing – San Bernardino County](#). Accessed 4.20.26

XV. PUBLIC SERVICES

Would the Project:				
<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>
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, 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:

a)

Fire Protection

Less than Significant Impact - According to the San Bernardino Countywide Plan, fire protection, and emergency medical service to the Project site are provided by the San Bernardino County Fire Protection District (SBCFPD). Fire stations that serve the Project area, include San Bernardino County Fire Station #36, located at 6715 Park Blvd, Joshua Tree, CA 92252, approximately 2.2 miles southwest of the Project site; Forestry & Fire Protection Station located at 6562 Sierra Avenue, Joshua Tree, CA 92252 approximately 2 miles south 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.²⁹ The County would maintain sufficient services within its boundaries as well as expand to serve other incorporated jurisdictions to improve service and coverage.³⁰ The Proposed Project would be required to comply with County fire suppression standards and provide adequate fire access subject to County Fire Marshal approval. SBCFPD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Property tax revenues provide funding to offset potential increases in the demand for fire services. The Proposed Project would receive adequate fire protection services and is not expected to result in the need for new or physical altered fire protection facilities. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

²⁹ San Bernardino Countywide Policy Plan Draft EIR: Public Services. Page 5.14-17.

³⁰ San Bernardino Countywide Policy Plan Draft EIR: Public Services. Page 5.14-17.

Police Protection

Less than Significant Impact - The San Bernardino County Sheriff's Department (SBCSD) services the unincorporated area of San Bernardino County. The nearest sheriff station is the San Bernardino County Morongo Basin Station located at County Sheriff's Department located at 63665 Twentynine Palms Highway Joshua Tree, CA 92252, approximately 2.1 miles south of the Project site SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Increased property and sales tax associated with the direct and indirect improvement of the property would provide funding for necessary service increases to meet growth and demand. New and/or expanded sheriff stations would be required to meet the increased demand for population and employment growth over the buildout of the CWP which includes the Proposed Project. The Project is not expected to result in the requirement of police protection services that is not already anticipated by the Countywide Plan and evaluated in the Countywide Plan PEIR³¹. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Schools

Less than Significant Impact - The Proposed Project would be served by Morongo Unified School District (MUSD). The school district is comprised of eleven elementary schools, two middle schools, two comprehensive high schools, one continuation high school and two alternative education programs with a total enrollment of approximately 7,300 students³². According to the Developer Impact Fee Analysis prepared by MUSD, impact fees to new residential development are to \$5.17 per square foot of assessable space. The appropriate sum of Developer Impact Fees would be paid by the Applicant to offset impacts to schools. The student population for the proposed Project would be an estimated 62 students (0.6 x 103 persons). Payment of mandatory school fees per residential unit is mandated and the State has determined that payment of these fees is deemed sufficient to offset the Project's impacts. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.

The nearest schools to the Project site are Joshua Tree Elementary School approximately 2.3 mi to the west, La Contenta Middle School approximately 5.0 mi to the southwest and Black Rock High School approximately 5.0 mi to the southwest. With payment of school fees to offset costs of adding the projected number of students generated by the Project, there would be less than significant impact to the school district.

Parks

Less than Significant Impact - The Project would have access to existing parks and recreational opportunities in the area, including community parks, recreational programs, and the extensive outdoor resources available in Joshua Tree National Park. The nearest park to the Project site is Sportsmans Park approximately 2.5 miles southwest of the Project, Sunburst Park approximately 2.5 miles southwest of the Project site, and Joshua Tree National Park approximately 5 miles south of the Project site.

³¹ San Bernardino Countywide Policy Plan Draft EIR: Public Services. Page 5.14-25.

³² Morongo Unified School District, Accessed May 8, 2026 from [Enrollment | Morongo Unified School District](#)

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. 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 Countywide Plan standard of 2.5 acres per 1,000 residents³³. In the updated Countywide Policy Plan, the standard for regional parkland is replaced by an emphasis on maintaining and improving existing facilities and coordination with other jurisdictions to provide 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. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Other Public Facilities

Less than Significant Impact - Proposed Project population increase of approximately 103 persons would not increase demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelters. The Proposed 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. Less than significant impacts are identified or are anticipated, and no mitigation measures are required.

