ADDENDUM TO THE SAN BERNARDINO COUNTYWIDE PLAN ENVIRONMENTAL IMPACT REPORT FOR THE PIONEERTOWN SPECIAL DEVELOPMENT DISTRICT (PMISC-2024-00034) PROJECT SAN BERNARDINO COUNTY SCH NO. 2017101033

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SECTION 1.0 – INTRODUCTION

1.1 PROJECT OVERVIEW

The County of San Bernardino (County) certified the Final Program Environmental Impact Report (PEIR) for the San Bernardino Countywide Plan (CWP), State Clearinghouse No. 2017101033, on October 27, 2020. Following the certification of the PEIR, the Pioneertown Mane Street Historic District was listed in the National Register of Historic Places in May 2020 under Criterion A for Art (Film and Television) at the local level of significance, and the County subsequently initiated the Pioneertown Special Development District to establish land use and development standards intended to preserve the district's historic character within a designated area known as the Special Development-Mane Street Historic District (SD-MSHD) land use zoning district. These actions include proposed General Plan, zoning map, and Development Code Amendments, resulting in the preparation of this Addendum to the PEIR pursuant to Title 14, California Code of Regulations (State CEQA Guidelines), Chapter 3, §15162 through §15164. This addendum is intended to evaluate whether the proposed policy, zoning, and development standard changes would result in any new or substantially more severe environmental impacts beyond those analyzed in the CWP PEIR and the environmental analyses contained in the original PEIR for the Pioneertown Special Development District Project (PMISC-2024-00034/Proposed Project).

1.2 PURPOSE OF THE ADDENDUM TO THE EIR

Changes to a project for which an EIR has been certified can trigger the requirement for additional CEQA-related analysis. Section 15162 of the *CEQA Statute and Guidelines* describes the circumstances for when a subsequent EIR or negative declaration is required:

(a) *When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR [or negative declaration] shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*

1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*

A. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*

B. *Significant effects previously examined will be substantially more severe than shown in the previous EIR [or negative declaration];*

C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more is significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

The environmental impacts associated with development of the SD-MSHD zoning district were addressed in the previously certified PEIR. For the reasons discussed below in Section 2.0, the Proposed Project would not result in any new significant impacts and would not increase the severity of the previously identified significant impacts. Thus, the Proposed Project does not constitute "substantial changes" that would require "major revisions" to the PEIR due to new or increased impacts (refer to Section 15162 [a][1]). Additionally, the "circumstances under which the project" would be undertaken are no different than described in the PEIR (refer to Section 15162[a][2]). Further, the Proposed Project does not represent "new information of substantial importance" that would result in new or greater impacts not discussed in the PEIR. For these reasons, a subsequent EIR to address this new information is not required.

Additionally, Section 15164 of the *CEQA Statute and Guidelines* provides the authority for preparing an addendum to a previously certified EIR or adopted negative declaration. Specifically, Section 15164 states the following:

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Because the Proposed Project does not meet the conditions described in Section 15162 of the *CEQA Statute and Guidelines,* but does satisfy the conditions set forth in Section 15164, the County determined that an addendum to the previously certified PEIR is the appropriate documentation to address the Proposed Project. The environmental analysis presented in Section 2.0 demonstrates that the Proposed Project will not create new or greater significant environmental impacts than those identified in the previously certified PEIR. This environmental document has been prepared to analyze the environmental effects of the Project. Public review of this addendum is not required according to CEQA.

1.3 PREVIOUS ENVIRONMENTAL DOCUMENTATION

In accordance with CEQA Guidelines Sections 15148 and 15150, this Addendum incorporates the 2020 certified PEIR (and its constituent parts) by reference. A summary of the 2020 certified PEIR and how it relates to this Addendum is provided below.

The 2020 PEIR evaluated 18 environmental topics and substantiated the following findings:

Less Than Significant Impacts Without Mitigation

- Aesthetics
- Agriculture and Forestry Resources
- Geology and Soils
- Hydrology and Water Quality
- Land Use and Planning
- Population and Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities and Service Systems

Impacts Mitigated to Less Than Significant with Mitigation Measures

- Cultural Resources

Significant, Unavoidable Impacts

- Air Quality
- Biological Resources
- Greenhous Gas Emissions
- Hazards and Hazardous Materials
- Mineral Resources
- Noise
- Transportation/Traffic

1.4 INTRODUCTION

1.4.1 PROJECT BACKGROUND

Site History

In May 2020, the Pioneertown Mane Street Historic District was entered in the National Register of Historic Places (NRHP) under Criterion A for Art (Film and Television) at the local level of significance. The buildings of Pioneertown were constructed between 1946 and 1966 and were built to serve as a permanent, Western-themed film set. Unlike contemporary film sets, the Pioneertown buildings served as functional commercial locations during off-filming hours, servicing the anticipated residents of the planned community surrounding Mane Street. The Historic District contains 19 buildings, five structures, and one object that contributes to its designation under the NRHP.

Pioneertown Community Action Guide

In October 2020, the County adopted the Pioneertown Community Action Guide (CAG) which prioritizes local community values including an emphasis on western history and culture, local context, and managed growth.

Project History

In August 2025, the County began the process of establishing a Special Development District, the Special Development–Mane Street Historic District (SD-MSHD) Land Use Zoning District, to establish context-sensitive regulations on land use, development standards, and building design. This County initiative seeks to reinforce the area's historic designation and reflects the local neighborhood's values to manage growth on their own terms, as expressed in the Pioneertown Community Action Guide and the privately initiated Development Code Amendment application.

1.5 PROJECT LOCATION AND SITE CHARACTERISTICS

1.5.1 Location

The Project area encompasses properties generally located along Mane Street and portions of adjacent roadways, including Tom Mix Road, Rawhide Road, Curtis Road, Roy Rogers Road, and Pioneertown Road.

The Proposed Project site is an area bound by Rawhide Road to the north, Pioneertown Road to the south and west, and Curtis Road to the east on approximately 44.97 acres. The irregular project site includes three 1.26-acre parcels on the northwest corner of Rawhide Road and Curtis Road in the 3rd Supervisorial District.

There is a total of 35 parcels within the Project site. The boundaries of the proposed Special Development-Mane Street Historic District (SD-MSHD) land use zoning district are shown in Figure 1.

1.5.2 Existing and Historic Land Uses

Existing land uses within the Project site include retail stores, restaurants, bars and taverns, a bowling alley, a religious facility, livestock uses, single-family residences, and vacant land.

Historic uses of the Project site have included a filming location, specialty retail, restaurant, post office, animal facility, street furniture, vacant land, and a parking lot.

1.5.3 Surrounding Land Uses

The Project site is surrounded on all sides with land categorized as Rural Living 1 du/2.5 ac max (RL). Surrounding parcels consist of single family homes and vacant lots.

1.5.4 Policy Plan Designation/Zoning

The Policy Plan Map Amendment will change the Land Use Category designation from Commercial (C) and Rural Living 1 du/2.5 ac max (RL) to Special Development (SD) within the Project site, to align with the new Special Development-Mane Street Historic District Zoning District (see Figure 2).

The Zoning Map Amendment will change the Land Use Zoning District designation from Special Development-Residential (SD-RES) to the Special Development-Mane Street Historic District (SD-MSHD) (see Figure 3).

1.6 PROJECT DESCRIPTION

The Proposed Project is a County-led initiative that seeks to establish allowed use requirements and building design standards aimed at preserving the historic character of Mane Street in Pioneertown, which is a district listed on the National Register of Historic Places (NRHP). This Project is comprised of the following components:

- A Policy Plan Amendment to amend Policy LU-4.11 to include the Pioneertown Special Development District in an existing prohibition of franchise businesses, and change the land use designation of the project area from Commercial (C) and Rural Living, 1 dwelling unit per 2.5 acres maximum (RL), to Special Development (SD);
- A Land Use Zoning District Amendment to change the zoning designation of the project area from Development-Residential (SD-RES) to Special Development-Mane Street Historic District (SD-MSHD); and
- A Development Code Amendment to establish development standards for a new Special Development-Mane Street Historic District (SD-MSHD) Zoning District.

Policy Plan Amendment

The Policy Plan Amendment is two-fold.

1. Prohibit Franchise Businesses. Policy LU-4.11 currently prohibits franchise businesses that have 11 or more locations worldwide under the same trademark, service mark, or company brand name in the

commercial focus area of Joshua Tree. A Policy Plan Amendment is proposed to include the Pioneertown Special Development District in this prohibition. This prohibition directly addresses community concerns on the potential negative effects that franchise businesses have on Pioneertown's character, as expressed by residents/community members during public outreach.

2. Align the Pioneertown Special Development District with Policy Plan Map. A Policy Plan Amendment is proposed to change the Land Use Category of the Project site from Commercial (C) and Rural Living 1 du/2.5 ac max (RL) to Special Development (SD) to align the proposed Pioneertown Special Development District zone with its corresponding Land Use Category in the Policy Plan.

Land Use Zoning District Amendment

The Project site's Land Use Zoning District is proposed to change from Special Development-Residential (SD-RES) to the Special Development-Mane Street Historic District (SD-MSHD), adding the new "-MSHD" suffix to establish a new SD zone to reflect the Project site's history and character. The Table 1 summarizes the Project site's existing land uses, existing/proposed Policy Plan Land Use Category, and existing/proposed Land Use Zoning District.

Table 1. Proposed Change in Land Use and Zoning Designation

APN	Land Use	Existing		Proposed	
		Land Use Category	Zoning District	Land Use Category	Zoning District
059439109, 059439106, 059421215, 059421232, 059421230, 059420146, 059421233, 059439107, 059439104, 059421130, 059421238, 059421234, 059439130, 059439129, 059439123, 059421236, 059421237, 059421202, 059421129, 059421239, 059439127, 059439114, 059439105, 059439126, 059439125, 059439120, 059439108, 059439132 (Parcel bound by Rawhide Road to the north, Pioneertown Road to the south and	Retail Stores, Restaurant, Bar, Tavern, Bowling Alley, Religious Structure, Livestock, Single-Family Residences and Vacant Land	Commercial (C)	Special Development -Residential (SD-RES)	Special Development (SD)	Special Development –Mane Street Historic District (SD-MSHD)

west, and Curtis Road to the east)					
059420148, 059420150, 059421132 , 059421134 Four parcels bounded by Rawhide Road to the north, Pioneertown Road to the south and west, and Tom Mix Road to the east.	Livestock, Vacant Land	Rural Living 1 du/2.5 ac max (RL)	Special Development -Residential (SD-RES)	Special Development (SD)	Special Development –Mane Street Historic District (SD-MSHD)
059421229, 059421228, 059421227 (Three parcels on the northwest corner of Rawhide Road and Curtis Road)	Single Family Residence and Vacant Land	Rural Living 1 du/2.5 ac max (RL)	Special Development -Residential (SD-RES)	Special Development (SD)	Special Development –Mane Street Historic District (SD-MSHD)

Development Code Amendment

A Development Code Amendment is proposed to establish provisions that apply to all subdivisions, new land uses and structures, and alterations to existing land uses and structures within the Project site. The proposed standards are reflective of community input from public outreach, character defining features from the National Register of Historic Places, and staff technical analyses. These proposed additions and modifications to the Development Code are summarized below.

- *Allowed Land Uses and Permit Requirements*. Revises allowed land uses and permit requirements in Development Code Table 82-17 to introduce three new land uses with definitions for *craft manufacturing*, *certified farmers' market*, and *accessory outdoor dining*. Requires the approval of a Site Plan Permit as the minimum threshold for a majority of future commercial uses. Introduces a new prohibition on nightclubs. Establishes size thresholds for discretionary permits.

- *Adaptive Reuse of Historic Resources.* Explicitly prohibits the demolition of historic resources. Clarifies that renovation of a historic structure within the Special Development District can be reviewed against the California Historic Building Code or the proposed standards for the Pioneertown Special Development District

- *Trail Easements*. Formalizes previously unclear trail easements with the intent of preserving pedestrian and equestrian access for portions in the Project site. Clarifies five distinct roads within the Pioneertown Special Development District as trail easements, and establishes standards on centerlines, total widths, vehicular and pedestrian access, and material type. Reinforces that Mane Street is to remain natural or developed with stabilized dirt; also requires any future dedications to explicitly abide by established sections of the Development Code (Section

86.06.090 (Covenant of Easements) and Chapter 83.05 (Dedications and Installations of Street and Trail Improvements)).

- *Building Design*. Introduces building design standards for projects within the Pioneertown Special Development District, based on "Character Defining Features" from the National Register of Historic Places. Regulates design forms and material type for buildings, such as false front western, cabin or barn, and roofs (gable, shed or low slope roofs). Establishes features, such as ornamental detailing, and material type for windows, porches, decks, railings, walls and fences. Prohibits the demolition of a contributing historic resource unless a public health or safety threat is posed.

- *Site Landscaping Standards*. Introduces context-specific landscaping standards for the Special Development District, such as requirements for the installation of historic landscape elements based on the National Historic Register, such as western/equestrian themed objects (faux tank houses, barrels, wagons, native plants, hitching posts).

- *Signage*. Establishes context-sensitive sign regulations to prevent sign clutter and ensure compatibility with the building architecture and western character of the area.

- *Parking*. Refined parking regulations to reinforce Mane Street's pedestrian/equestrian nature by explicitly prohibiting vehicular access to parking lots from Mane Street. Allows the creation of a community-initiated shared parking through a district-wide agreement throughout the Special Development District.

- *Development Standards*. Refined development standards for the Special Development District are outlined in the Table 2.

Table 2. Proposed Development Standards Summary

Development Standards	Existing Special Development-Residential (SD-RES) – Desert Region	Proposed
Density	1 DU per 40 acres Accessory dwellings as allowed by County Code **Chapter 84.36** (Accessory Dwelling Units)	1 DU per 40 acres; Accessory dwellings as allowed by County Code **Chapter 84.36** (Accessory Dwelling Units)
Floor Area Ratio	0.3:1	Lot <1 acre: 0.15 Lot 1 acre or more: 0.10
Lot Coverage	80%	Lot <1 acre: 60% Lot 1 acre or more: 40%
Setbacks	Front: 25 ft Side – street side: 25 ft Side – Interior (each): 10 ft Rear: 10 ft	Front Setbacks for: Mane Street: 50 ft Tom Mix Road: 40 ft. Roy Rogers Road: 40 ft. Rawhide Road: 40 ft.

		Curtis Road: 40 ft. Pioneertown Road: 25 ft. Interior Side: 0 ft. Rear: 10 ft.	
Build-to-Line	-	50 ft.	
Building Height	35 feet	28 ft.	
Building Area	-	3,500 sq.ft.	
Building Frontage	-	70 ft.	
Building Separation Distance	-	Buildings/ Structure Frontage Length	Minimum Separation distance
		20 ft. or less	5 ft.
		Greater than 20 ft. – 30 ft. or less	10 ft.
		Greater than 30 ft. – 40 ft. or less	15 ft.
		Greater than 40 ft. – 50 ft. or less	20 ft.
		Greater than 50 ft. – 60 ft. or less	25 ft.
		Greater than 60 ft. – 70 ft. or less	30 ft.
Landscaped Area	Single family land use: front and street setbacks Multi-family land use: 40% Industrial land use: 15% Institutional, Office, Retail land use: 20%	20% maximum; no minimum	

1.7 ORGANIZATION OF THE ADDENDUM

The addendum is organized in three sections as follows:

- Section 1.0, Introduction, provides an overview of the revised project, including the purpose and justification for the addendum, as well as a summary of the approved project and the proposed project modifications.
- Section 2.0, Environmental Discussion, includes an analysis of how environmental impact may be altered as a result of the revised project.
- Section 3.0, References, includes all sources referenced throughout this addendum.

1.8 DOCUMENTS INCORPORATED BY REFERENCE

The San Bernardino CWP EIR is incorporated by reference into this addendum (County 2020a).

