



# San Bernardino County

Land Use Services Department Planning Division

385 North Arrowhead Avenue, 1<sup>st</sup> Floor • San Bernardino, CA 92415

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## **NOTICE OF PREPARATION OF A DRAFT EIR AND PUBLIC SCOPING MEETING**

**DATE:** April 22, 2026

**FROM:** San Bernardino County Land Use Services Department  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

**TO:** Responsible Agencies, Trustee Agencies, and Interested Parties

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for the Alta Loma Residential Project

Pursuant to the California Environmental Quality Act (CEQA), the County of San Bernardino (County) will conduct a review of the environmental impacts of the Alta Loma Residential Project (Project) described below. Implementation of the Project will require discretionary approvals from local agencies and may require approvals from state agencies; therefore, the Project is subject to the environmental review requirements of CEQA.

The County of San Bernardino will be the Lead Agency for the EIR for the proposed Project. As the lead agency under CEQA, and due to the potential for significant environmental impacts, the County is issuing this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for this Project.

We are interested in your agency's views as to the appropriate scope and content of the Draft EIR's environmental information pertaining to your agency's statutory responsibilities related to the Project. We will need the name and email address of a contact person for your agency.

Also, for interested individuals/parties, we would like to be informed of environmental topics of interest to you regarding the Project within the scope of the Draft EIR topics.

**PROJECT TITLE:** Alta Loma Residential Project

**PROJECT NUMBER:** PROJ-2024-00045

**PROJECT APPLICANT:** Kazaas Holdings Inc., c/o Noesis Group

**ASSESSOR'S PARCEL NUMBER(S):** 0588-131-61-0000

**PROJECT SITE AND LOCATION:** The proposed Project is located on a 47-acre parcel at the southeast corner of Alta Loma Drive and Alta Avenue intersection within the Joshua Tree area of unincorporated San Bernardino County. Project location is depicted on Exhibit 1, Project Location and Vicinity.

The Joshua Tree area is located in the southeastern portion of the County, within the Morongo Basin region of the Mojave Desert. It is generally situated between the Little San Bernardino Mountains to the south and the Bartlett Mountains to the north. The area is primarily accessed via State Route 62 (SR-62) and is characterized by low-density residential development, vast desert open space, and proximity to Joshua Tree National Park. Land uses in the area include rural residential, recreational, and conservation-oriented open space.

**PROJECT SETTING AND EXISTING CONDITION:** The Project site is currently undeveloped and has a General Plan Land Use and Zoning designation of Rural Living (RL), which has a minimum lot area of 2.5 acres. The site is surrounded by vacant land on all sides with Land Use Zoning designation of RL on the east, south, and west, and Single-Residential minimum 10,000 sf (RS-10M)/General Commercial-Sign Control Overlay (CS-SCp)/Multiple Residential (RM) on the north. Existing single-family residential units mostly occur to the east of Olympic Road and to the west across La Contenta Road.

**PROJECT DESCRIPTION:** The Project would subdivide the 46.75-acre site into 18 individual parcels, each of which would be developed with a single-family residential home and associated outdoor improvements and amenities. The resulting subdivision would therefore accommodate 18 single family residential units, one on each newly created lot. The Project Site Plan is depicted on Exhibit 2, Site Plan.

The proposed lots would range in size from 2.50 acres to 2.99 acres. The homes constructed on these parcels would range from 3,297 to 4,144 square feet in building area, offering a variety of floor plans and layouts to meet different residential needs. The maximum building height within the Project site would be 35 feet. Each residential lot would include associated site improvements such as private driveways, landscaped areas, and a swimming pool.

The Project would incorporate a full range of site improvements necessary to support the proposed residential development. These improvements include new internal streets, private driveways, private and guest parking areas, utility and drainage infrastructure, and landscaped areas designed to provide visual relief. Additional site enhancements would be constructed to ensure safe circulation, adequate access, and overall functionality of the development. The Project would include a looped circulation system consisting of two separate entry and exit roads, designated as "A" Street West and "A" Street East, each with a width of 20 feet. These roads serve as the primary access points into and out of the proposed Project site and connect to Alta Loma Road. A low entry wall at the entrance would provide visual identity

Construction activities include grading, excavation and re-compaction of soils; utility and infrastructure installation; building and internal roadway construction; and architectural coatings. Construction activities are anticipated to last approximately 28 months, starting in 2028.

**EIR SCOPE:** Consistent with CEQA Guidelines Section 15060, the County conducted a preliminary review of the Project and determined that the Project could potentially result in significant effects on the environment and that an EIR is required. It is anticipated that no impacts associated with Agricultural and Forestry Resources and Mineral Resources would occur as a result of the Project, and therefore, a determination to that effect will be made in the EIR. The EIR will additionally include discussions of Growth Inducing Effects; Significant Irreversible Environmental Changes; and Alternatives to the proposed Project. At this time, the County anticipates that the following topics will be analyzed in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish the Project Objectives while lessening or eliminating any potentially significant Project impacts.

**OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT:** A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the overall project. This Notice provides a description of the Project and solicits comments from responsible agencies, trustee agencies, federal, state, and local agencies, and other interested parties on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the Project.

Comments received in response to this Notice will be reviewed and considered by the Lead Agency in determining the scope of the EIR. Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this Notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

**PUBLIC REVIEW PERIOD:** April 20, 2026 – May 20, 2026

Please send your responses and comments before closing business day, May 20, 2026, to Delanie Garlick, Planning Manager [delanie.garlick@lus.sbcounty.gov](mailto:delanie.garlick@lus.sbcounty.gov) or at the following address:

Delanie Garlick, Planning Manager  
San Bernardino County  
Land Use Services Department – Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

Please include your name, phone number, and address in your response and, if commenting on behalf of an agency, your agency's contact person.

**Document Availability:** This Notice of Preparation( NOP) can be viewed on the County of San Bernardino Environmental – [Desert Region – Land Use Services](#). The documents are also available for review during regular business hours at:

- County of San Bernardino Land Use Services Department, Planning Division, 385 North Arrowhead Avenue, San Bernardino, CA 92415; between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.
- San Bernardino County Library, Yucca Valley Branch, 57271 29 Palms Hwy, Yucca Valley, CA 92284; between the hours of 11:00 a.m. and 7:00 p.m., Monday through Wednesday, 10:00 a.m. to 6:00 p.m. Thursday, and 9:00 a.m. to 5:00 p.m. Saturday.
- San Bernardino County Library, Joshua Tree Branch, 6465 Park Blvd, Joshua Tree, CA 92252; between the hours of 11:00 a.m. and 7:00 p.m., Monday through Wednesday, 10:00 a.m. to 6:00 p.m. Thursday, and 9:00 a.m. to 5:00 p.m. Saturday.

**NOTICE OF PUBLIC SCOPING MEETING:** The County will hold a scoping meeting for the Project to receive comments on the scope and content of the EIR. You are welcome to attend the scoping meeting and present environmental information that you believe should be considered in the EIR. The scoping meeting is scheduled as follows:

**Date:** Thursday, April 30, 2026  
**Time:** 5:00p – 7:00pm  
**Place:** Elliott Hall, Joshua Tree Community Center,  
6171 Sunburst Avenue, Joshua Tree, CA 92252

If you require additional information, please contact Delanie Garlick, Planning Manager: [delanie.garlick@lus.sbcounty.gov](mailto:delanie.garlick@lus.sbcounty.gov)