Mitigation Measures: None.

Monitoring: None.

³³ [Countywide Plan 2020](#), Accessed May 8, 2026 from [General Plan – Land Use Services](#)

XVI. RECREATION

Would the Project:				
<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>
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 would 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:

a-b) **Less than Significant Impact** - The proposed Project would develop 32 single-family residential lots in the community of Joshua Tree. Based on the average household size for San Bernardino County, the Project would result in a modest increase in population. Residents of the Project would have access to existing recreational facilities in the area, including community parks, recreational programs, and the extensive outdoor resources available in Joshua Tree National Park. The Project site is near these facilities, and the anticipated population increase would not generate demand substantial enough to require the construction of new recreational facilities or the expansion of existing ones. Additionally, the proposed development is not expected to result in the physical deterioration of existing facilities, as the capacity of local parks and recreational resources is sufficient to accommodate the incremental increase in use. Therefore, the Project would not result in the need for new or physically altered recreational facilities, nor cause significant environmental impacts related to recreation. Less than Significant Impact is anticipated.

Mitigation Measures: None.

Monitoring: None.

XVII. TRANSPORTATION

Would the Project:				
<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>
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

- a) **Less than Significant Impact** – The Project’s impact on the existing circulation system is anticipated to be minimal. To improve roadway capacity and connectivity, the proposed development includes widening East Broadway and Laferney Avenue, paving the existing segment of Sunever Road, and extending Sapphire Road. Internally, the Project would generate approximately 64 additional vehicles associated with the 32 single-family residences, each of which would include a two-car garage. To accommodate this increase in traffic and ensure efficient internal circulation, three new 32-foot-wide streets would be constructed in accordance with County roadway design standards.

The surrounding area consists primarily of vacant rural land with scattered residential development, resulting in low existing traffic volumes on the adjacent roadway system. Given the Project’s modest size of 32 single-family lots, the incremental increase in vehicle trips would be readily absorbed by the existing roadway capacity without causing congestion or operational deficiencies. Furthermore, the local circulation network provides multiple access points, and the proposed improvements— including roadway widening, paving, and extensions—would enhance, rather than disrupt, connectivity in the area. As such, the Project would not interrupt or impede transportation circulation in the community. Less than significant impact is anticipated.

Existing Roadway System: Regional access to the Project site is provided by 29 Palms Highway (Highway 62) located approximately 2 miles south of the Project site with Interstate 10, approximately 25 miles to the southwest. Key roadways providing local circulation include Laferney Avenue, Sunever Road and Broadway Street.

Bicycle and Pedestrian Facilities: There are no existing or planned sidewalks in the vicinity of the Project site and they are not required to be installed with Project implementation of street improvements. There is one planned bicycle path in the Project vicinity, along Highway

62 between Park Blvd and Lee Drive according to the SBCTA Non-Motorized Transportation Plan 2018³⁴. The Project is located approximately 2 miles north of the planned bike path and is not expected to conflict with the SBCTA program or other plan, ordinance, or policy addressing the circulation system, including bicycle and pedestrian facilities. The Project is not within the Countywide Plan established Mobility Focus Area based on the Transportation & Mobility Element Map TM-3 *Mobility Focus Areas*.³⁵ Therefore, no conflict with a program plan, ordinance, or policy addressing the circulation system, including bicycle and pedestrian facilities are anticipated.

Transit Service: The Project site is within the service area of Morongo Basin Transit Authority (MBTA), a public transit agency serving various Morongo Valley jurisdictions within San Bernardino County, with bus service along 29 Palms Highway (Highway 62). Bus Route 1 serves Yucca Valley, Joshua tree and Twentynine Palms and Montclair via Highway 62.³⁶ The nearest bus stop is located on Highway 62 at White Feather Road, 2 miles south of the Project site.