Figure 1: Project Location and Vicinity

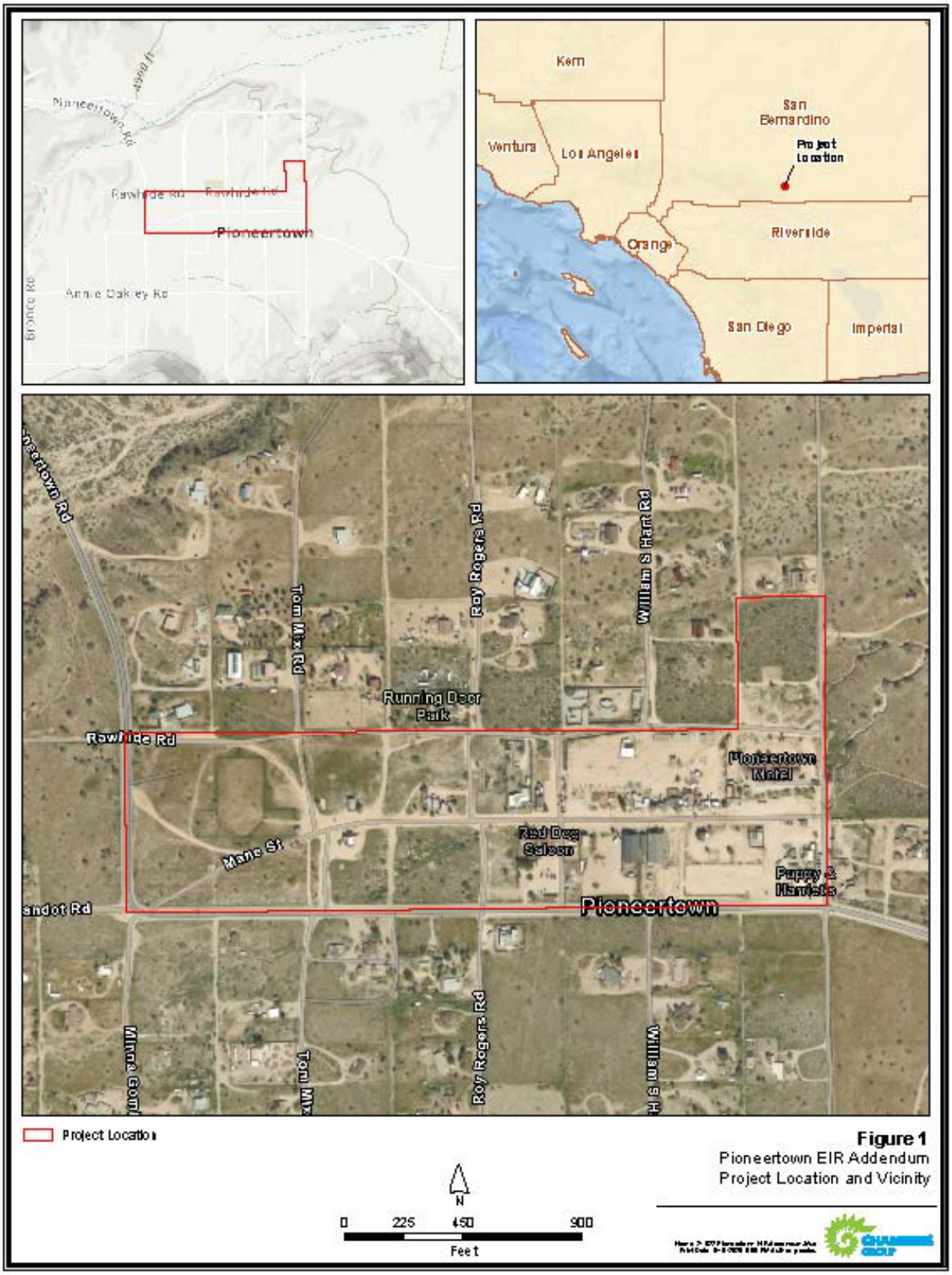


Figure 2: Existing and Proposed Land Use Map

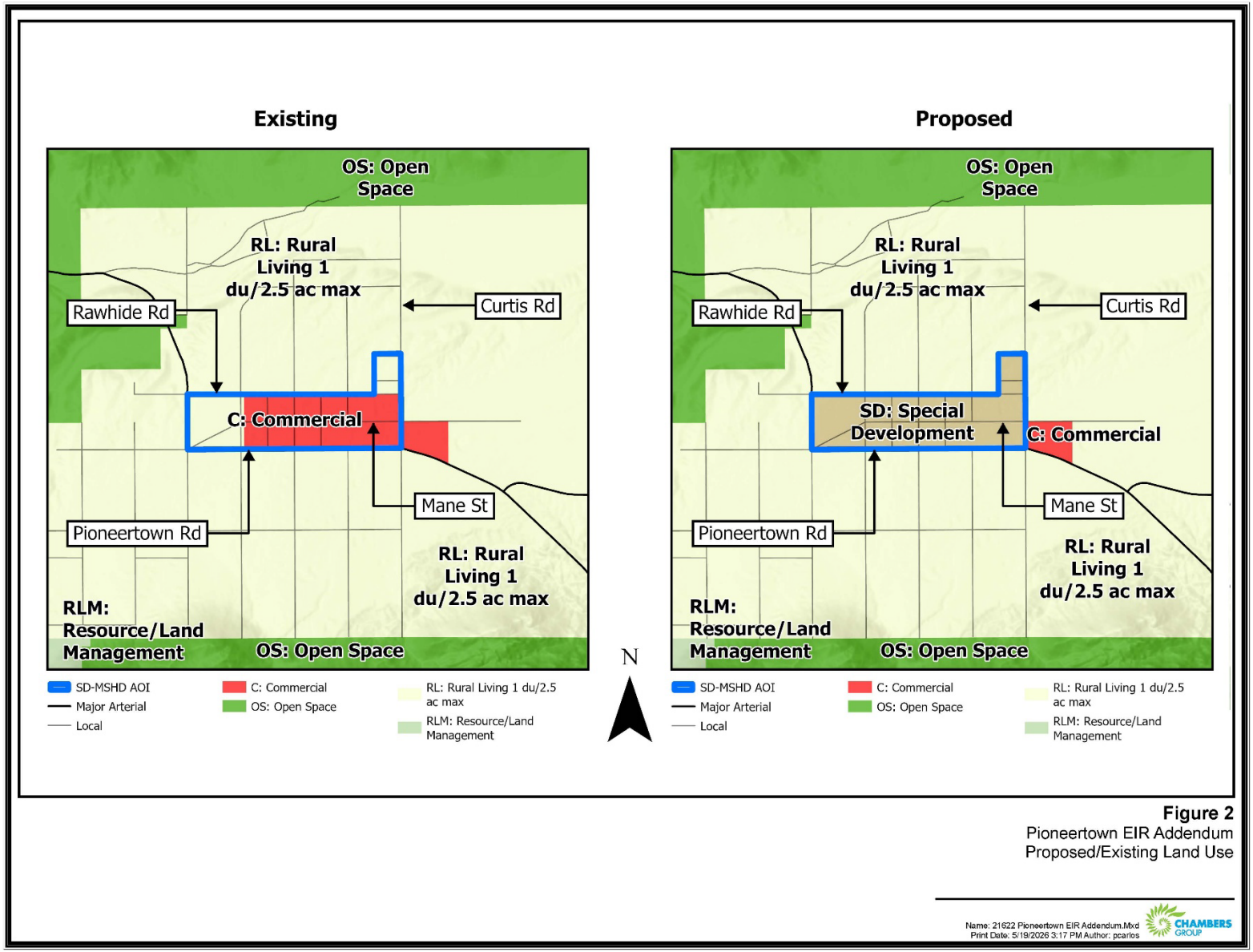


Figure 3: Existing and Proposed Zoning Map

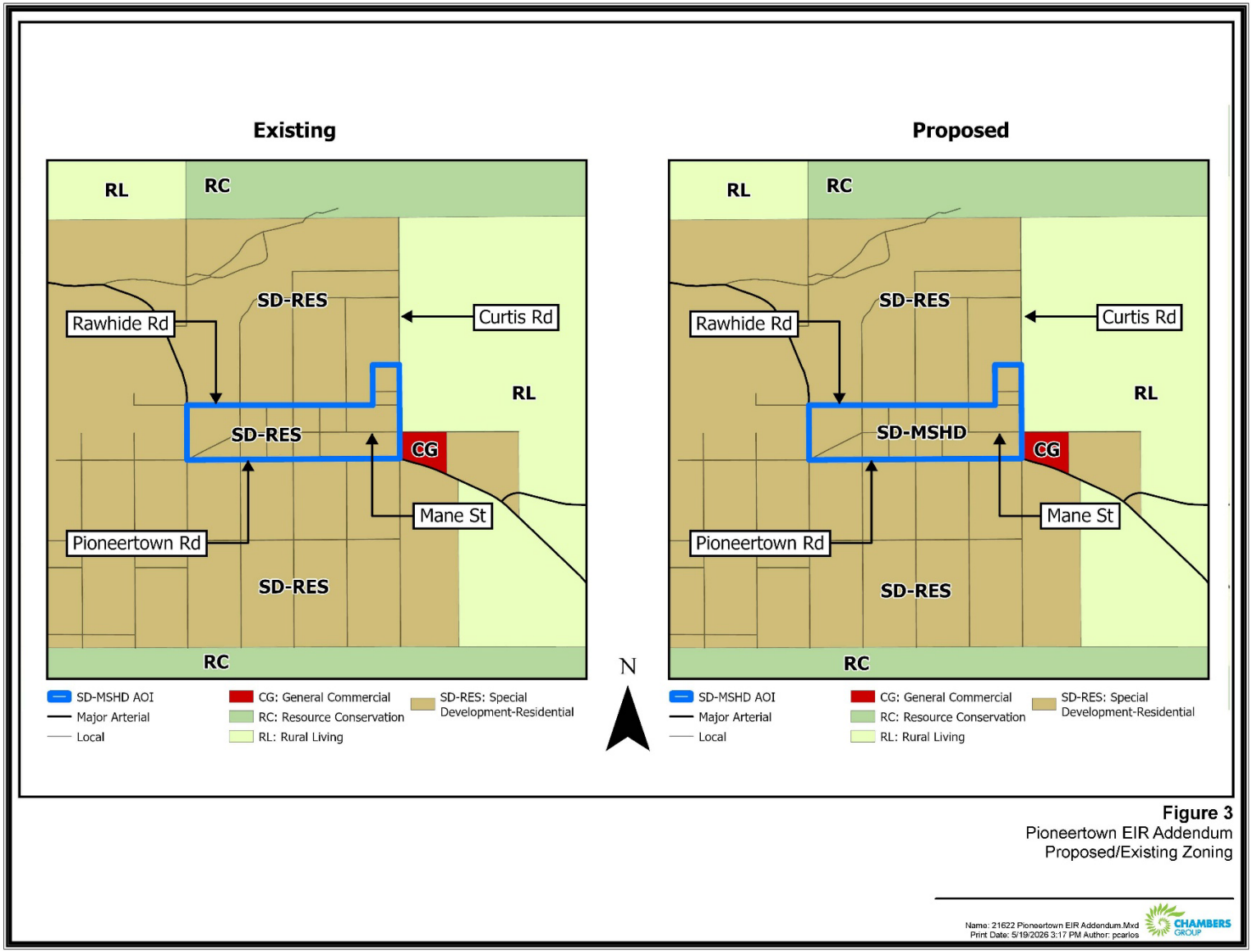


Figure 4: SD-MSHD Trail Easements and Centerlines Map

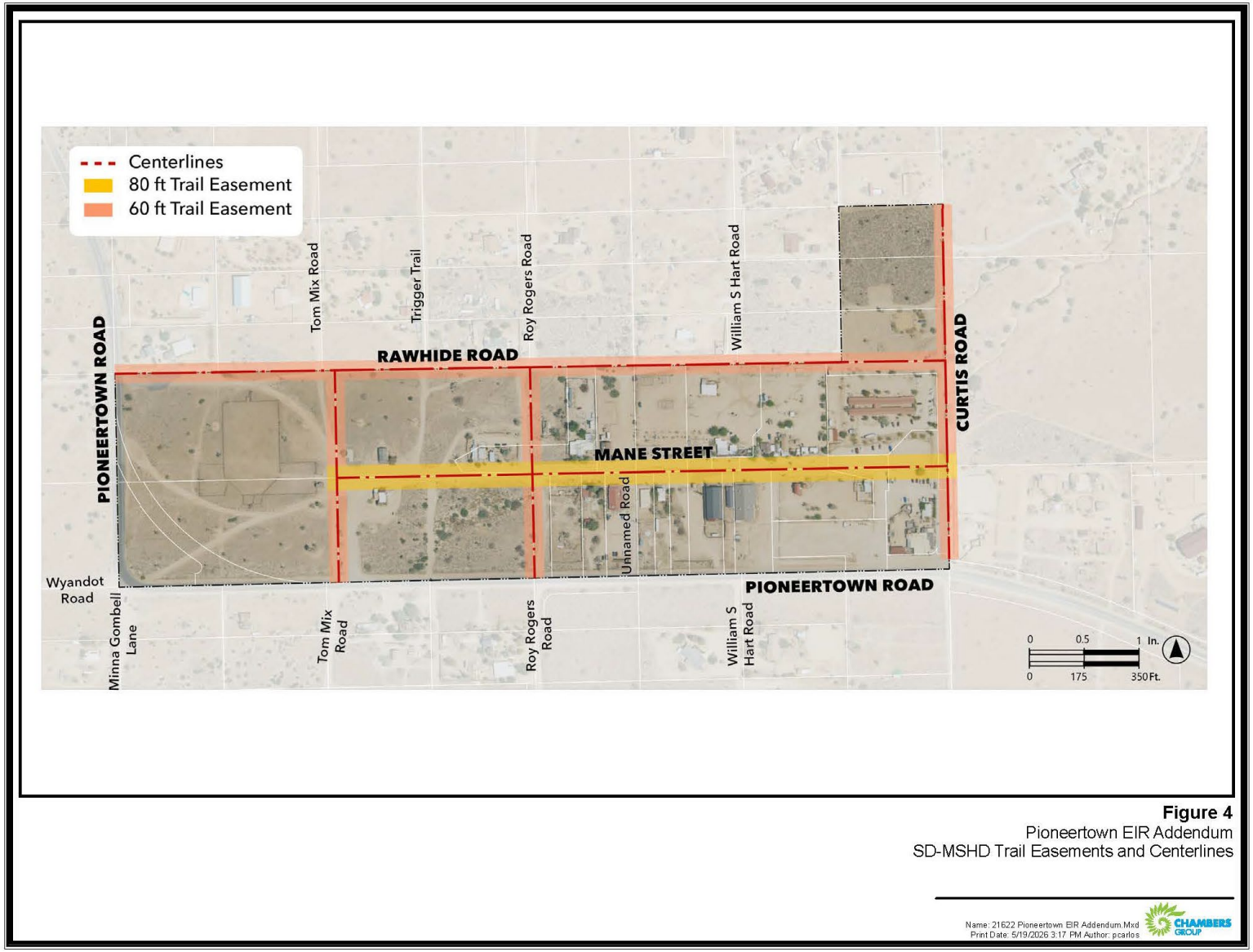
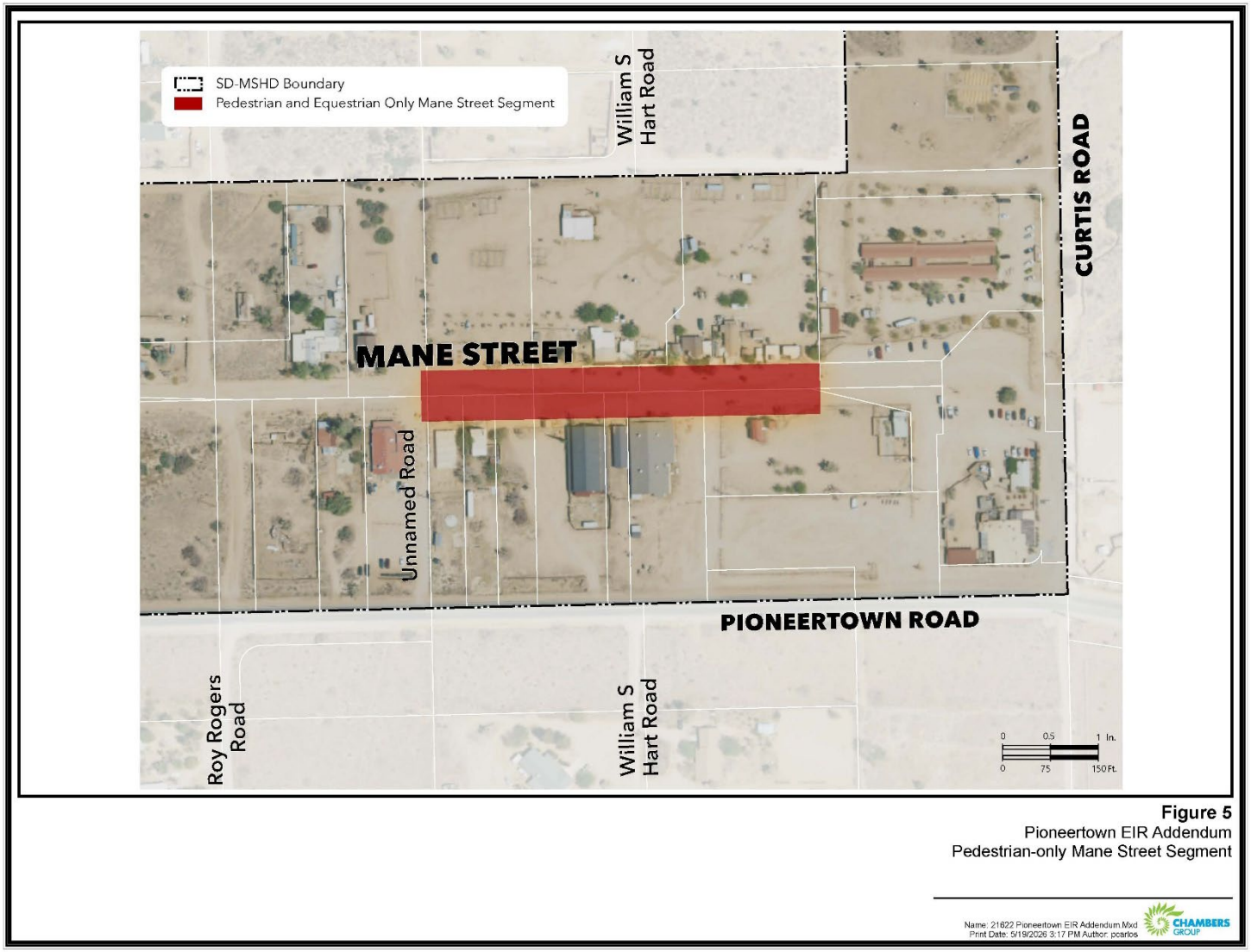


Figure 5: Pedestrian- and Equestrian-Only Mane Street Segment



SECTION 2.0 – ENVIRONMENTAL DISCUSSION

As described in Section 1, Introduction, the Project proposes to establish allowed use requirements and building design standards aimed at preserving the historic character of Mane Street in Pioneertown. As such, the following discussion summarizes the resulting Project impacts pursuant to CEQA Sections 15162 and 15164 to determine if the proposed changes, change in circumstances, or new information since approval of the EIR would require further environmental review or preparation of a subsequent environmental document.

2.1 ENVIRONMENTAL IMPACT ANALYSIS

The information below addresses each of the environmental issues that were previously analyzed within the scope of the previously certified PEIR, and primarily follows Appendix G of the 2026 CEQA Statute and Guidelines. The conclusions of the previously certified PEIR are provided as a reference for each environmental issue area for purpose of describing how the requested change in zoning and land use designation of Pioneertown would not result in any new significant impacts and would not increase the severity of the impacts identified in the PEIR.

2.1.1 Aesthetics

a) Would the project have a substantial adverse effect on a scenic vista?

PEIR Analysis: The PEIR concluded this impact to be less than significant. The County contains a variety of unique and important visual resources, including numerous expansive vistas of forests, hillsides, mountains, and desert landscapes. The greatest changes in land use, and thus in visual appearance, would occur within incorporated cities within the County's Valley region. In the overall Desert region, development is limited to incorporated cities and there is little developable land that is planned for buildout that would affect scenic views in unincorporated regions. For this reason, buildout of the proposed Project would have little to no effect on scenic vistas over a vast percentage of the Desert region. In all regions of the unincorporated County, implementation of Policy NR-4.1 would ensure that individual projects would minimize or avoid impacts to scenic views as much as feasible.

Proposed Project Analysis The Proposed Project would not result in a substantial adverse effect on a scenic vista. As described in the General PEIR, development in the East Desert Region is expected to remain low in intensity and dispersed, without substantial changes to development patterns or visual character. The proposed Project is consistent with, and more restrictive than, the development assumptions evaluated in the General PEIR, as it reduces allowable building intensity (see Table 2) and introduces design standards intended to preserve the historic and visual character of the area. The Project does not increase development capacity (density remains 1 DU/40 acres in most areas); it reduces permitted building height, FAR, and lot coverage; it introduces design standards specifically tied to historic character, not expansion; and it includes features like trail easements and setbacks, which can preserve open views.

While minor, localized view obstruction could occur from individual projects, this would be consistent with the level of impact previously analyzed and determined to be less than significant. The Project would not result in new or more severe impacts than those identified in the General PEIR.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

PEIR Analysis: The PEIR concluded this impact to be less than significant. The Desert Region contains numerous state and County-designated scenic highways; however, the vast majority of the Desert Region is outside the jurisdiction of the County and is managed by state and federal agencies. Therefore, County-designated scenic routes in the region were found to be largely unaffected by implementation of the PEIR. There are no officially designated state-designated scenic highways in the region. The PEIR concluded that, upon implementation of existing regulations and proposed Countywide policies, impacts to scenic resources within a state scenic highway would be less than significant.

Proposed Project Analysis: There are no state scenic highways within the Project vicinity or viewshed. The closest state-designated scenic highway is a segment of State Route 247 located 4 miles northeast of the Project site (Caltrans 2026). Due to the distance between the Project site and State Route 247, as well as intervening topography, the Project site is not visible from this designated scenic highway. Therefore, the Proposed Project would not result in significant impacts and would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

PEIR Analysis: The PEIR concluded this impact to be less than significant. Changes in land use in the CWP are generally limited to portions of the unincorporated County that feature existing urban development. The East Desert Region is not targeted for future growth under the CWP. No area of the region was expected to experience a major change in community character or visual appearance under the CWP since most development capacity is in areas allowing very low-density residential uses. Applicable portions of the San Bernardino County Development Code and relevant goals and policies of the CWP would reduce impacts on public views to a less than significant level.

Proposed Project Analysis: The Project site is located within the Pioneertown Mane Street Historic District, which is characterized by Western-themed historic buildings, low-scale development, and a desert landscape setting with open space and views of surrounding landforms. Existing development within the site includes a mix of commercial uses, residences, and vacant land, and already reflects a developed historic district rather than an undisturbed natural landscape.

The Proposed Project is a regulatory action that establishes a new SD-MSHD zoning designation with development standards and design guidelines specifically intended to preserve and enhance the historic and visual character of the area. These include standards related to building height, massing, materials, and architectural features based on the NRHP “character-defining features” of Mane Street. The Project also reduces allowable development intensity compared to existing zoning by lowering maximum building height, reducing floor area ratios and lot coverage, and maintaining very low residential density. These limitations would result in smaller-scale, less visually prominent structures than anticipated under the PEIR that are compatible with the existing setting.

While future development facilitated by the Project could incrementally alter the visual character of individual parcels through new construction or modifications to existing structures, such changes would occur within a framework of the proposed design standards that ensure compatibility with the established

historic character. As a result, development would be expected to reinforce, rather than degrade, the visual quality of the area. Additionally, the Project does not introduce new types of urban development, large-scale infrastructure, or high-intensity land uses that would substantially contrast with or degrade the surrounding rural desert environment.

Thus, the Project impacts related to the visual character would be less than significant and would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

PEIR Analysis: The PEIR concluded this impact to be less than significant. While individual projects in the East Desert Region could increase nighttime illumination at a local level, the PEIR determined that the minimal amount of anticipated regional growth would be expected to have a negligible impact on the region's overall light environment.

Proposed Project Analysis: The Project site is located in a rural desert setting with existing development that includes commercial uses, residences, and visitor-serving uses along Mane Street, all of which currently generate limited nighttime lighting typical of a small, rural historic district.

The Proposed Project is a regulatory action that establishes zoning and development standards and does not, in itself, introduce new sources of lighting or glare. Future development or redevelopment within the Project site could include exterior lighting associated with permitted uses; however, such lighting would be subject to existing County Development Code requirements related to outdoor lighting, which are intended to minimize light spillover, glare, and skyglow, particularly in rural areas. Additionally, the Project's emphasis on preserving the historic character of the Mane Street Historic District would encourage low-intensity, historically compatible lighting consistent with the area's existing visual character.

The Project does not increase allowable development intensity and reduces the scale of potential development compared to existing zoning (e.g., lower building heights and floor area ratios). As such, the potential for new or intensified sources of light and glare would not exceed what was analyzed in the General PEIR. The General PEIR concluded that light and glare impacts in the East Desert Region would be less than significant due to limited, dispersed development and compliance with applicable regulations.

Therefore, the Proposed Project would not create a new source of substantial light or glare that would adversely affect day or nighttime views and would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to aesthetics were identified in the PEIR.

2.2 AGRICULTURAL RESOURCES

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?

PEIR Analysis: The PEIR concluded this impact to be less than significant. According to the PEIR, the CWP would result in the conversion of approximately 424 acres of designated Prime Farmland, Farmland of Statewide Importance, and Unique Farmland to non-agricultural use and urban development, which is approximately 2 percent of all County important farmland. There is no mapped important farmland in the East Desert Region. With implementation of CWP policies, impacts from converting farmland would be less than significant.

Proposed Project Analysis: The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC 2026a). Therefore, the Proposed Project would not convert farmland to non-agricultural use, and no impact would occur.

Thus, implementation of the Proposed Project would not result in significant impacts regarding the conversion of Farmland and would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

b) Would the Project conflict with existing zoning for agricultural use, or a Williamson Act Contract?

PEIR Analysis: The PEIR concluded this impact to be less than significant. There are no Williamson Act lands in the East Desert Region. With implementation of regulatory requirements and CWP policies, impacts on Williamson Act contracts would be less than significant.

Proposed Project Analysis: The Project site is not under a Williamson Act Contract (DOC 2026b). Therefore, the Proposed Project would not conflict with a Williamson Act Contract. The Project site's existing SD-RES zoning permits agriculture support services, animal keeping, crop production, and hemp cultivation. The proposed SD-MSHD zoning would permit animal keeping, community gardens, and pet farms.

While some agricultural uses (e.g., large-scale crop production or agricultural support services) would no longer be permitted, such uses are not characteristic of the Project site, which is developed as a historic commercial district with visitor-serving uses. Existing uses within the Project site, including horse-related facilities, are considered animal-keeping uses and would remain permitted under the proposed zoning.

Because the Project would not affect lands under Williamson Act contract, would not convert farmland, and would continue to allow limited agricultural uses consistent with existing conditions, the reduction in allowable agricultural uses would not result in a significant impact. Therefore, impacts would be less than significant.

Thus, implementation of the Proposed Project would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

c) Would the project 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])?

PEIR Analysis: The PEIR concluded this impact to be less than significant. All of the proposed growth in the East Desert Region would be in three Community Plan Areas (CPAs): Homestead Valley, Joshua Tree, and Morongo Valley. There is no forest vegetation in the Homestead Valley and Joshua Tree CPAs, and only minimal forest vegetation along the northwest boundary of the Morongo Valley CPA. That portion of

the Morongo Valley CPA is designated as Open Space under the CWP, compatible with forest cultivation and harvesting. The PEIR concludes that impacts on forest land would be less than significant.

Proposed Project Analysis: The Project site is developed with existing commercial, residential, and vacant land uses within the Pioneertown community and is located in a desert environment that does not support forest or timber resources.

The Proposed Project would amend the zoning designation from SD-RES to SD-MSHD. However, neither the existing nor proposed zoning designations are intended for forest or timber production uses. As such, the Proposed Project would not conflict with existing zoning for forest land or timberland, nor would it result in the rezoning of forest land or timberland to non-forest uses.

Thus, implementation of the Proposed Project would not result in significant impacts regarding conflicts with existing zoning of forest land or timberland and would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

PEIR Analysis: The PEIR concluded this impact to be less than significant. The analysis of impacts to forest land in the Desert regions discussed in PEIR Impact 5.2-3 applies to this impact as well. Therefore, CWP implementation would not cause other changes in the environment which could convert forest land to non-forest use.

Proposed Project Analysis: The Project site does not contain forest land and is located within a developed rural desert community characterized by commercial, residential, and vacant land uses. The Proposed Project would amend the zoning designation from SD-RES to SD-MSHD to implement historic district development standards and would not authorize the removal or conversion of forested lands.

Thus, implementation of the Proposed Project would not result in significant impacts regarding the loss or conversion of forest land and would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

e) Would the project 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?

PEIR Analysis: The PEIR concluded this impact to be less than significant. The analysis of impacts to forest land in the Desert regions discussed in PEIR Impact 5.2-3 applies to this impact as well. Therefore, CWP implementation would not cause other changes in the environment which could convert forest land to non-forest use.

Proposed Project Analysis: The Project site is not designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance, forest land, or timberland (DOC 2026a). The site is located within the developed Pioneertown community and consists of existing commercial, residential, visitor-serving, and vacant land uses. The Proposed Project would amend land use and zoning designations to establish the SD-MSHD zoning district and implement historic preservation-oriented development standards.

The Proposed Project would not induce the conversion of farmland to non-agricultural use or forest land to non-forest use, either directly or indirectly, because such resources do not occur on or adjacent to the Project site. Therefore, no impact would occur.

Thus, implementation of the Proposed Project would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to agricultural resources were identified in the PEIR.

2.3 AIR QUALITY

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

PEIR Analysis: The PEIR found that the CWP would not be consistent with the Mojave Desert Air Quality Management District (MDAQMD) Air Quality Management Plan (AQMP) because construction and operational activities related to buildout of the CWP would result in air pollutant levels that exceed MDAQMD significance thresholds. Implementation of PEIR MM AQ-1 and AQ-2, various goals and policies of the CWP, and applicable South Coast Air Quality Management District (SCAQMD) and MDAQMD rules and regulations would contribute to reducing regional criteria air pollutants during construction and operational phases of development projects. However, due to the magnitude and intensity of development accommodated by the CWP, as well as regional air quality influences beyond the control of the County, it was determined that the CWP would be considered inconsistent with the AQMP, resulting in a significant and unavoidable impact.

Proposed Project Analysis: Pioneertown is located within East Desert Region of the County, which is located in the Mojave Desert Air Basin (MDAB), which encompasses the desert portions of San Bernardino County, Riverside County, Los Angeles County, and eastern Kern County. The MDAB is characterized by broad desert valleys, arid terrain, and isolated mountain ranges. Regionally, the air basin is bounded by surrounding mountain systems that influence localized meteorological conditions and regional air circulation patterns.

The Project site lies within the MDAB, which is regulated by the MDAQMD. The Project consists of a Policy Plan Amendment, a Policy Plan Map Amendment, a Zoning Map Amendment, and a Development Code Amendment to establish the SD-MSHD, and does not increase development capacity or induce population or employment growth beyond what was assumed in the CWP and evaluated in the PEIR.

Consistency with the AQMP is based on consistency with regional population, housing, and employment projections developed by the Southern California Association of Governments (SCAG), which form the basis for MDAQMD's emissions forecasts. The Proposed Project does not alter these projections and does not introduce additional growth. Instead, it reduces allowable development intensity by limiting building height, floor area ratio, and overall building size, and establishes design standards within an already developed area.

The existing SD-RES zoning allows 1 dwelling unit per 40 acres. The proposed SD-MSHD zoning would allow 1 dwelling unit per 40 acres throughout the Project site. Because most parcels within the Project site are significantly smaller than 40 acres, the proposed zoning would preclude residential development on

parcels that could otherwise accommodate accessory dwelling units under existing regulations. Therefore, the Project would not increase residential density.

Future development under the Proposed Project would be subject to MDAQMD rules and regulations that implement the AQMP and control emissions from construction and operational activities.

Because the Proposed Project would not increase emissions beyond those analyzed in the PEIR and would remain consistent with regional growth assumptions and applicable air quality regulations, it would not conflict with or obstruct implementation of the AQMP. Therefore, the Proposed Project would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

b) Would the project 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?

Operation

PEIR Analysis: According to the PEIR, development anticipated under the CWP would generate long-term regional emissions of VOC, NOx, PM_{10}, and $PM_{2.5}$ that exceed SCAQMD and MDAQMD significance thresholds. These emissions would contribute to existing ozone and particulate matter nonattainment conditions in the South Coast Air Basin and MDAB. Although the CWP includes policies to reduce emissions through compact development, transit improvements, vehicle trip reduction, energy conservation, renewable energy use, and construction dust controls, the scale of future growth would still result in emissions above regional thresholds. As a result, the CWP was determined to make a considerable contribution to regional air quality nonattainment in the region, resulting in a significant cumulative air quality impact.

Proposed Project Analysis: The Proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the MDAB is in nonattainment. As identified in the PEIR, significant cumulative air quality impacts are driven by the overall population and employment growth anticipated under the CWP.

The Project consists of regulatory amendments to establish the SD-MSHD and would not introduce new growth. Instead, it maintains the existing allowable residential development density of one dwelling unit per 40 acres, and reduces allowable building height, floor area ratio, and lot coverage. As most parcels within the Project site are substantially smaller than 40 acres, the proposed zoning would preclude residential development on many parcels that could otherwise accommodate units under existing regulations, thereby reducing potential population growth and associated emissions.

The PEIR concluded that development under the CWP would result in a cumulatively considerable net increase in criteria pollutants due to the scale of growth across the unincorporated County, including within the MDAB. However, the Proposed Project does not increase the scale or intensity of development beyond what was analyzed and, in fact, would reduce development potential within the Project site by limiting building height, floor area ratio, and overall building size.

Future development would remain subject to MDAQMD rules and regulations and applicable County policies that reduce construction and operational emissions. Therefore, the Proposed Project would not

result in new or more severe cumulative air quality impacts than those identified in the General PEIR, and impacts would remain significant and unavoidable as previously disclosed, but would not be exacerbated by the Proposed Project.

Construction

PEIR Analysis: As described in the PEIR, construction emissions are associated with the overall scale of development anticipated under the CWP and were determined to be significant and unavoidable due to the cumulative nature of development across the unincorporated County.

Proposed Project Analysis: The Proposed Project is a regulatory action that does not, in itself, include or authorize specific construction activities. Future construction within the Project site would occur on a project-by-project basis and would be consistent with, or less intensive than, the development levels assumed in the PEIR. In particular, the Project reduces allowable development intensity by limiting building height, floor area ratio, and overall building size, which would correspondingly reduce the extent and duration of construction activities relative to what could occur under existing zoning.

All future construction activities would be required to comply with applicable MDAQMD rules and County policies aimed at reducing construction emissions, including measures to control fugitive dust and use low-emission equipment.

Because the Proposed Project does not increase the scale or intensity of construction beyond what was previously analyzed, it would not result in new or more severe construction-related air quality impacts. Therefore, impacts would remain significant and unavoidable as identified in the PEIR, but the Proposed Project would not contribute to a cumulatively considerable increase beyond those impacts.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Localized Carbon Monoxide (CO Concentrations)

PEIR Analysis: As described in the PEIR, CO hotspots would only occur under extremely high traffic volumes that are not feasible within the unincorporated County, including the MDAB, and no such hotspots currently exist.