The Proposed Project would be consistent with the following Goals and policies of the Transportation and Mobility Element of the Countywide Plan.

Goal TM-1 Roadway Capacity

Unincorporated areas served by roads with capacity that is adequate for residents, businesses, tourists, and emergency services

Policy TM-1.7 Fair share contributions

We require new development to pay its fair share contribution toward off-site transportation improvements.

Goal TM-4 Complete Streets, Transit, and Active Transportation

On- and off-street improvements that provide functional alternatives to private car usage and promote active transportation in mobility focus areas.

Policy TM-4.4 Transit access for residents in unincorporated areas

We support and work with local transit agencies to generate a public transportation system, with fixed routes and on-demand service, that provides residents of unincorporated areas with access to jobs, public services, shopping, and entertainment throughout the county.

Less than Significant impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant Impact-** Senate Bill (SB) 743 required amendments to the CEQA Guidelines to provide an alternative to Level of Service (LOS) for evaluating transportation impacts. Particularly within areas served by transit, the alternative criteria must “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses” (Public Resources Code Section 21099(b)(1)). The CEQA Guidelines now require lead agencies to evaluate transportation impacts based on Vehicle Miles Traveled (VMT), VMT per capita, automobile trip generation rates, or automobile

³⁴ [Non - Motorized Transportation Plan \(2018\) - SBCTA](#)

³⁵ [TM-3 & ED-1 Focus Areas](#)

³⁶ Morongo Basin Transit Authority. [Interactive Map – Basin Transit](#). Accessed 4.21.26

trips generated, rather than LOS. This requirement went into effect statewide on July 1, 2020, through CEQA Guidelines section 15064.3.

Consistent with the San Bernardino County Transportation Impact Study Guidelines, the Project was evaluated using the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool. The tool, consistent with the Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA*, allows Project locations to be tested against one or more of the County's three screening thresholds: (1) Transit Priority Area (TPA) Screening, (2) Low VMT Area Screening, and (3) Project Type Screening. Projects meeting at least one threshold are presumed to result in a less-than-significant transportation impact without the need for further analysis. The proposed Project is located within a low VMT-generating area and is consistent with the existing land use of the area. Therefore, the Project may be presumed to have a less than significant impact and may screen from VMT analysis according to the Vehicle Miles Travelled (VMT) Screening prepared by TJW Engineering, Inc. July 31, 2026 (Appendix F).

- c) **Less than Significant Impact** – The Proposed Project includes the request for approval of a Tentative Tract Map to subdivide an approximately 80-acre site into 32 2.5-acre parcels for single family residential development. Three proposed roads running north to south, parallel to Sunever Road to the east and Laferney Avenue to the west would provide access to the proposed residences. Each of these roads would be constructed to county design standards and would be designed to have 50 foot right of ways with a 32-foot driving surface. The Proposed Project design features would be reviewed and approved during the County's Site Plan review process, County Fire, as well as DPW Traffic and Land Development to ensure that the Project would not impede emergency access to the site and throughout the surrounding residential area, and all design standards such as road widths, curb and gutter requirements are complied with. The Project does not include a geometric design feature or incompatible uses that would substantially increase hazards. Therefore, less significant impacts are identified or anticipated, and no mitigation measures are required.
- d) **Less than Significant Impact** - The Proposed Project does not include any use or activity that would interfere with long-term emergency response or evacuation plans in the area. As noted above, Project operation would not alter existing roadways or impede areas designated for emergency access. Prior to construction, the Fire Department and Sheriff's Department would review the Project site plan to ensure that safety measures, including adequate emergency access, are incorporated.

During construction, temporary lane closures may occur, which could affect access for emergency vehicles. However, preparation and implementation of a County-approved traffic control plan would ensure that emergency access is always maintained, reducing potential impacts to less-than-significant levels. Less than significant impacts are expected, and no mitigation measures are required.

Mitigation Measures: None.

Monitoring: None.