Proposed Project Analysis: The Proposed Project is a regulatory action that does not increase development intensity or traffic beyond what was analyzed in the PEIR. The Project would maintain the existing residential development density of one dwelling unit per 40 acres and reduce overall development intensity through lower building height, floor area ratio, and lot coverage. As such, the Project would not generate traffic volumes capable of creating or contributing to CO hotspots.

Sensitive receptors in the Project vicinity, including residences, would not be exposed to substantial pollutant concentrations as a result of the Project. Therefore, impacts would be less than significant and would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

Toxic Air Contaminants (TACs)

PEIR Analysis: As described in the EIR, the CWP could result in increased exposure to toxic air contaminants (TACs), particularly diesel particulate matter (DPM), from industrial and commercial development such as warehouses, truck operations, and facilities using transport refrigeration units. While TAC emissions from permitted stationary sources (e.g., dry cleaners, chemical processing facilities, and gasoline stations) would be regulated through SCAQMD and MDAQMD permitting programs and required health risk assessments, emissions from nonpermitted mobile sources such as truck travel, idling, and off-road equipment are not subject to the same local permitting controls. These mobile-source emissions could increase cancer and noncancer health risks and contribute to particulate matter concentrations near sensitive receptors. Because project-specific details were not available at the program level, quantitative health risk modeling was not conducted; however, existing air quality studies indicate elevated cancer risks in portions of the Valley Region, and cumulative impacts from clustered industrial and warehouse developments could exceed established health risk thresholds. Therefore, the PEIR conservatively concludes that health risk impacts from nonpermitted TAC sources associated with future industrial and commercial development under the CWP would be significant.

Proposed Project Analysis:

The Proposed Project is a regulatory action that does not introduce new industrial land uses or expand the types or intensity of uses that would generate substantial TAC emissions. Instead, the Project refines and, in some cases, limits allowable land uses and development intensity within an existing historic district. The SD-MSHD zoning district is oriented toward low-intensity, visitor-serving, and small-scale commercial uses and does not facilitate large-scale industrial uses such as warehousing or logistics facilities that are primary sources of diesel particulate matter (DPM).

Potential stationary sources of TAC emissions would remain subject to MDAQMD permitting requirements, including New Source Review and health risk assessment thresholds, ensuring that emissions are reduced below applicable significance levels. Mobile-source TAC emissions would be limited due to the Project's reduction in development intensity and associated vehicle activity compared to existing zoning. Furthermore, Before any individual development can occur in the Project area, it must be analyzed for consistency with the CWP, zoning requirements, and other applicable local and state requirements; comply with CEQA requirements; and obtain necessary clearances and permits. The CWP includes policies that require a cumulative health risk assessment (HRA) when a project potential effects sensitive-receptors in the unincorporated environmental justice focus areas (Policy HZ-3.2). This includes evaluating the effect of truck travel on local arterials to the freeway.

The PEIR conservatively concluded that TAC impacts from nonpermitted sources could be significant due to the scale of development allowed countywide, particularly from industrial uses. However, the Proposed Project does not increase the scale or intensity of such uses and would not contribute to a cumulatively considerable increase in TAC emissions.

Therefore, impacts related to TAC exposure would remain significant and unavoidable as identified in the PEIR, but the Proposed Project would not result in new or more severe impacts.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Operation

PEIR Analysis: According to the PEIR, buildout of the CWP could introduce new odor-generating land uses, particularly industrial and indoor agricultural uses, that may create objectionable odors affecting nearby sensitive receptors. Although SCAQMD and MDAQMD Rule 402 prohibit nuisance odors and future projects would be subject to project-level environmental review and odor-control measures, some projects located near sensitive land uses could still result in significant odor impacts. Therefore, operational odor impacts have the potential to be significant and would require project-specific evaluation and mitigation. It was determined that mitigation Measure AQ-4 would ensure that sources identified by SCAQMD or MDAQMD are mitigated through adherence to an odor control plan and comply with Rule 402. Therefore, it was determined this impact would be mitigated to a less-than-significant level.

Proposed Project Analysis: As described in the EIR, objectionable odors are typically associated with industrial land uses. The Proposed Project establishes the SD-MSHD zoning district, which emphasizes low-intensity, visitor-serving, and small-scale commercial uses and does not facilitate industrial uses that are primary sources of nuisance odors.

While some limited uses allowed under the Project (e.g., restaurants or small-scale agricultural uses such as animal keeping) could generate minor odors, these would be typical of existing conditions within the Project site. Any future uses would be subject to MDAQMD Rule 402, which prohibits emissions that create nuisance odors, and would be addressed through project-level review, if necessary.

Because the Proposed Project does not introduce or intensify odor-generating land uses beyond what was analyzed in the PEIR, and would generally limit higher-intensity uses, it would not expose sensitive receptors to substantial odor concentrations. Therefore, impacts would be less than significant, and no new or more severe impacts would occur.

Construction

PEIR Analysis: According to the PEIR, construction activities would generate temporary odors from equipment exhaust, asphalt application, and architectural coatings. These odors would be short-term, intermittent, and localized to the immediate construction area, and would dissipate rapidly with distance. As a result, construction-related odor impacts were determined to be less than significant.

Proposed Project Analysis: As described in the PEIR, construction activities may generate temporary odors from equipment exhaust, asphalt paving, and architectural coatings; however, such odors are short-term, intermittent, and localized.

The Proposed Project is a regulatory action and does not, in itself, include construction. Future construction activities would occur on a project-by-project basis and would be consistent with or less intensive than development levels analyzed in the PEIR due to reduced development intensity. Any construction-related odors would dissipate rapidly with distance and would not affect sensitive receptors at a substantial level.

Therefore, construction-related odor impacts would be less than significant, consistent with the conclusions of the General PEIR, and would not be exacerbated by the Proposed Project.

Applicable Mitigation Measures from the PEIR

The following mitigation measures related to air quality were identified in the PEIR and are applicable to the Proposed Project:

AQ-1 Prior to discretionary approval by the County for development projects subject to California Environmental Quality Act (CEQA) review (i.e., nonexempt projects), project applicants shall prepare a technical assessment evaluating potential air quality impacts related to the project operation phase and submit it to the County Land Use Services Department for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (SCAQMD) methodology, for projects in the South Coast Air Basin (SoCAB), and conformance with the Mojave Desert Air Quality Management District (MDAQMD) for projects in the Mojave Desert Air Basin (MDAB). If operation-related air pollutants are determined to have the potential to exceed the SCAQMD/MDAQMD-adopted thresholds of significance, the County Land Use Services Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible mitigation measures to reduce long-term emissions can include, but are not limited to:

- For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions.
- Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.
- Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with Section 2485 of 13 CCR Chapter 10.
- Provide changing/shower facilities as specified, at minimum, or greater than in the guidelines in Section A5.106.4.3 of the CALGreen Code (Nonresidential Voluntary Measures).
- Provide bicycle parking facilities equivalent to or greater than as specified in Section A4.106.9 (Residential Voluntary Measures) of the CALGreen Code. Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles equivalent to or greater than Section A5.106.5.1 of the CALGreen Code (Nonresidential Voluntary Measures).
- Provide facilities to support electric charging stations per Section A5.106.5.3 (Nonresidential Voluntary Measures) and Section A5.106.8.2 (Residential Voluntary Measures) of the CALGreen Code.
- Applicant-provided appliances shall be Energy Star-certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star-certified or equivalent appliances shall be verified by Building & Safety during plan check.
- Applicants for future development projects along existing and planned transit routes shall coordinate with the County of San Bernardino and the applicable transit agency to ensure that bus pad and shelter improvements are incorporated, as appropriate.

AQ-2 Prior to issuance of any construction permits for development projects subject to California Environmental Quality Act review (i.e., non-exempt projects), development project applicants shall prepare and submit to the County Land Use Services Department a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (SCAQMD) methodology for projects within the South Coast Air Basin (SoCAB), and conformance with the Mojave Desert Air Quality Management District (MDAQMD) for projects in the Mojave Desert Air Basin (MDAB). If construction-related criteria air pollutants are determined to have the potential to exceed the adopted thresholds of significance of the applicable air district, the County Land Use Development Services Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities to below these thresholds. These identified measures shall be incorporated into appropriate construction documents (e.g., construction management plans) submitted to the County and shall be verified by the County's Public Works Department. Mitigation measures to reduce construction-related emissions could include, but are not limited to:

- Use of construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. A list of construction equipment by type and model year shall be maintained by the construction contractor on-site and available for County review upon request.
- Ensure construction equipment is properly serviced and maintained to the manufacturer's standards.
- Use of alternative-fueled or catalyst-equipped diesel construction equipment, if available and feasible.
- Clearly posted signs that require operators of trucks and construction equipment to minimize idling time (e.g., five minute maximum).
- Preparation and implementation of a fugitive dust control plan that may include the following measures: Disturbed areas (including storage piles) that are not being actively utilized for construction purposes shall be effectively stabilized using water or chemical stabilizer/suppressant, or covered with a tarp or other suitable cover (e.g., revegetated).
- On-site unpaved roads and offsite unpaved access roads shall be effectively stabilized using water or chemical stabilizer/suppressant.
- Land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled utilizing application of water or by presoaking.
- Material shall be covered or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained when materials are transported off-site.
- Operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.)
- Following the addition of materials to or the removal of materials from the surface of outdoor storage piles, said piles shall be effectively stabilized to prevent fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
- Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.

- Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.
- Limit traffic speeds on unpaved roads to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1 percent.
- Install wheel washers for all exiting trucks or wash off all trucks and equipment leaving the project area

AQ-3 Applicants for new discretionary industrial or warehousing projects or commercial land uses that would generate substantial diesel truck travel—i.e., 100 diesel trucks per day or 40 or more trucks with diesel-powered transport refrigeration units per day based on the California Air Resources Board recommendations for siting new sensitive land uses—shall contact the South Coast Air Quality Management District (SCAQMD) or Mojave Desert Air Quality Management District (MDAQMD) in conjunction with County staff to determine the appropriate level of health risk assessment (HRA) required. If preparation of an HRA is required, all HRAs shall be submitted to the County Land Use Services Department and the SCAQMD or MDAQMD for evaluation. The HRA shall be prepared in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment and SCAQMD, for projects within the South Coast Air Basin (SoCAB), or MDAQMD for projects within the Mojave Desert Air Basin (MDAB).

The HRA shall consider cumulative impacts from industrial/warehouse projects within 1,000 feet of the boundary of the project site. If the HRA shows that the project-level or cumulative incremental cancer risk exceeds ten in one million (10E 06) or the risk thresholds in effect at the time a project is considered, or that the appropriate noncancer hazard index exceeds 1.0 or the thresholds as determined by SCAQMD or MDAQMD at the time a project is considered, the applicant will be required to identify and demonstrate that measures are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. Measures to reduce risk impacts may include but are not limited to:

- Restricting idling onsite beyond Air Toxic Control Measures idling restrictions, as feasible.
- Electrifying warehousing docks.
- Requiring use of newer equipment and/or vehicles.
- Restricting offsite truck travel through the creation of truck routes. Measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project.

AQ-4 If it is determined during project-level environmental review that a discretionary project has the potential to emit nuisance odors beyond the property line, an odor management plan shall be prepared and submitted by the project applicant prior to project approval to ensure compliance with the South Coast Air Quality Management District (SCAQMD) Rule 402 for projects in the South Coast Air Basin (SoCAB) or Mojave Desert Air Quality Management District (MDAQMD) Rule 402 for projects in the Mojave Desert Air Basin (MDAB). The following facilities that are within the specified buffer distances from sensitive receptors (in parentheses) have the potential to generate substantial odors:

- Wastewater Treatment Plan (2 miles)
- Sanitary Landfill (1 mile)
- Transfer Station (1 mile)
- Composting Facility (1 mile)
- Petroleum Refinery (2 miles)
- Asphalt Batch Plan (1 mile)

- Chemical Manufacturing (1 mile)
- Fiberglass Manufacturing (1 mile)
- Painting/Coating Operations (1 mile)
- Food Processing Facility (1 mile)
- Feed Lot/ Dairy (1 mile)
- Rendering Plant (1 mile)

The Odor Management Plan prepared for these facilities shall identify control technologies that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. Control technologies may include but are not limited to scrubbers (e.g., air pollution control devices) at an industrial facility. Control technologies identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan

2.4 BIOLOGICAL RESOURCES

a) Would the project have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

PEIR Analysis: According to the PEIR, buildout of the CWP in the Desert Region would result in development occurring within areas designated by the United States Department of Fish and Wildlife (USFWS) as Critical Habitat for listed species. Suitable and/or occupied habitat for special-status species could be permanently impacted through buildout of the CWP. The CWP would also result in positive impacts to some areas of suitable and/or occupied habitat for special-status species through preservation of areas not currently preserved. Implementation of PEIR MM BIO-1 would reduce the impacts to candidate, sensitive, and special-status species to the greatest extent feasible. However, due to the unknown area of habitat that would be impacted, and whether individual project impacts could be mitigated to below a level of significance, the PEIR concluded that impacts would be significant and unavoidable.

Proposed Project Analysis: The Project site consists of an existing rural historic district containing commercial, residential, visitor-serving, livestock, and vacant land uses within the Pioneertown community. The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards intended to preserve the historic character of the area.

The Project site is not located within USFWS designated Critical Habitat (USFWS 2026). In addition, the Proposed Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity through lower building height, floor area ratio, and lot coverage standards.

Although portions of the Project site contain vacant or undeveloped land that could provide habitat for special-status species, the Proposed Project does not authorize specific development projects or physical ground disturbance. Any future discretionary development within the Project site would continue to be subject to applicable federal, state, and County regulations and policies protecting biological resources, including project-level environmental review and biological surveys, where required.

PEIR MM BIO-1 would apply to any future developments within the SD-MSHD zoning district. The measure requires project-level biological review by a qualified biologist for future development projects that could disturb vacant land or affect wildlife movement corridors or jurisdictional waters. Where warranted, site-specific biological surveys and technical studies would identify sensitive biological resources and require avoidance, minimization, and mitigation measures consistent with CEQA and applicable federal, state, and local regulations.

Because the Proposed Project would not increase development potential beyond what was analyzed in the PEIR, is not located within designated Critical Habitat, and primarily establishes development standards within an existing rural community, it would not result in new or substantially more severe impacts to special-status species. Therefore, impacts would remain consistent with those identified in the PEIR.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the County or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

PEIR Analysis: According to the PEIR, CWP buildout would result in the loss of riparian habitats, including the direct loss of sensitive plant communities from construction activities, alterations to the natural landscape from increased impermeable surfaces, elevated urban runoff containing herbicides and other contaminants, and increased habitat fragmentation leading to reduced species diversity and abundance. Within the Desert Region, some areas mapped with special-status vegetation communities are within proposed development areas of the CWP and some areas are within proposed preserved land uses where they are not currently proposed for conservation. The PEIR concluded that a total of approximately 439,000 acres would have a developed or partially developed land use within the CWP, whereas approximately 70,000 acres would have a positive land use change including open space or resource management/conservation land uses. Similar to Threshold (a), the PEIR concluded that impacts to riparian habitats or other sensitive natural communities would be significant and unavoidable due to the unknown area of habitat that would be impacted and whether individual project impacts could be mitigated to below levels of significance.

Proposed Project Analysis: The Project site consists of an existing rural historic district containing commercial, residential, visitor-serving, and vacant land uses within the Pioneertown community. The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards intended to preserve the historic character of the area.

Although portions of the Project site contain vacant or undeveloped land that could support sensitive natural communities or riparian habitat, the Proposed Project does not authorize specific development projects. In addition, the Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity through lower building height, floor area ratio, and lot coverage standards.

Any future discretionary development within the Project site would remain subject to applicable federal, state, and County regulations and policies protecting biological resources, including site-specific biological review where warranted. Implementation of Mitigation Measure BIO-1 would further reduce the potential for impacts to sensitive natural communities by requiring biological evaluation and, where

necessary, project-specific surveys, avoidance measures, and mitigation for future development affecting vacant land or sensitive biological resources.

Because the Proposed Project would not increase development potential beyond what was analyzed in the PEIR and would remain subject to existing biological resource protections and mitigation requirements, it would not result in new or substantially more severe impacts to riparian habitat or sensitive natural communities. Therefore, impacts would remain consistent with those identified in the PEIR.

c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

PEIR Analysis: The PEIR determined that future development, including residential, commercial, and infrastructure projects, could impact protected wetlands and associated habitats such as riparian scrub, riparian and desert wash, riparian forest, marsh, riversidean alluvial fan sage scrub, and riverine sage scrub. The Mojave River is the primary waterway in the Desert Region which, together with other prominent hydrologic features and numerous associated tributaries, comprise wetland and non-wetland areas of the United States and State and streambeds under the jurisdiction of the Corps, RWQCB, and CDFW. Implementation of the proposed CWP policies and compliance with regulatory requirements would avoid, minimize, or mitigate impacts to jurisdictional waters by requiring the protection and preservation of such resources. Impacts were determined to be less than significant through the above measures.

Proposed Project Analysis: There are no National Wetlands Inventory (NWI)-mapped wetlands within or adjacent to the Project site (USFWS 2026b). Therefore, the Proposed Project would not result in the direct removal, filling, hydrological interruption, or other disturbance of federally protected wetlands as defined by Section 404 of the Clean Water Act. No impact would occur and the Proposed Project would not result in new or substantially more severe impacts to federally protected wetlands beyond those analyzed in the PEIR.

d) Would the project 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?

PEIR Analysis: According to the PEIR, overall buildout of the CWP would affect wildlife movement. The Desert Region includes the following wildlife corridors and wildlife linkages: San Gabriel-San Bernardino Connection, San Bernardino-Little San Bernardino Connection, San Bernardino-San Jacinto Connection, and Joshua Tree-Twentynine Palms Connection. In the East Desert, buildout of the proposed CWP land uses would result in development within the South Coast Wildlands Joshua Tree/Twenty-Nine Palms Wildlife Corridor. Proposed development areas could result in significant impacts to wildlife movement corridors. However, the PEIR concluded that, upon implementation of PEIR MM BIO-1, impacts wildlife corridors would be less than significant.

Proposed Project Analysis: According to the CWP Policy Map, Pioneertown lies within the Pipes Canyon wildlife corridor, which is also identified in the PEIR (County 2018). The Pioneertown Mountains Preserve, located near the Project site and surrounded by the community of Pioneertown, the Sawtooth Mountains,

and preserve lands adjacent to the San Bernardino National Forest, is identified in the PEIR as an important regional linkage between Joshua Tree National Park, the Big Horn Mountains BLM Wilderness, and the San Bernardino National Forest.

Although the Project site is located within a regional wildlife linkage area, the Proposed Project is situated within the existing developed core of the Pioneertown community, which already contains commercial, residential, visitor-serving, and roadway uses. The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards, and does not authorize specific development projects or substantially increase development intensity beyond what was analyzed in the PEIR.

Because the Proposed Project primarily applies development and design standards within an already developed historic district, it would not create a new substantial barrier to wildlife movement or substantially interfere with regional wildlife corridors or linkages beyond conditions previously analyzed in the PEIR. Any future discretionary development projects would remain subject to applicable biological resource review requirements, including evaluation of potential impacts to wildlife movement corridors where warranted.

Therefore, the Proposed Project would not result in new or substantially more severe impacts related to wildlife movement corridors or nursery sites beyond those identified in the PEIR.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

e)&f) PEIR Analysis: The PEIR did not directly address impacts regarding tree preservation policies or ordinances. According to the PEIR, in regards to this threshold, buildout of the proposed CWP land uses within the Desert Region would result in development within the Lower Colorado River Habitat Conservation Plan (HCP) plan area as well as the following site-specific single species HCPs: Copper Mountain Community College Expansion Site HCP, Cushenbury Sand & Gravel Quarry, AgCon Oro Grande North Mine Pit Expansion, Joshua Tree Campground. Additionally, the CWP land uses would also result in development within the proposed Town of Apple Valley Multi-Species Habitat Conservation Plan/ Natural Community Conservation Plan. Any development projects implemented in accordance with the CWP would have to be in compliance with approved HCPs at the time of their entitlement. As described under CWP Policy NR-5.7, Development Review, Entitlement, and Mitigation, projects would comply with state and federal regulations regarding protected species of animals and vegetation through the development review, entitlement, and environmental clearance processes. Implementation of mitigation measures and HCPs were determined to result in less than significant impacts.

Proposed Project Analysis: Future development within the Project site would continue to be subject to applicable CWP policies and the San Bernardino County Development Code, including Division 8 resource management regulations protecting desert vegetation and other biological resources.

Applicable CWP policies include Policy NR-5.7 (Development Review, Entitlement, and Mitigation), which requires site-specific review of biological resources and implementation of avoidance and mitigation measures where necessary.

Certain desert plant species (i.e., smoke trees, cacti, Mojave yuccas [*Yucca schidigera*]) are regulated pursuant to Section 88.01.060 of the San Bernardino County Development Code and Section 80073 of the California Desert Native Plant Act. In the event that avoidance is not feasible for future development, the project applicant will be required to obtain a Tree or Plant Removal Permit from the County, prior to removal of any regulated tree or plant. The Project must also comply with the County's Desert Plant Protection Ordinance.

During September 2020, California Department of Fish and Wildlife proposed the Joshua tree as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. On October 15, 2002, the County of San Bernardino released a statement regarding Joshua tree preservation. Due to the CDFW listing, the County cannot issue a permit to take (by removal of transplanting) any Joshua tree. Therefore, future development projects must apply for an Incidental Take Permit (ITP) through CDFW. Any future development within the Project site would also remain subject to project-level biological review pursuant to CEQA and MM BIO-1 from the PEIR.

These policies and regulations are enforced through the County's discretionary review, CEQA compliance, and permitting processes, including conditions of approval and permit issuance requirements. Therefore, the Proposed Project would not conflict with local policies or ordinances protecting biological resources and would not result in new or substantially more severe impacts related to local policies protecting biological resources beyond those identified in the PEIR.

The CWP does not identify the Project site, nor the vicinity to be within a HCP and will not conflict with the provisions of an adopted HCP, Natural Community Conservation Plan (NCCP), or other approved local, regional or State HCP since there is no adopted HCP or NCCP in the Project area or local region. Therefore, no impacts are identified or anticipated and the Project would not result in new or substantially more severe impacts related to local policies protecting biological resources beyond those identified in the PEIR.

Applicable Mitigation Measures from the PEIR

The following mitigation measures related to biological resources were identified in the Town Center Specific PEIR and are applicable to the Proposed Project:

BIO-1 For each development project that would disturb special status vegetation on vacant land, or that might impact a wildlife movement corridor or jurisdictional waters pursuant to the CWP and subject to CEQA, a qualified biologist shall determine the potential for a significant biological resource impact and determine whether a field survey of the project site is warranted. If warranted, a qualified biologist shall prepare a biological resources technical report meeting current requirements of CEQA, and addressing applicable County goals and policies, applicable Habitat Conservation Plans and Natural Community Conservation Plans, and applicable federal, state, and local regulatory requirements. The report shall include documentation of biological resources present or potentially present (including special-status species, special-status vegetation communities, jurisdictional waters, and wildlife movement corridors), an impacts

analysis, avoidance measures, and mitigation measures to reduce significant impacts to less than significant if applicable and feasible.

2.5 CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

PEIR Analysis: According to the PEIR, implementation of the CWP could affect historic structures or sites eligible for listing on state or national registers as development occurs throughout the County. According to Table 5.5-3 of the PEIR, within the East Desert Region, a total of 5 historic resources exist, including 3 listed within the National Register of Historic Places (NRHP) and 2 listed as California Historic Landmarks (CHL). Little growth is anticipated for the East Desert Region that could directly or indirectly affect historic built environment resources through redevelopment or construction. Through CWP policies and existing state and federal regulations, as well as PEIR MM CUL-1, any potential impacts would be identified and appropriately mitigated at the project level. Therefore, impacts on historical resources were determined to be less than significant.

Proposed Project Analysis: The Project site includes the Pioneertown Mane Street Historic District, which was listed in the NRHP in 2020 under Criterion A for Art (Film and Television). The Proposed Project is specifically intended to preserve the historic character and integrity of the district through establishment of the SD-MSHD zoning district and associated development standards.

The Proposed Project introduces development and design standards based on the "character-defining features" identified in the NRHP nomination for the historic district. These standards regulate building form, materials, roof forms, signage, setbacks, and other architectural features to ensure compatibility with the historic character of Mane Street. The Project also includes provisions related to adaptive reuse of contributing historic resources, which would facilitate preservation and continued use of historic structures.

In addition, the Proposed Project reduces allowable development intensity compared to existing zoning through lower building height, floor area ratio, lot coverage, and residential density standards, thereby limiting the potential for incompatible development that could adversely affect the historic district.

Future alterations to historic resources within the Project site would continue to be subject to applicable federal, state, and County historic preservation requirements, including project-level CEQA review where applicable.

Because the Proposed Project is intended to preserve and reinforce the historic character of the NRHP-listed district and does not authorize demolition or substantial alteration of identified historic resources, it would not cause a substantial adverse change in the significance of a historical resource. Impacts would be less than significant and would not result in new or substantially more severe impacts related to historic resources beyond those identified in the PEIR.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

PEIR Analysis: According to the PEIR, implementation of the CWP could affect archaeological resources throughout the County. Within the East Desert Region, one NRHP-designated archaeological resource is present. Little growth is anticipated for the East Desert Region and, as a result, there is minimal potential to affect surface-level and subsurface archaeological resources through ground-disturbing construction activities. Through CWP policies and existing state and federal regulations, as well as PEIR MMs CUL-2 through CUL-4, any potential impacts would be identified and appropriately mitigated at the project level. Therefore, impacts on archaeological resources were determined to be less than significant.

Proposed Project Analysis: As described in the PEIR, archaeological resources may occur throughout the County, including within the East Desert Region, although little growth is anticipated in the East Desert Region under the CWP.

The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards within the existing Pioneertown community. The Project does not authorize specific development projects or ground-disturbing activities and does not increase development intensity beyond what was analyzed in the PEIR.

Any future ground-disturbing development activities within the Project site would remain subject to applicable federal, state, and County regulations and policies protecting archaeological resources, including CWP Cultural Resources Element Policies CR-2.1 through CR-2.5, which require preservation of significant cultural resources and implementation of avoidance and mitigation measures where appropriate. Future discretionary projects would also continue to undergo project-level CEQA review, including cultural resource evaluation where warranted. In addition, Mitigation Measures CUL-2 through CUL-4 from the PEIR would continue to apply to future discretionary development projects. These measures require archaeological resource assessments in areas of documented or inferred sensitivity; Phase I pedestrian surveys conducted by qualified archaeologists meeting the Secretary of the Interior's Professional Qualification Standards; additional Phase II testing and evaluation where potentially significant resources are identified; implementation of site-specific avoidance, monitoring, or data recovery measures where necessary; and archaeological monitoring during ground-disturbing activities in sensitive areas. In the event of inadvertent discovery, work would halt in the vicinity of the find pending evaluation by a qualified archaeologist.

Because the Proposed Project does not increase development potential beyond what was analyzed in the PEIR and future development would remain subject to existing cultural resource protection requirements, the Project would not result in new or substantially more severe impacts to archaeological resources. Therefore, impacts would remain consistent with those identified in the PEIR.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

PEIR Analysis: According to the PEIR, long-term implementation of the CWP would allow development and redevelopment, including grading, of sensitive areas, possibly disturbing human remains, including those outside of formal cemeteries. However, compliance with existing regulations, such as California Public Resources Code Section 5097.98, SB 18, Public Resources Code Section 5097.98, and RR CUL-5, would result in less than significant impacts.

Proposed Project Analysis: As described in the EIR, future ground-disturbing activities associated with development under the CWP could potentially encounter previously unidentified human remains, including remains interred outside of formal cemeteries.

Any future discretionary development involving ground disturbance within the Project site would remain subject to applicable state laws and County requirements regarding the treatment of human remains, including California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. As required under these policies, in the event that human remains are discovered during construction activities, work in the vicinity of the find will cease and the County Coroner will be notified. If the remains are determined to be Native American, the Native American Heritage Commission would identify a Most Likely Descendant, who would provide recommendations regarding treatment and disposition of the remains.

Because the Proposed Project does not increase development potential beyond what was analyzed in the PEIR and future development would remain subject to existing regulations and mitigation requirements protecting human remains, impacts would remain less than significant, consistent with the conclusions of the PEIR. the Project would not result in new or substantially more severe impacts to human remains.

Applicable Mitigation Measures from the PEIR

The following mitigation measures related to cultural resources were identified in the PEIR and are applicable to the Proposed Project:

CUL-1 In areas of documented or inferred historic resource presence, prior to construction or demolition activities that may impact historic resources, a historical resources assessment shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's PQS in architectural history or history. Potential historic resources include buildings, structures, objects, sites, historic districts, and landscape/site plan features falling within the project area and its immediate vicinity that are at least 45 years of age and are not substantially altered. The qualified architectural historian or historian shall conduct an evaluation of the potential historic resources in accordance with the guidelines and best practices promulgated by the State OHP and shall document the evaluation in a report meeting the State OHP guidelines, on Department of Parks and Recreation Series 523 forms. The report will be submitted to the County for review and concurrence, to ensure that any project requiring rehabilitation or alteration of a historical resource will not impair its significance.

CUL-2 In areas of documented or inferred archaeological resource presence, archaeological resource assessments shall be required prior to ground disturbance related to a development project. To determine the archaeological sensitivity of a proposed project area, the County may rely on an expert opinion from the County Museum staff, or on the results of a CHRIS records search at the SCCIC or the Sacred Lands File maintained by the NAHC. Archaeological resources assessments shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in either prehistoric or historic archaeology. . The archaeological resources assessment shall include a Phase I pedestrian survey, undertaken to locate any surface cultural materials that may be present.

CUL-3 If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program implemented by a qualified archaeologist and performed in accordance with the OHP's Archaeological Resource Management Reports (ARMR): Recommended Contents and Format (OHP 1990) and Guidelines for Archaeological Research Designs (OHP 1991).

CUL-4 If the archaeological assessment did not identify potentially significant archaeological resources within the proposed project area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist shall prepare a monitoring plan for all ground-disturbing construction and pre-construction activities in areas with previously undisturbed soil. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.

2.6 ENERGY

a)&b) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

PEIR Analysis

Although energy impacts were not directly analyzed in the PEIR (since energy was not a required CEQA section at the time of its preparation), the PEIR still indirectly addresses energy use through its Air Quality and GHG analyses. The Air Quality analysis includes estimates of energy used and associated criteria air pollutants emitted. Given energy usage would contribute to the exceedance of SCAQMD and MDAQMD regional significance thresholds, impacts were determined to be significant and unavoidable, even with implementation of MM AQ-1 through MM AQ-4. For Greenhouse Gas Emissions, the PEIR determined that the CWP would not be able to achieve the long-term climate stabilization goal established under Executive Order S-03-05. GHG impacts were determined to be significant and unavoidable, even with implementation of MM GHG-1 through MM GHG-3.

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards within the existing Pioneertown community. The Project does not authorize specific development projects and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces allowable development

intensity through lower building height, floor area ratio, and lot coverage standards, thereby reducing potential energy demand associated with future development compared to existing zoning.

Future development under the Proposed Project would remain subject to applicable state and local energy efficiency requirements in effect at the time of construction, including Title 24 Building Energy Efficiency Standards, CALGreen requirements, and applicable San Bernardino County Code requirements. These regulations are intended to reduce building energy consumption, increase energy efficiency, promote water conservation, and support renewable energy integration. In addition, future projects would continue to be subject to applicable CWP policies promoting energy conservation, renewable energy use, and reduction of vehicle miles traveled.

As discussed in the PEIR, significant and unavoidable air quality and greenhouse gas impacts were associated with countywide growth projections under the CWP. However, the Proposed Project does not increase growth or energy demand beyond what was previously analyzed and would not result in new or substantially more severe energy impacts. Mitigation measures AQ-1 through AQ-4 from the PEIR would further reduce GHG emissions for future developments within the Project site. Therefore, the Proposed Project would not conflict with or obstruct state or local plans for renewable energy or energy efficiency, and impacts would remain consistent with those identified in the PEIR.

Applicable Mitigation Measures from the PEIR

The following mitigation measures related to energy were identified in the PEIR and are applicable to the Proposed Project:

MM AQ-1 through MM AQ-4.

2.7 GEOLOGY AND SOILS

a)i) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?

PEIR Analysis: According to the PEIR Figure 5.6-1, *Alquist-Proto Fault Zones and County Fault Hazard Zones*, several Alquist-Priolo Earthquake Fault Zones exist in the East Desert Region. However, the PEIR concludes that requiring a fault investigation for construction within 50 feet of an Alquist-Proto Zone prior to issuing permits and complying with all County Development Code standards, including placing all essential facilities at least 150 feet away from active and potentially active fault zones, impacts would be less than significant.

Proposed Project Analysis: The Project site is not within or adjacent to an Alquist-Proto Fault Zone. The nearest Alquist-Proto Fault Zone is located 2.80 miles southeast of the Project site (DOC 2026c). Therefore, the Proposed Project would not expose people or structures to hazards associated with surface rupture of a known active fault. In addition, any future development within the Project site would remain subject to applicable County Development Code requirements and California Building Code seismic design standards. Accordingly, the Proposed Project would not result in new or substantially more severe impacts related to fault rupture beyond those analyzed in the PEIR, and impacts would be less than significant.

a)ii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

PEIR Analysis: According to the PEIR, CWP buildout would increase the number of people and structures in the County exposed to strong ground shaking from active and potentially active faults within the County. However, because all future developments must comply with California Building Code (CBC) seismic safety standards and site-specific geotechnical investigations, impacts from strong ground shaking were determined to be less than significant.

Proposed Project Analysis: The Project site, like much of Southern California, could be subject to seismic ground shaking from regional active faults. However, the Proposed Project is a regulatory action that does not authorize specific development projects and does not increase development intensity beyond what was analyzed in the PEIR.