XVIII. TRIBAL CULTURAL RESOURCES

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>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant With Mitigation Incorporated</i>	<i>Less Than Significant</i>	<i>No Impact</i>
a) 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"/>
b) 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 © of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision © 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"/>

a-b) **Less than Significant with Mitigation Incorporated** – The subject property lies within the traditional territory of the Serrano people. While the Mojave Desert is thought to have limited prehistoric subsistence resources, it has supported long-term and occasionally dense populations. Archaeological evidence across the desert includes villages, camps, burials, quarries, rock features, and bedrock mortars, with some sites spanning long prehistoric periods. Early remains are rare and typically found along former pluvial lake margins or dune deflation areas, while artifacts on the desert floor tend to be sparse and scattered. The region’s cultural chronology is generally agreed upon by archaeologists and includes the Paleo Indian, Lake Mojave, Pinto, Gypsum, Saratoga Springs, and Ethnohistoric periods. The results of the Cultural Resources Survey update for the Project are consistent with the 2023 BFSA findings (Appendix C and Appendix C-1). The two previously recorded historic trash scatters (sites Temp-1 and Temp-2) within the subject property are not significant and ineligible for listing on the CRHR. No previously unidentified resources were identified during the survey.

As stated in Section 4.0 Consultation with Native American Tribes, Table 4.0-1, YSMN does not have any concerns with the Project’s implementation, as planned, at this time. However, due to the potential for the Project to impact a resource of tribal cultural significance, YSMN and MBMI provided Cultural Mitigation recommendations which have been incorporated into section V. Cultural Resources as well as the following Tribal Cultural Resources below. More specifically, Mitigation measures **TCR-1** through **TCR-10**, and **CUL-4** would be implemented to reduce impacts to potential tribal cultural and archaeological resources during ground disturbing activities tied to the future residential development of the property. However, during grading, the consulting archaeologist shall have the authority to modify and reduce the monitoring program to either periodic spot-checks or suspension of the monitoring

program if the potential for cultural resources appears to be less than anticipated. Therefore, with implementation of Mitigation Measures **TCR-1** through **TCR-10** and **CUL-4**, impacts to tribal cultural resources that are significant pursuant to criteria set forth in subdivision © of Public Resources Code Section 5024, would be reduced to less than significant levels.

Mitigation Measures

Yuhaaviatam of San Manuel Nation (YSMN)

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

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

Morongo Band of Mission Indians (MBMI)

TCR-3: Native American Treatment Agreement. Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The Tribal Monitor(s) shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources and/or tribal cultural resources.

TCR-4: Retention of Archaeologist. Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

TCR-5: Cultural Resource Management Plan. Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP)

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

TCR-6: Pre-Grade Meeting. The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.

TCR-7: On-site Monitoring. During all ground-disturbing activities the qualified archaeologist and the Tribal Monitor(s) shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Tribal Monitor(s), shall be responsible for determining the duration and frequency of monitoring.

TCR-8: Inadvertent Discovery of Cultural Resources. In the event that previously unidentified cultural resources are discovered /unearthed during construction, the qualified archaeologist and the Tribal Monitor(s) shall have the authority to temporarily divert and/or temporarily halt ground-disturbance activities in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored ground-disturbing activity can proceed.

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

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

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

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

- C. If all other options are proven to be infeasible, data recovery through excavation

and then curation in a Curation Facility that meets the Federal Curation Standards (36 CFR 79).

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

TCR-9: Inadvertent Discovery of Human Remains. The Morongo Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. **No photographs are to be taken except by the coroner, with written approval by the Consulting Tribe[s].**

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

TCR-10: FINAL REPORT. The final report[s] created as a part of the project (CRMP/AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribe[s] for review and comment. After approval of all parties, the final reports are to be submitted to the appropriate Information Center (IC), and the Consulting Tribe[s].

XIX. UTILITIES AND SERVICE SYSTEMS

Would the Project:				
<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>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State 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 statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact** – The Proposed Project would not 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 Proposed Project would be required to connect into the existing utilities such as electricity, natural gas, water, wastewater, telecommunications, etc. These services already exist in the general area. Connections would occur on the project site or within existing roadways or right-of-way. Connections to these utilities are assumed as part of the proposed project and impacts to environmental resources have been discussed throughout the document.

Southern California Edison for Electricity

The Project proposes the subdivision of a parcel into 32 lots that would allow for the development of 32 single-family residences. In 2024, the residential sector of the Southern

California Edison planning area consumed 27,131 GWh of electricity for residential use³⁷. The proposed 32-lot subdivision would result in the construction of 32 new single-family homes and would not result in a significant increase in electrical demand with the typical single family home estimated electricity demand at approximately 0.011 GWh per home/per year.³⁸ The CalEEMod data projected that the residential uses would consume approximately 243,508 kWh/year for operational related activities for the 32 units which is approximately 0.2435 GWh, an inconsequential increase in electricity demand. This demand would be met by extension of SCE services as master planned from Sunfair along Broadway to the Project Site; no impact would result from construction within the road rights-of-way. As such, overall impacts would be less than significant.

Southern California Gas Company for Natural Gas

The Project site is located within the service area of Southern California Gas (SoCal Gas). The Proposed Project's estimated annual natural gas demand is 12,812.76 therms. The Proposed Project would create a permanent increase demand for natural gas. According to the California Energy Commission, the natural gas consumption of the SoCalGas residential sector was 2,150 MM therms (millions of therms) in 2024.³⁹ The Proposed Project's estimated annual natural gas consumption, using the output from CalEEMod, compared to the 2024 annual natural gas consumption of the overall residential sector in the SoCal Gas Planning Area would account for approximately 0.00005632 percent of the total natural gas consumption. This demand would be met by extension of SoCal Gas services as master planned from Sunfair along Broadway to the Project Site; no significant impacts to the environment would occur from construction within the road rights-of-way. Therefore, projected natural gas demand would result in a less than significant impact to SoCal Gas level of service.

Joshua Basin Water District for Water

The Applicant has been in communication with Joshua Basin Water District and JBWD has stated there is a water main installed and ready to serve the Project Site upon payment of fees and completion of District application requirements, one of which is approval of the project's tentative map (see Appendix G). The District does not provide will serve letters for development in the planning stages, only the water availability letter that has already been provided to the Applicant. Upon receipt of an application for water service following project approval, JBWD would make a final determination as to the requirements to meet the water demands of the subdivision. Based on JBWD's water availability letter, it is anticipated that JBWD will require on-site infrastructure design, the environmental impacts of which have been analyzed as part of this MND. No relocation or construction of new or expanded infrastructure is anticipated. The County's standard conditions of approval will require a will serve letter from JBWD to be obtained by the applicant prior to the issuance of building permits.

³⁷ California Energy Commission 2024. California Electricity Consumption Dashboard, Data last updated January 27, 2026, accessed May 7, 2026 from [Electricity Consumption](#).

³⁸ U.S. Energy Information Administration, accessed May 8, 2026, [Frequently Asked Questions \(FAQs\) - U.S. Energy Information Administration \(EIA\)](#)

³⁹ California Energy Commission 2024. California Natural Gas Consumption Dashboard, Data last updated January 27, 2026, Accessed May 7, 2026 from [Natural Gas Consumption](#)

Environmental Health Division approved onsite water treatment system (OWTS)

Adequate Service Certification-Onsite Sewage Disposal (Form S2, has been provided and signed by Project applicant as well as Environmental Health Services 8/7/2025 (see Appendix G).

AT&T for Telephone Service

Frontier Communications for Internet

Commitment to serve letter received July 22, 2025 and can be found in Appendix G.

All wet and dry utilities can be accommodated within the proposed rights of way of the three new roads. With service commitments, via will serve letters for service where appropriate, less than significant impacts to utilities and public services is expected to be less than significant.

- b) **Less than Significant Impact** - As stated above, the Project would be served by Joshua Basin Water District (JBWD), which has confirmed adequate water supply to meet current demands and reasonably foreseeable future development, including the proposed 32-lot residential Project (see Appendix G).

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.⁴⁰

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.