Any future development within the Project site would remain subject to applicable CBC seismic design standards, County Development Code requirements, and site-specific geotechnical investigations, as required. Compliance with these requirements would reduce risks associated with seismic ground shaking to acceptable levels.

Therefore, impacts related to strong seismic ground shaking would remain less than significant, consistent with the conclusions of the PEIR. The Proposed Project would not result in new or substantially more severe impacts related to seismic ground shaking.

a)iii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

PEIR Analysis: The potential for liquefaction is dependent upon the occurrence of a significant earthquake; sufficient groundwater to cause high pore pressures; and on the grain, size, relative density, and confining pressures of the soil at a given site. According to the PEIR, parts of the County, including the Desert Region, are susceptible to liquefaction and settlement due to areas of alluvial deposits with relatively shallow groundwater or dry lakebeds. Additionally, the Desert Region contains high liquefaction potential near the Mojave River, Colorado River, and groundwater barriers. Because site-specific geotechnical investigations and required engineering measures would be implemented for all projects under the CWP, impacts from liquefaction and settlement were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is not within a liquefaction zone identified by the Department of Conservation (DOC) (DOC 2026c). Therefore, no impact would occur, and the Proposed Project would not result in new or substantially more severe impacts related to liquefaction than previously analyzed in the PEIR.

a)iv) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

PEIR Analysis: The PEIR acknowledges that mountainous areas in the County present potential hazards from slope instability, debris flows, rockfalls, and temporary slope failures, which could affect existing and future development. Landslide risk in the Desert Region is very low as the topography is very flat. With required site-specific geotechnical investigations and implementation of recommended stabilization and

design measures, development under the CWP would not result in substantial hazards from slope failures, and impacts were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is not within a landslide zone identified by the DOC (DOC 2026c). Therefore, no impact would occur, and the Proposed Project would not result in new or substantially more severe impacts related to landslides than previously analyzed in the PEIR.

b) Would the project result in substantial soil erosion or the loss of topsoil?

PEIR Analysis: The PEIR determined that buildout of the CWP would involve extensive grading, demolition, and construction activities that could expose large areas of soil and increase the potential for erosion. However, compliance with National Pollutant Discharge Elimination System (NPDES) Construction General Permit requirements, including the use of BMPs outlined in County Development Code Chapter 85.11.030 and development of a Stormwater Pollution Prevention Plan (SWPPP), would minimize soil loss and prevent water quality degradation. The PEIR determined that implementation of these state and local requirements would effectively protect projects from contributing significant erosion or loss of topsoil from construction activities, and impacts would be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards and does not authorize specific grading or construction activities. In addition, the Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity.

Future development within the Project site would remain subject to applicable NPDES Construction General Permit requirements, including preparation of a SWPPP, implementation of best management practices (BMPs), and compliance with County Development Code Chapter 85.11.030. These requirements are intended to minimize erosion, sedimentation, and loss of topsoil during construction activities.

Accordingly, the Proposed Project would not result in new or substantially more severe erosion impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

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

PEIR Analysis: According to the PEIR, the County contains areas with compressible, collapsible, expansive, and corrosive soils, which future buildout could pose hazards to people and structures if not properly managed. CWP buildout could also increase water demand, and there are several areas at medium to high risk for future subsidence in the Desert Region. Additionally, the Desert Region has high potential for collapsible soils due to their aridity, the prevalence of alluvial and wind-deposited soils, and soils with salts. However, the PEIR determined that, through compliance with the California Building Code and site-specific geotechnical investigations, impacts would be less than significant.

Proposed Project Analysis: The Proposed Project is not within a liquefaction or landslide zone identified by the DOC (DOC 2026c). Although portions of the Desert Region may contain collapsible, expansive, or otherwise unstable soils, the Proposed Project is a regulatory action that does not authorize specific

construction activities and does not increase development intensity beyond what was analyzed in the PEIR.

Any future development within the Project site would remain subject to applicable CBC requirements, County Development Code standards, and site-specific geotechnical investigations to identify and address soil stability hazards, including potential subsidence, collapsible soils, or other geotechnical constraints. Compliance with these requirements would reduce potential impacts associated with unstable soils to acceptable levels.

Accordingly, the Proposed Project would not result in new or substantially more severe geologic hazards beyond those analyzed in the PEIR, and impacts would remain less than significant.

d) Would the project 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?

PEIR Analysis: Expansive soils are certain types of clay soils that expand when saturated and shrink when dried. According to the PEIR, soils in parts of the County may be expansive and development in such areas could subject people and structures to hazards from expansive soils. Specifically, the Desert Region contains primarily low to moderately expansive soils. However, given development of projects pursuant to the CWP would require subsurface geotechnical exploration and testing and compliance with recommendations in project geotechnical investigation reports, impacts were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action that does not authorize specific construction activities and does not increase development intensity beyond what was analyzed in the PEIR.

Any future development within the Project site would remain subject to applicable CBC requirements, County Development Code standards, and site-specific geotechnical investigations to evaluate soil conditions and identify appropriate engineering and design measures to address expansive soils. Compliance with geotechnical recommendations and applicable building standards would reduce risks associated with expansive soils to acceptable levels.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts related to expansive soils beyond those analyzed in the PEIR, and impacts would remain less than significant.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

PEIR Analysis: According to the PEIR, some areas of the County could use septic systems which could pose risks if soils do not adequately absorb wastewater. However, all projects would be required to conduct a soil percolation test as required by County Code Section 33.0894, and systems with a slope of 30 percent or more would require a slope stability analysis prior to issuance of a building permit. Through compliance with County Code and applicable regulations, impacts were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action that does not authorize specific development projects or wastewater disposal systems and does not increase development intensity beyond what was analyzed in the PEIR.

Future development within the Project site that relies on septic systems would remain subject to applicable County Code requirements, including soil percolation testing pursuant to County Code Section 33.0894 and any required geotechnical or slope stability analyses. Compliance with these requirements would ensure that septic systems are properly designed and located to avoid adverse effects associated with unsuitable soils.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts related to septic system suitability, and impacts would remain less than significant, consistent with the conclusions of the PEIR.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

PEIR Analysis: Figure 5.5-4 in the PEIR, *Paleontological Resources Sensitivity – East Desert Region*, identifies areas within the East Desert Region that contain variable, low, or high degrees of paleontological sensitivity. The PEIR determined that significant impacts could potentially occur in areas identified to have high paleontological sensitivity and concluded that impacts would be less than significant with mitigation. PEIR MM CUL-5 requires a qualified paleontologist to monitor ground-disturbing activities for projects in areas of high sensitivity for paleontological resources. PEIR MM CUL-6 requires that construction stop within 50 feet of any fossil discovery until evaluated by a Qualified Paleontologist, with any significant fossils recovered, documented, curated, and deposited at an accredited repository in accordance with the Society of Vertebrate Paleontology (SVP) and Bureau of Land Management (BLM) standards. With implementation of PEIR MM CUL-5, PEIR MM CUL-6 and compliance with regulatory requirements, impacts were determined to be less than significant.

Proposed Project Analysis: According to Figure 5.5-4 in the PEIR, Pioneertown is in an area with low to high paleontological sensitivity. Although portions of the Project site may have the potential to contain paleontological resources, the Proposed Project is a regulatory action that does not authorize specific ground-disturbing activities and does not increase development intensity beyond what was analyzed in the PEIR.

Any future discretionary development involving ground disturbance within areas of paleontological sensitivity would remain subject to applicable federal, state, and County regulations and mitigation measures identified in the PEIR. Specifically, Mitigation Measures CUL-5 and CUL-6 would require monitoring by a qualified paleontologist in areas of high sensitivity and implementation of discovery procedures in the event paleontological resources are encountered during construction activities, including halting work, evaluation, recovery, documentation, and curation of significant resources.

Because the Proposed Project would not increase development potential beyond what was analyzed in the PEIR and future development would remain subject to applicable mitigation measures and regulatory requirements, the Proposed Project would not result in new or substantially more severe impacts to paleontological resources or unique geologic features than previously analyzed in the PEIR. Therefore, impacts would remain less than significant.

Applicable Mitigation Measures from the PEIR

The following mitigation measures related to paleontological resources were identified in the PEIR and are applicable to the Proposed Project:

CUL-5 In areas of documented or inferred paleontological resource presence, development projects proposed on previously undisturbed soils shall require consultation with a qualified paleontologist meeting the standards of SVP (2010). The initial consultation may be provided by a qualified paleontologist on staff at the County Museum. The qualified paleontologist will determine the degree of paleontological resource sensitivity, as outlined below, and will recommend a project-specific paleontological resources monitoring and mitigation plan (PRMMP). This plan will address specifics of monitoring and mitigation for the development project, and will take into account updated geologic mapping, geotechnical data, updated paleontological records searches, and any changes to the regulatory framework. This PRMMP should usually meet the standards of the SVP (2010), unless the project is on BLM land or subject to federal jurisdiction, in which case the BLM standards (2009) should be used. The following provisions would be typical for units mapped with the different levels of paleontological sensitivity:

- High (SVP)/Class 4–5 (BLM)—All projects involving ground disturbances in previously undisturbed areas sediments mapped as having high paleontological sensitivity will be monitored by a qualified paleontological monitor (BLM, 2009; SVP, 2010) on a full-time basis under the supervision of the Qualified Paleontologist. Undisturbed sediments may be present at the surface, or present in the subsurface, beneath earlier developments. This monitoring will include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor will have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, should the fossils be determined to be significant, professionally and efficiently recover the fossil specimens and collect associated data. Paleontological monitors will use field data forms to record pertinent location and geologic data, will measure stratigraphic sections (if applicable), and collect appropriate sediment samples from any fossil localities.
- Low to High (SVP)/Class 2 to Class 4–5 (BLM)—All projects involving ground disturbance in previously undisturbed areas mapped with low-to-high paleontological sensitivity will only require monitoring if construction activity will exceed the depth of the low sensitivity surficial sediments. The underlying sediments may have high paleontological sensitivity, and therefore work in those units might require paleontological monitoring, as designated by the Qualified Paleontologist in the PRMMP. When determining the depth at which the transition to high sensitivity occurs and monitoring becomes necessary, the Qualified Paleontologist should take into account: a) the most recent local geologic mapping, b) depths at which fossils have been found in the vicinity of the project area, as revealed by the museum records search, and c) geotechnical studies of the project area, if available.
- Low (SVP)/Class 2–3 (BLM)—All projects involving ground disturbance in previously undisturbed areas mapped as having low paleontological sensitivity should incorporate worker training to make construction workers aware that while paleontological sensitivity is low, fossils might still be encountered. The Qualified Paleontologist should oversee this training as well as remain on-call in the event fossils are found. Paleontological monitoring is usually not required for sediments with low (Low / Class 2-–3) paleontological sensitivity.
- None (SVP)/Class 1 (BLM)—Projects determined by the Qualified Paleontologist to involve ground-disturbing activities in areas mapped as having no paleontological sensitivity (i.e., plutonic igneous or high-grade metamorphic rocks) will not require further paleontological mitigation measures.

CUL-6 In the event of any fossil discovery, regardless of depth or geologic formation, construction work will halt within a 50-ft. radius of the find until its significance can be determined by a Qualified Paleontologist. Significant fossils will be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the SVP (2010) and BLM (2009). A repository will be identified and a curatorial arrangement will be signed prior to collection of the fossils. Although the San Bernardino County Museum is specified as the repository for fossils found in the county in the current General Plan (San Bernardino County, 2007), the museum may not always be available as a repository. Therefore, any accredited institution may serve as a repository.

2.8 GREENHOUSE GAS EMISSIONS

a)&b) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

PEIR Analysis: According to the PEIR, buildout of the CWP would not result in a substantial increase in greenhouse gas (GHG) emissions at year 2040. However, community-wide GHG emissions would not meet the 2040 or 2050 target of AB 32 or long-term GHG reduction goals under Executive Order S-03-05 without implementation of additional local GHG reduction measures. The PEIR includes MMs GHG-1 through GHG-3, which include adoption of a Countywide GHG Reduction Plan. Impacts regarding a GHG reduction plan were determined to be significant and unavoidable, even with implementation of PEIR MMs and CWP policies that support achieving reduction targets under AB 32 and Executive Order S-03-05.

At the time of the PEIR's preparation, the County had not yet adopted a qualified GHG reduction plan; however, it was determined the CWP aligns with statewide and regional strategies for reducing GHG emissions, including CARB's 2008 Scoping Plan under Assembly Bill 32 (AB 32) and SCAG's 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) under Senate Bill 375 (SB 375). The CARB Scoping Plan establishes the state's strategy to reduce statewide GHG emissions to 1990 levels by 2020, initially requiring a 28.5 percent reduction from the business-as-usual scenario, with subsequent updates reflecting economic and policy changes. Statewide reduction strategies include the Low Carbon Fuel Standard (LCFS), California Appliance Energy Efficiency regulations, CALGreen building standards, a 33 percent Renewable Portfolio Standard (RPS), and vehicle fuel efficiency standards (Pavley I and II). Implementation and adoption the CWP goals and policies would ensure consistency with the 2016 SCS/RTP by encouraging multi-modal transportation opportunities. Therefore, implementation of the CWP would not conflict with the RTP/SCS, and the impact would be less than significant in this regard.

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards within the existing Pioneertown community. The Project does not increase population, housing, employment, or development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity through lower building height, floor area ratio, and lot coverage standards.

As discussed in the PEIR, significant and unavoidable GHG impacts were associated with countywide growth projections under the CWP and the inability to fully achieve long-term statewide reduction targets established under Executive Order S-03-05. However, the Proposed Project would not increase growth assumptions or generate emissions beyond the development envelope previously analyzed. Future

development within the Project site would also remain subject to applicable state and local energy efficiency and GHG reduction requirements in effect at the time of construction, including Title 24 Building Energy Efficiency Standards, CALGreen requirements, renewable energy standards, and applicable CWP policies promoting reduced vehicle miles traveled, energy conservation, and renewable energy use.

In addition, since certification of the PEIR, the County has adopted additional climate planning and GHG reduction measures, including the Countywide Greenhouse Gas Emissions Reduction Plan, which provides strategies and implementation measures to reduce operational and transportation-related GHG emissions consistent with state climate goals.

The Proposed Project would remain consistent with applicable state plans, policies, and regulations adopted for the purpose of reducing GHG emissions, including CARB's Scoping Plan, Senate Bill 32, Senate Bill 375, and statewide building energy efficiency requirements. Accordingly, the Proposed Project would not result in new or substantially more severe GHG impacts beyond those identified in the PEIR, and impacts would remain significant and unavoidable as previously disclosed.

Applicable Mitigations from the PEIR

No mitigation measures related to GHG emissions were identified in the PEIR.

2.9 HAZARDS AND HAZARDOUS MATERIALS

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

PEIR Analysis: According to the PEIR, buildout under the CWP would increase the transport, use, and disposal of hazardous materials due to the net increase in non-residential land uses. Industrial uses, primarily concentrated in the Valley Region, could increase the potential for accidental releases of hazardous materials, especially during seismic events or flooding. In the Desert Region, hazardous materials activities include facilities, waste generators, superfund sites, waste transporters, and leaking underground storage tanks (LUST). An increase in the transport of hazardous waste could result in more accidental events, such as spills, that release hazardous materials. Compliance with federal and state hazardous materials regulatory requirements, County policy plans, and required business hazard trainings, would minimize risks associated with handling, storage, and transport of hazardous materials. Therefore, it was determined that impacts related to hazardous materials exposure and accidents would be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards within the existing Pioneertown community and does not introduce industrial land uses or increase development intensity beyond what was analyzed in the PEIR.

The Project site consists primarily of existing commercial, visitor-serving, residential, and vacant land uses. The Proposed Project emphasizes low-intensity, small-scale commercial and historic district uses and does not facilitate the types of industrial uses typically associated with substantial hazardous materials handling, storage, or transport.

Any future development or business operations within the Project site involving hazardous materials would remain subject to applicable federal, state, and local regulations governing the use, storage, transport, and disposal of hazardous materials, including hazardous materials business plans, employee training requirements, and emergency response procedures.

Because the Proposed Project would not increase hazardous materials use beyond the scope analyzed in the PEIR and future activities would remain subject to existing regulatory requirements, the Proposed Project would not result in new or substantially more severe hazardous materials impacts. Therefore, impacts would remain less than significant, consistent with the conclusions of the PEIR.

b) Would the project 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?

PEIR Analysis: According to the PEIR, buildout of the CWP would increase the use, storage, and transport of hazardous materials, particularly from industrial and commercial development, creating the potential for accidental releases during seismic events, flooding, or transport. Compliance with federal and state hazardous materials regulatory requirements, County policy plans, and required business hazard trainings, would minimize these risks. It was determined impacts would be less than significant.

Proposed Project Analysis: There are no hazardous waste sites within or adjacent to the Pioneertown community (SWRCB 2026, DTSC 2026). The nearest hazardous waste site is located along State Route 62, 3.50 miles southeast of the Project site (SWRCB 2026).

The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards and does not introduce industrial land uses or substantially increase the use, storage, or transport of hazardous materials beyond what was analyzed in the PEIR. The Project site consists primarily of existing commercial, visitor-serving, residential, and vacant land uses, and the Proposed Project would continue to support low-intensity development compatible with the historic district.