⁴⁰ Kennedy/Jenks Consultants. Final 2020 Urban Water Management Plan for Joshua Basin Water District. Section 4 Water Resources, September 2022

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.⁴¹ The Joshua Basin Water District 2020 Urban Water Management Plan (September 2022), Section 3: Table 3-2 lists the actual gallons per capita per day water use of 125 gallons in 2015 with a target of 116 by 2020.⁴² Therefore, the Proposed Project's residential units would have an estimated water demand of approximately 11,989 gallons per day or 13.43 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).⁴³ While during dry years, the groundwater basin would 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 would 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. Less than significant impacts are expected, and no mitigation measures are required.

- c) **Less than Significant Impact** – According to the Percolation Report (Appendix E-2) OWTS are planned for the development. Based on data presented in the report there appears to be sufficient area on each proposed parcel for a proposed OWTS. Review and approval of the OWTS would be coordinated with the San Bernardino County Department of Environmental Health. Adequate Service Certification Form 2 has been provided and can be found in Appendix G. Less than significant impact is expected.

- d) **Less than Significant Impact** - CalRecycle provides estimates for solid waste generation created by residences over a certain amount of time. The Proposed Project includes 32 residential lots. According to CalRecycle's estimated solid waste generation rates for single-family residences, the Proposed Project would generate at most, approximately 320 pounds of solid waste per day or approximately 0.32 tons per day, based on 10 pounds per unit per day.⁴⁴ 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. The Landers Sanitary Landfill has a maximum daily disposal capacity of 1,200 tons/day. The

⁴¹ San Bernardino Countywide Policy Plan Draft EIR. Population and Housing. Table 5.13-5 "Adopted SCAG 2040 Growth Forecasts."

⁴² Kennedy/Jenks Consultants. Final 2020 Urban Water Management Plan for Joshua Basin Water District. page 3-3 September 2022,

⁴³ Kennedy/Jenks Consultants. Final 2020 Urban Water Management Plan for Joshua Basin Water District. September 2022

⁴⁴

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, less than significant impacts are expected, and no mitigation measures are required.

- e) **Less than Significant Impact** - 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 that would 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, less than significant impacts are expected, and no mitigation measures are required.

Mitigation Measures: None required.

Monitoring: None required.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

<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>
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, because of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a) **Less than Significant Impact** - The Project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ) or in a State Responsibility Area (SRA). The Project site is currently undeveloped with native vegetation throughout the site and is located within a moderate Fire Hazard Severity Zone (FHSZ)⁴⁵ The proposed Project parcels would be accessible via three internal north-south oriented roads that are parallel with Laferney Avenue to the west and Sunever Road to the east and bound by Broadway Street to the north. According to San Bernardino County Policy Plan Evacuation Routes Map PP-2, the roads surrounding the site are not evacuation routes. The nearest evacuation route is Highway 62, approximately 2.0 miles south of the Project site.⁴⁶ The contractor would be required to maintain adequate emergency access for emergency vehicles as required by the fire and police authorities during temporary construction. The proposed Project would not impair an adopted emergency response plan or emergency evacuation plan. Therefore, less than significant impacts are anticipated, and no mitigation measures are required
- b) **Less than Significant Impact** –and within a Local Responsibility Area (LRA)⁴⁷ meaning that local fire protection agency would be San Bernardino County Fire. The proposed Project shall comply with all applicable statues, codes, ordinances, and standards of the San Bernardino County Fire Department. Therefore, given the minimal potential for wildfire within the Project

⁴⁵ San Bernardino County. County Policy Plan Hazards Element maps: HZ-5 “Fire Hazard Severity Areas” and HZ-6 “Fire Responsibility Areas”. Accessed 4.22.26

⁴⁶ [San-Bernardino-County-Countywide-Plan-Policy-Plan-PP-2-Evacuation-Routes.pdf](#)

⁴⁷ CalFire, Fire Hazard Severity Zones. [Fire Hazard Severity Zones | OSFM](#). Accessed 4.22.26

site, there is a less than significant impact for the proposed Project to expose 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.

- c) **Less than Significant Impact** - The Proposed Project would include utilities and infrastructure; the installation, operation and maintenance of which would be in compliance with fire safety regulations that require utility inspections. The proposed improvements would also be made in accordance with development standards for residential development per the San Bernardino County Development Code Table 82-9A Residential Land Use Zoning District Development Standards.⁴⁸ Additionally, new construction is subject to the latest standards of the California Fire Code. Less than significant impacts are identified or anticipated, and no mitigation measures are required. No aspects of the Proposed Project would exacerbate fire risks that could result in temporary or ongoing impacts to the environment.
- d) **Less than Significant Impact** - Topography of the Project site is relatively level. Additionally, the Project site is not located within a 100-year FEMA Flood Zone Area and there are no dams, reservoirs, or large water bodies near the Project Site, as shown on FEMA FIRM Map Panel 06071C8145J, the Project site lies within the Zone X designation. These are areas determined to be outside of the 0.2% annual chance floodplain. The Project site is not anticipated to 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. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Mitigation Measures: None.

Monitoring: None.

⁴⁸ San Bernardino County Development Code Title 8. Accessed 4.22.26 from <https://codelibrary.amlegal.com/codes/sanbernardino/latest/overview>.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

Would the Project:				
<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>
a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

SUBSTANTIATION:

- a) **Less than Significant with Mitigation Incorporated** - The Project site consists entirely of vacant land with creosote bush scrub habitat and some disturbed areas with sparse nonnative vegetation. The site is bordered by residential development to the west and vacant land to the north, east and south. The Project site is in an area of Joshua Tree with low-density residential and rural land use. The site contains three Western Joshua Trees which are critical habitat for any listed or sensitive wildlife species. The Project’s design and construction would avoid sensitive natural and cultural resources with mitigation measures in coordination with CDFW California Department of Fish and Wildlife. Adherence to County environmental and cultural resource requirements would ensure that any potential impacts are avoided or minimized. With implementation of mitigation measures **BIO-1** through **BIO-5** in section IV-Biological Resources, the Project would not substantially degrade the environment, reduce wildlife or plant populations, or disturb important historical or prehistoric resources. Although cultural resources were not observed on the Project site, it is recommended to implement **CUL-1** through **CUL-4**, discussed in section V. Cultural Resources and **TCR-1** through **TCR-10** in section XVIII-Tribal Cultural Resources in the event there are inadvertent discoveries made. Impact is Less than Significant with Mitigation Incorporated.
- b) **No Impact** - Cumulative impacts are defined as two or more individual effects 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:

- Cumulative impacts shall be discussed when the Project's incremental effect is cumulatively considerable.
- 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.

The Proposed Project is surrounded by vacant land to the north, south, and east, with scattered single-family residences to the west. The Proposed Project would increase residential housing in the County. The construction of such housing would not subject residents to any adverse long-term environmental effects caused by its implementation. Based on the Project's objectives and the lack of any significant adverse environmental impacts, this Project is in compliance with the San Bernardino County Countywide Plan. Impacts associated with the Proposed Project would not be considered individually adverse or unfavorable and is a conditionally acceptable use. No cumulative impacts are identified or anticipated, and no mitigation measures are required.

The proposed 32-lot residential Project is small in scale and located in a low-density, rural portion of Joshua Tree. The incremental environmental effects of the Project such as traffic, water demand, and solid waste generation are minimal and would not combine with other past, present, or reasonably foreseeable future projects to create significant cumulative impacts. Standard compliance with County regulations and environmental protection measures would ensure that the Project's contributions to cumulative effects remain negligible. Therefore, the Project's impacts are not cumulatively considerable. No Impacts are expected.

- c) **Less than Significant Impact** – The Project construction and operation would comply with applicable County, State, and federal regulations governing air quality, noise, traffic, water supply, and hazardous materials. Mitigation measures and standard regulatory requirements would further ensure that any potential impacts are minimized. As a result, the Project would not cause substantial adverse effects on human beings, either directly or indirectly. Impact would be less than significant.

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

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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