Any future uses involving hazardous materials would remain subject to applicable federal, state, and local hazardous materials regulations, including requirements governing storage, handling, transport, emergency response, and employee training.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts related to accidental release of hazardous materials beyond those analyzed in the PEIR, and impacts would remain less than significant.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

PEIR Analysis: The PEIR concluded that buildout of the CWP would increase the transport, use, storage, and disposal of hazardous materials during construction, demolition, and operation of future development projects, including within one-quarter mile of existing or proposed schools. Construction activities would involve the use of hazardous materials such as fuels, paints, solvents, and lubricants, while demolition of older structures could expose asbestos-containing materials (ACMs) and lead-based paint

(LBP). Operational hazardous materials use would primarily be associated with industrial and commercial land uses, particularly in the Valley Region.

However, the PEIR determined that compliance with applicable federal, state, and local hazardous materials regulations; worker training requirements; hazardous materials handling procedures; asbestos and lead abatement requirements; and County development review and permitting processes, including implementation of Regulatory Requirements HAZ-1 through HAZ-6, would minimize risks associated with hazardous materials exposure and accidental release. Therefore, impacts related to hazardous emissions or hazardous materials handling near schools were determined to be less than significant.

Proposed Project Analysis: There are no schools within a one quarter mile radius of the Project site. Therefore, no impact would occur and there are no new or substantially more severe impacts related to handling hazardous materials in proximity to a school beyond those analyzed in the PEIR.

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

PEIR Analysis: As stated in the PEIR, the County contains multiple sites with historical or ongoing hazardous substance releases, including 99 large-quantity hazardous waste generators, 352 small-quantity hazardous waste generators, and 25 open LUST cases within the Desert Region. No hazardous materials sites are located within future growth areas in the Desert Region. Because contaminated properties are subject to strict federal, state, and local investigation and remediation requirements, with oversight by regulatory agencies, impacts from hazardous substance contamination were determined to be less than significant.

Proposed Project Analysis: There are no hazardous waste sites within or adjacent to the Pioneertown community (SWRCB 2026, DTSC 2026). The nearest hazardous waste site is located along State Route 62, 3.50 miles southeast of the Project site (SWRCB 2026). Therefore, no impact would occur and the Project would not create new or more severe hazardous materials impacts beyond those evaluated in the PEIR.

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?

PEIR Analysis: According to the PEIR, buildout of the CWP could involve development within airport safety zones for public-use airports. There are two Airport Safety Review Areas within the East Desert Region; however, all predicted growth is located outside of this region. Through compliance with applicable Federal Aviation Agency (FAA) regulations, the PEIR determined that impacts related to airport land use compatibility would be less than significant.

Proposed Project Analysis: The nearest airport is Yucca Valley Airport, located 5.3 miles southeast of the Project site. The Project site is not within the Yucca Valley Airport Comprehensive Land Use Plan (County 1992). Therefore, no impact would occur and the Project would not crease new or more severe airport safety or noise impacts than previously analyzed in the PEIR.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

PEIR Analysis: According to the PEIR, buildout of the CWP would not block emergency evacuation routes or interfere with the operations of emergency response agencies. Emergency evacuation interstate routes in the Desert Region include I-15, I-40, US-395, and US-95. It was determined that impacts related to emergency response and evacuation would be less than significant, and no adverse impact would occur.

Proposed Project Analysis: The Project site is located within the existing Pioneertown community and is accessed primarily by Pioneertown Road, Curtis Road, and Rawhide Road. Existing land uses within the Project site include commercial, visitor-serving, residential, and vacant land uses. The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards and does not include physical roadway modifications, closure of access routes, or construction activities that would obstruct emergency access or evacuation routes.

The Proposed Project does not increase development intensity beyond what was analyzed in the PEIR and would not substantially alter traffic circulation patterns or interfere with emergency response access within the Pioneertown area. Future development projects would continue to be subject to County review for emergency access and fire protection requirements.

Accordingly, the Proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would remain less than significant. The Project would not crease new or more severe emergency response or evacuation impacts than previously analyzed in the PEIR.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

PEIR Analysis: According to the PEIR, portions of the County are located within high and very high fire risk areas and could expose structures and/or residences to fire danger. A small portion of the East Desert Region adjacent to the Mountain Region, shown in *Figure 5.8-6 – Fire Hazard Severity Zones and Potential Growth Areas in the East Desert Region*, is within a High or Very High Fire Hazard Severity Zone. However, all anticipated growth is expected to occur outside of these zones. Additionally, the State of California and the County require adherence to CBC fire standards and review by the fire department to reduce wildland fires. Through compliance with State and County regulatory requirements, fire hazard impacts were determined to be less than significant.

Proposed Project Analysis: The Project site is located within Moderate and High Fire Hazard Severity Zones (FHSZs) in the East Desert Region (CALFIRE 2026). The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards within the existing Pioneertown community and does not increase development intensity beyond what was analyzed in the PEIR.

Future development within the Project site would remain subject to applicable CWP wildfire policies and state and local fire protection requirements identified in the PEIR. These include Policies HZ-1.2, HZ-1.5, HZ-1.6, HZ-1.7, HZ-1.9, PP-3.7, PP-3.8, and PP-3.11, which require fire-resistant design, emergency access, defensible space, and enhanced development standards in fire hazard areas.

In addition, future development would continue to comply with Regulatory Requirements HAZ-8 through HAZ-10, including California Building Code Chapter 7A, California Fire Code Chapter 49, California Public Resources Code Section 4291, San Bernardino County Fire Hazard Abatement requirements, and Wildfire

State Responsibility Area Fire Safe Regulations. These regulations require fire-resistant construction materials, vegetation management, defensible space, emergency access standards, and ongoing fire hazard abatement measures.

Because the Proposed Project does not increase development potential beyond what was analyzed in the PEIR and future development would remain subject to existing wildfire regulations and CWP policies, the Proposed Project would not result in new or substantially more severe wildfire impacts. Therefore, impacts would remain less than significant, consistent with the conclusions of the PEIR.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to hazards and hazardous emissions were identified in the PEIR.

2.10 HYDROLOGY AND WATER QUALITY

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (HYD-1) (HYD-6)

PEIR Analysis: Construction activities associated with implementation of the CWP within the Colorado River Basin RWQCB area (Desert region) could result in temporary water quality impacts from soil disturbance, erosion, sedimentation, and runoff containing pollutants such as metals, nutrients, oil and grease, debris, and other construction-related contaminants. These impacts would be addressed through compliance with the Statewide General Construction Permit, preparation and implementation of project-specific Stormwater Pollution Prevention Plans (SWPPPs), and incorporation of erosion control, sediment control, tracking control, non-stormwater management, and waste management Best Management Practices (BMPs). Compliance with these regulatory requirements would minimize the potential for violations of water quality standards, resulting in less-than-significant construction impacts.

Operational impacts could occur through increased runoff, impervious surface development, and pollutant loading associated with future development under the CWP. The PEIR notes that minimal, if any, development is anticipated within the Colorado River Basin RWQCB area; however, any future development would still be required to comply with applicable BMP requirements and the General Industrial Permit to control post-construction runoff and water quality degradation. In the Desert Region, most development would occur within the Town of Apple Valley Sphere of Influence (SOI), where regulated projects creating or replacing 2,000 square feet or more of impervious surfaces would be required to comply with the Statewide Small MS4 Permit (Order No. 2013-0001-DWQ). These projects would implement BMPs, including Low Impact Development (LID) and site design BMPs, to reduce runoff and protect water quality. With implementation of these measures, development under the CWP would not substantially increase surface water flows into drainage systems in the Desert Region.

The PEIR concludes that compliance with the Statewide General Construction Permit, Small MS4 Permit, General Industrial Permit, SWPPP requirements, BMP implementation, and applicable CWP policies would adequately address construction and operational water quality impacts, reducing all impacts in the Colorado River Basin RWQCB area and Desert Region to a less-than-significant level.

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards within the existing Pioneertown community and does not authorize specific construction activities or increase development intensity beyond what was

analyzed in the PEIR. In several respects, the Project reduces allowable development intensity through lower building height, floor area ratio, and lot coverage standards.

Any future development within the Project site would remain subject to applicable federal, state, and local water quality regulations and permitting requirements administered by the Colorado River Basin RWQCB, including the Statewide General Construction Permit, General Industrial Permit, preparation and implementation of project-specific SWPPPs, and implementation of erosion control, sediment control, waste management, and other BMPs. Future qualifying projects would also be required to comply with applicable post-construction stormwater requirements, including LID measures and site design BMPs.

Because the Proposed Project does not increase development potential beyond what was analyzed in the PEIR and future development would remain subject to existing water quality regulations and BMP requirements, the Proposed Project would not result in new or substantially more severe impacts to surface water or groundwater quality. Therefore, impacts would remain less than significant, consistent with the conclusions of the PEIR.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (HYD-2)

PEIR Analysis: According to the PEIR, buildout of the CWP could potentially affect groundwater quality from stormwater pollutants if infiltration BMPs are not properly designed. However, projects developed under the CWP would implement BMPs minimizing impervious areas; discharging drainage from impervious areas including rooftops to rain barrels, cisterns, or permeable areas rather than storm drains; and, where applicable, retaining runoff. Thus, CWP buildout would not substantially reduce groundwater recharge. Impacts were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards within the existing Pioneertown community and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces allowable development intensity through lower building height, floor area ratio, and lot coverage standards.

Future development within the Project site would remain subject to applicable federal, state, and local stormwater and water quality requirements, including implementation of BMPs and, where applicable, LID measures intended to promote infiltration and minimize runoff from impervious surfaces. Because the Proposed Project would not substantially increase impervious surface area or water demand beyond what was analyzed in the PEIR, it would not substantially reduce groundwater recharge or interfere with sustainable groundwater management.

Accordingly, the Proposed Project would not result in new or substantially more severe groundwater recharge or groundwater supply impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

c)i) Would the project 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 result in a substantial erosion or siltation on- or off-site? (HYD-3)

PEIR Analysis: According to the PEIR, construction activities such as clearing, grading, excavation, and soil stockpiling could cause erosion, siltation, and the discharge of pollutants into local drainages if not properly managed. However, compliance with NPDES or MS4 regulations requiring preparation and implementation of SWPPPs and BMPs, including erosion, sediment, wind, tracking, and waste controls, would minimize these impacts. Therefore, erosion, siltation, and associated water quality impacts were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards and does not authorize specific grading, stream alteration, or drainage modification activities. In addition, the Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity and impervious surface potential through lower floor area ratio and lot coverage standards.

Any future development within the Project site would remain subject to applicable NPDES permitting requirements, including preparation and implementation of SWPPPs and BMPs to control erosion, sedimentation, runoff, and pollutant discharge during construction and operation.

Accordingly, the Proposed Project would not result in new or substantially more severe drainage, erosion, or siltation impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

c)ii) Would the project 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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (HYD-4)

PEIR Analysis: According to the PEIR, most of the development in the Desert Region under the CWP would be in the Town of Apple Valley SOI. San Bernardino County is a permittee on the Statewide Small MS4 Permit, Order No. 2013-0001-DWQ, issued by the State Water Resources Control Board in 2013. Regulated projects under the Small MS4 Permit are those creating and/or replacing 2,000 square feet or more of impervious surfaces. Regulated projects must implement BMPs, including LID BMPs and site design BMPs. After implementation of BMPs under the Small MS4 Permit, developments under the CWP would not substantially increase surface water flows into drainage systems in the Desert Region, and impacts were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not authorize specific grading, drainage modifications, or construction activities. In addition, the Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity and impervious surface potential through lower floor area ratio and lot coverage standards.

Any future development within the Project site would remain subject to applicable stormwater regulations, including the General Industrial Permit, where applicable, and would be required to implement BMPs, including LID and site design BMPs, to minimize runoff and maintain existing drainage conditions.

Accordingly, the Proposed Project would not result in new or substantially more severe flooding or drainage impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

c)iii) Would the project 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 create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (HYD-5)

PEIR Analysis*:* Construction activities associated with implementation of the CWP within the Colorado River Basin RWQCB area (Desert region) could result in temporary water quality impacts from soil disturbance, erosion, sedimentation, and runoff containing pollutants such as metals, nutrients, oil and grease, debris, and other construction-related contaminants. These impacts would be addressed through compliance with the Statewide General Construction Permit, preparation and implementation of project-specific SWPPPs, and incorporation of erosion control, sediment control, tracking control, non-stormwater management, and waste management Best Management Practices (BMPs). Compliance with these regulatory requirements would minimize the potential for violations of water quality standards, resulting in less-than-significant construction impacts.

According to the PEIR, most of the development in the Desert Region under the CWP would be in the Town of Apple Valley SOI. San Bernardino County is a permittee on the Statewide Small MS4 Permit, Order No. 2013-0001-DWQ, issued by the State Water Resources Control Board in 2013. Regulated projects under the Small MS4 Permit are those creating and/or replacing 2,000 square feet or more of impervious surfaces. Regulated projects must implement BMPs, including LID BMPs and site design BMPs.

Unincorporated County areas in the Colorado River Basin RWQCB area are not subject to the Small MS4 Permit but do need to abide by the requirements of the General Industrial Permit. The PEIR noted, however, that minimal if any development would occur under the CWP in the Colorado River Basin RWQCB Area. Impacts were determined to be less than significant after implementation of BMPs under the Small MS4 Permit and the General Industrial Permit.

Proposed Project Analysis: The Project site is located within an unincorporated area of the County in the Colorado River Basin RWQCB area. The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not authorize specific construction activities or increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces allowable development intensity and impervious surface potential through lower floor area ratio and lot coverage standards.

Any future development within the Project site would remain subject to applicable federal, state, and local stormwater and water quality regulations, including the Statewide General Construction Permit, General Industrial Permit where applicable, preparation and implementation of SWPPPs, and incorporation of erosion control, sediment control, waste management, and other BMPs to minimize runoff and pollutant discharge.

Because the Project site is located in an unincorporated area not subject to the Small MS4 Permit, future qualifying projects would instead comply with applicable Colorado River Basin RWQCB permitting requirements and BMP standards. Compliance with these requirements would minimize the potential for increased runoff or stormwater pollution.

Accordingly, the Proposed Project would not result in new or substantially more severe drainage or runoff impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

c) iv) Would the project 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 impede or redirect flood flows? (HYD-8) (HYD-9)

PEIR Analysis: According to the PEIR, little growth is projected for the East Desert Region; what growth would occur would be in the Morongo Basin, Homestead Valley, and Joshua Tree CPAs. There are 100-year flood zones in and near Yucca Creek and Coyote Lake in the Joshua Tree CPA and in the Morongo Valley CPA. There are also Department of Water Resources (DWR) 100-Year Flood Awareness Zones in portions of all three of these CPAs.

Impacts were determined to be less than significant after compliance with existing regulations regulating development in flood hazard zones, including County Code of Ordinances Chapter 85.07, and CWP policies.

For impacts regarding dam failure, the largest dam inundation area in the County is in the North Desert Region along the Mojave River, including Soda Dry Lake and Silver Dry Lake, downstream from Cedar Springs Dam, which impounds Lake Silverwood. The dam is inspected annually by the Division of Safety of Dams; thus, the potential for dam failure is considered low. The area of the North Desert Region where most growth would occur under the CWP, the Town of Apple Valley SOI, is outside of the dam inundation area along the Mojave River. That inundation area passes through the Oro Grande, Helendale, Daggett, Yermo, and Newberry Springs community plan areas. Proposed CWP Policy HZ-1.2 requires that new developments either be located outside of dam inundation areas, or be located, designed, and built such that occupants would have sufficient time to evacuate out of the dam inundation area in the event of dam failure.

Proposed Project Analysis: The Project site is within Federal Emergency Management Agency (FEMA) Flood Zone D, which indicates an area of possible but undetermined flood hazard where flood risk has not been mapped or quantified through detailed FEMA analysis (FEMA 2026). Zone D is not the same as a mapped 100-year floodplain; however, flood risk has not been ruled out. The nearest levee is San Bernardino County Levee 178, approximately 5.15 miles southeast of the Project site (USACE 2026).

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not authorize specific grading, stream alteration, flood control modifications, or construction activities that would impede or redirect flood flows. In addition, the Proposed Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity and impervious surface potential.

Any future development within the Project site would remain subject to applicable County flood hazard regulations, including County Code Chapter 85.07, and applicable CWP policies related to flood hazards and emergency evacuation. Future development projects would also be required to comply with applicable drainage, grading, and stormwater requirements to ensure that flood flows are not substantially altered.

Accordingly, the Proposed Project would not result in new or substantially more severe flooding or flood flow impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

d) Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

PEIR Analysis: The PEIR analysis concludes that there are no tsunami or seiche-related flood hazards affecting the Desert Region within the Town of Apple Valley SOI. Because there are no significant water bodies near either the Potential Annexation Area or the Hacienda Fairview Valley Specific Plan (HFVSP) area, implementation of the CWP would not expose people or structures to flooding risks associated with seiches or tsunamis. Therefore, no impact related to these hazards would occur.

With respect to mudflow hazards, the HFVSP area is located adjacent to the Fairview and Granite Mountains, whose steep slopes could generate mudflows or debris flows during storm events. As a result, future development within portions of the HFVSP area could expose people and structures to mudflow hazards. However, CWP Hazard Element Policies HZ-1.1 and HZ-1.2 require that new development either avoid debris flow hazard areas or implement mitigation measures to reduce risk.

The Potential Annexation Area does not contain nearby slopes capable of generating mudflows; therefore, development in that area would not expose people or structures to substantial mudflow hazards.

Therefore, it was determined that implementation of CWP would result in no impacts related to tsunami, seiche, or mudflow hazards in the Potential Annexation Area, while potential mudflow hazards in the HFVSP area would be reduced to a less-than-significant level through compliance with CWP Hazard Element policies HZ-1.1 and HZ-1.2.

Proposed Project Analysis: The Project site is located in the inland East Desert Region and is not located within a tsunami or seiche hazard zone. There are no large water bodies in the vicinity of the Project site capable of generating tsunami or seiche hazards. The nearest notable water body is Big Bear Lake, located approximately 25 miles northwest of the Project site. The Project site is also within FEMA Flood Zone D, which identifies areas of possible but undetermined flood hazard where detailed flood studies have not been completed (FEMA 2026).

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not introduce hazardous materials uses or increase development intensity beyond what was analyzed in the PEIR. In addition, the Project site is not located within a mapped dam inundation zone.

Although localized flooding or debris flow hazards could occur during storm events in desert environments, future development within the Project site would remain subject to applicable CWP Hazard Element policies, including Policies HZ-1.1 and HZ-1.2, as well as applicable grading, drainage, and flood control regulations intended to minimize flood and debris flow risks.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts related to flood, tsunami, seiche, or inundation hazards beyond those analyzed in the PEIR, and impacts would remain less than significant.

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

PEIR Analysis: The PEIR did not evaluate this threshold as a standalone impact, but addressed it indirectly through its broader water quality and groundwater discussions, including Impact 5.9-4. For the East Desert Region, the PEIR concluded that impacts related to water quality and groundwater management would be less than significant based on the limited amount of anticipated growth in the region and compliance with applicable regulatory requirements. The analysis notes that the East Desert is within the jurisdiction of the Colorado River Basin RWQCB and that development projects in unincorporated areas would comply with applicable permits, including the General Industrial Permit, as well as BMP requirements intended to protect water quality and groundwater recharge. The PEIR further concluded that implementation of stormwater controls, SWPPPs, LID measures, and related regulatory requirements would minimize impacts to surface water and groundwater resources. Although the PEIR does not specifically analyze consistency with Sustainable Groundwater Management Act (SGMA) requirements or identify applicable groundwater sustainability plans, its conclusions are based on the assumption of limited development in the East Desert Region and continued compliance with existing state and local water quality and groundwater management regulations.

Proposed Project Analysis: The Project site is located within the Ames Valley Groundwater Basin, which is designated as a Very Low Priority basin under the SGMA Basin Prioritization Dashboard (DWR 2026). Because Very Low Priority basins are not subject to mandatory SGMA requirements, no Groundwater Sustainability Plan (GSP) has been adopted for the basin.

The Project site is also within the jurisdiction of the Colorado River Basin RWQCB and subject to the Water Quality Control Plan for the Colorado River Basin Region (Basin Plan), which establishes water quality objectives and implementation measures intended to protect surface water and groundwater quality.

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces allowable development intensity through lower floor area ratio, lot coverage, and building height standards. For example, the Project reduces impervious surface potential through lower lot coverage and floor area ratio standards compared to existing zoning. Also, the Project would maintain the existing residential development density of one dwelling unit per 40 acres.

As a result, the Proposed Project would not substantially increase groundwater demand or substantially reduce groundwater recharge potential beyond what was analyzed in the PEIR. In addition, future development within the Project site would remain subject to applicable Colorado River Basin RWQCB requirements, including the General Construction Permit, General Industrial Permit where applicable, SWPPP preparation, BMP implementation, and applicable stormwater and water quality regulations intended to maintain consistency with Basin Plan water quality objectives and protect groundwater recharge.

Because no GSP applies to the Ames Valley Groundwater Basin, the Proposed Project could not conflict with or obstruct implementation of a GSP. Further, compliance with applicable RWQCB permitting requirements and Basin Plan objectives would ensure the Project would not conflict with or obstruct implementation of a water quality control plan. Therefore, impacts would be less than significant and the Project would not result in new or more severe impacts than previously analyzed in the PEIR.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to hydrology and water quality were identified in the PEIR.

2.11 LAND USE AND PLANNING

a) Would the project physically divide an established community?

PEIR Analysis: As discussed in the PEIR, implementation of the CWP would not increase development intensity or introduce new land uses in a manner that would divide an established community. For any new development, the Land Use Element contains requirements for development to be located, scaled, buffered, and designed in a compatible manner through CWP policies. Therefore, impacts on the physical division of communities were determined to be less than significant.

Proposed Project Analysis: The Project site is located within the existing Pioneertown community and consists of commercial, visitor-serving, residential, and vacant land uses connected by the existing roadway network, including Pioneertown Road, Curtis Road, and Rawhide Road.

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not include roadway closures, new transportation infrastructure, barriers, or other physical features that would divide the community. In addition, the Project does not increase development intensity or introduce incompatible land uses beyond what was analyzed in the PEIR. Instead, the Project is intended to preserve the existing historic character and development pattern of the Mane Street area.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts related to physical division of an established community beyond those analyzed in the PEIR, and impacts would remain less than significant.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation an environmental effect?

PEIR Analysis: According to the PEIR, the CWP was prepared in accordance with California Government Code requirements and incorporates policies and programs that support environmental protection, sustainable growth, multimodal transportation, greenhouse gas reduction, and regional coordination. The PEIR determined that the CWP would be consistent with major regional planning frameworks, including SCAG's 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the Air Quality Management Plan, AB 32, SB 375, and the California Complete Streets Act.

The analysis found that the CWP supports RTP/SCS goals through policies encouraging infill development, improved jobs-housing balance, multimodal transportation networks, complete streets, active transportation, transit accessibility, efficient goods movement, energy efficiency, and reduction of vehicle miles traveled and greenhouse gas emissions. Transportation and mobility policies would improve regional connectivity, safety, and accessibility for all users while coordinating with regional agencies such as SCAG and the San Bernardino County Transportation Authority. Additional policies addressing renewable energy, environmental justice, emergency access, and sustainable infrastructure further support consistency with regional environmental and transportation planning objectives.

The PEIR concluded that the CWP would facilitate, rather than conflict with, implementation of applicable environmental and regional planning programs. Therefore, impacts related to conflicts with adopted environmental plans or policies were determined to be less than significant without mitigation.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards within the existing Pioneertown community and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces allowable development intensity through lower floor area ratio, lot coverage, and building height standards.

The Proposed Project is consistent with applicable CWP policies related to historic preservation, biological resource protection, wildfire hazards, water quality, energy conservation, and sustainable development. The Project's design standards and adaptive reuse provisions are specifically intended to preserve the historic character of the NRHP-listed Pioneertown Mane Street Historic District while maintaining compatibility with the surrounding rural desert environment. The Project implements the purpose of the CWP Land Use Element to designate the distribution, location, intensity, and balance of land uses for the unincorporated areas of the County, establishes goals for where, when, and how the County grows, provides direction for new development on community design, land use compatibility, and interagency coordination and provides guidance for orderly expansion of incorporated areas

The proposed Policy Plan Amendment is consistent with the Land Use Element of the County Policy Plan. The Policy Plan Amendment to include the Pioneertown Special Development District in LU-4.11 maintains the goal of LU-4, which is the "preservation and enhancement of unique community identities and their relationship with the natural environment." The proposed provisions seek to preserve the historic structures and character of Mane Street in Pioneertown as a district listed on the National Register of Historic Places. The Project intends to promote managed growth while maintaining the historic character of the site, in accordance with values expressed in the Pioneertown Community Action Guide and community input. The amendment to LU-4.11 implements the Pioneertown CAG Action Statement B.1, which aims to restrict big box stores and encourage neighborhood commercial scale retail and lodging. As such, the Project is also consistent with Policy LU-4.5 which directs the County to ensure consistency with the values and aspirations as defined by each community in their Community Action Guides.

The proposed Policy Plan Map Amendment is consistent with the Land Use Element of the CWP. The Project proposes to change Land Use Categories from RL and C to a SD Land Use Category. This is consistent with Table LU-2 which states that the equivalent category to an SD Zoning District is the SD Land Use Category. The proposed uses in the related Development Code Amendment aligns with General Plan Table LU-1, allowing for "a mix of residential, commercial, and public/quasi-public uses in rural areas."

The proposed Land Use Zoning District Amendment is consistent with the Title 8 of the San Bernardino County Development Code. The Project site has adequate area to be designated as a Special Development land use zoning district. The Project is 44.97 acres, meeting the 5-acre designation for the SD land use zoning district per Section 82.06.030 of the County Development Code. Furthermore, the Project establishes a SD suffix, making the site compatible with surrounding parcels possessing SD-RES land use zoning.

The proposed uses in the Development Code Amendment are consistent with Title 8 of the San Bernardino County Development Code. All existing and proposed uses in the Project site are consistent with the SD

land use zoning district. The Project does not propose any new uses that go beyond the intent of the SD zone. New uses introduced as part of the Development Code Amendment are for small-scale commercial businesses, meeting the intent of the SD land use zoning district, which "provides sites for a combination of residential, commercial, industrial, agricultural, open space and recreation uses, and similar and compatible uses." The Project builds upon the underlying SD-RES zone and does not introduce incompatible uses to the visual character and history of the Project site. Rather, it establishes uses and standards to enhance the historic western/equestrian character of the Project site.

The proposed standards in the Development Code Amendment are consistent with the Title 8 of the San Bernardino County Development Code and the CWP. The proposed development standards are consistent with the development assumptions evaluated in the General Plan Environmental Impact Report, and are within the allowable building intensity intended for the underlying land use zoning district and Land Use Category. The Project does not increase development capacity and introduces design standards specifically tied to reinforcing the historic character of the Project site. The proposed standards for the SD-MSHD meet the standards of the County's Land Use Services Dept., Public Works Dept., Public Health Dept., and San Bernardino County Fire Protection District standards.

The Project is consistent with the following excerpts from the CWP:

Policy LU-1.1	We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.
Policy LU-1.3	When determining fiscal impacts, we consider initial capital investments, long-term operations and maintenance, desired levels of service for public facilities and services, capital reserves for replacement, and impacts to existing uses in incorporated and unincorporated areas.
Goal LU-2	An arrangement of land uses that balances the lifestyle of existing residents, the needs of future generations, opportunities for commercial and industrial development, and the value of the natural environment.
Goal LU-4	Preservation and enhancement of unique community identities and their relationship with the natural environment; specifically, Policy LU-4.5 that directs the County to ensure that new development is consistent with the physical and historical character and identity of an unincorporated community planning area.
Policy NR-4.1	We consider the location and scale of development to preserve regionally significant scenic vistas and natural features, including prominent hillsides, ridgelines, dominant landforms, and reservoirs.

Policy CR-2.1	We encourage the preservation of archaeological sites and structures of state or national significance in accordance with the Secretary of Interior's standards.
Policy CR-2.2	We encourage property owners to maintain the historic integrity of resources on their property by (listed in order of preference): preservation, adaptive reuse, or memorialization.
Policy CR-2.4	We encourage partnerships to champion and financially support the preservation and restoration of historic sites, structures, and districts.

Future development within the Project site would remain subject to applicable federal, state, regional, and County regulations and permitting requirements related to air quality, water quality, hazardous materials, biological resources, wildfire protection, stormwater management, and energy efficiency, including applicable Colorado River Basin RWQCB requirements, Title 24 energy standards, CALGreen requirements, and County Development Code standards.

Because the Proposed Project would implement and remain consistent with applicable environmental policies and regulatory requirements and would not increase development beyond the scope analyzed in the PEIR, it would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts would remain less than significant and the Project would not create new or more severe impacts than previously analyzed in the PEIR.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to land use and planning were identified in the PEIR.

2.12 MINERAL RESOURCES

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

PEIR Analysis: According to the PEIR, implementation of the CWP may result in actions that could adversely affect mineral resources. As shown in Figure *5.11-2 – Mineral Resource Zones 2 & 3*, there are three areas within the East Desert Region that are classified as MRZ-3, a mineral resource area containing known or inferred mineral resources of potential significance; however, there is low predicted growth in the East Desert Region. The overall Desert Region would see forecasted growth in MRZ-3a areas, which is a mineral resource area containing known gold and silver deposits. Future developments under the CWP would be required to identify known and likely significant mineral resources in their project sites. Projects would comply with CWP policies by designating MRZ-2 and MRZ-3 areas for land uses compatible with future mining, such as open space, to the greatest extent feasible. The PEIR implemented MM MIN-1 and MIN-2, which require project-specific evaluation for mineral resources for properties classified as MRZ-2a, 2b, or 3a. However, the PEIR concluded that impacts to mineral resources would remain significant and unavoidable.

Proposed Project Analysis: The Project site is located within the East Desert Region of San Bernardino County. According to the California Department of Conservation Mineral Land Classification map, the

Project site is within the area covered by Open File Report (OFR) 94-06 (DOC 1994). However, the Project site is not located within a classified MRZ-2 or MRZ-3 area and is not known to contain regionally or locally important mineral resources (County 2020b).

Because the Project site does not contain identified significant mineral resources, implementation of the Proposed Project would not result in the loss of availability of a known mineral resource of value to the region or the residents of the state. In addition, the Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not increase development intensity beyond what was analyzed in the PEIR.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts to mineral resources beyond those analyzed in the PEIR, and impacts would be less than significant

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

PEIR Analysis: The PEIR does not designate any locally important mineral resource recovery sites. However, there are several areas throughout the County that contain regionally-important mineral resources as described in PEIR Impact 5.11-1. The PEIR concluded in Impact 5.11-1 that impacts to mineral resources would remain significant and unavoidable.

Proposed Project Analysis: As discussed under Threshold (a), the Project site is not located within an MRZ-2 or MRZ-3 area and is not known to contain regionally or locally important mineral resources (County 2020b). In addition, no locally important mineral resource recovery site has been identified on the Project site in the CWP or other applicable land use plans.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts to mineral resources beyond those analyzed in the PEIR, and impacts would be less than significant.

Applicable Mitigation Measures from the EIR

No mitigation measures related to mineral resources were identified in the PEIR.

2.13 NOISE

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

PEIR Analysis:

Construction

The PEIR determined that implementation of the CWP would result in temporary construction-related noise increases associated with future development projects throughout the County. Construction activities, including demolition, grading, excavation, pile driving, hauling, and building construction, would generate intermittent but potentially substantial noise levels that could affect nearby noise-sensitive land uses. Construction equipment could generate maximum noise levels ranging from approximately 71 dBA

to 101 dBA at a distance of 50 feet, and truck traffic associated with worker and material transport could also increase local roadway noise levels.

Although construction activities would generally be limited to permitted daytime hours under the County Development Code, the PEIR concluded that construction noise impacts could still be significant due to the proximity of some projects to sensitive receptors, the intensity and duration of construction activities, and the potential for certain activities to occur over prolonged periods or during more sensitive hours. Because specific project-level details such as construction phasing, equipment usage, and site design were not yet known, the PEIR could not fully quantify impacts at individual receptors.

Mitigation Measure N-1 would reduce potential noise impacts during construction to the extent feasible. However, due to the potential for proximity of construction activities to sensitive uses, the number of construction projects occurring simultaneously, and the potential longevity of construction activities, construction noise could result in a temporary substantial increase in noise levels above ambient conditions. Therefore, this impact was determined to be significant and unavoidable

Operation

The PEIR determined that buildout of the CWP would increase traffic volumes on highways and local roadways, resulting in increased traffic-related noise levels throughout unincorporated areas of the County. Future development could also place new noise-sensitive land uses, such as residential uses, in areas exposed to roadway, airport, and railroad noise levels exceeding established "Normally Acceptable" land use compatibility standards. Modeling conducted using the FHWA Highway Traffic Noise Prediction Model showed that traffic noise increases of 3 dBA CNEL or greater (a level considered barely perceptible but potentially significant) would occur along multiple roadway segments within the County.

The PEIR also identified the potential for future sensitive receptors to be exposed to elevated railroad and airport noise levels. While stationary noise sources would continue to be regulated through the County Municipal Code and policies such as HZ-2.7 regarding truck delivery areas, traffic-related exterior noise impacts would remain a concern. CWP policies promoting coordination with transportation agencies and implementation of acoustical studies for new sensitive receptors would help reduce interior noise exposure. Under Regulatory Requirement NOI-1, future projects would be required to demonstrate compliance with interior noise standards, including achieving indoor residential noise levels of 45 dBA CNEL or less pursuant to the California Building Code.

Mitigation Measure N-2 would reduce potential interior noise impacts to future noise-sensitive receptors below the thresholds. However, there were no feasible or practical mitigation measures available to reduce project-generated traffic noise to less than significant levels for existing residences along affected roadways. No individual measure and no set of feasible or practical mitigation measures are available to reduce project-generated traffic noise to less than significant levels in all cases. Thus, this impact was determined to be significant and unavoidable.

Specifically, in Pioneertown, Figure 5.12-10, *Future Noise Contours – East Desert Region*, of the PEIR indicates that roadways in the area are projected to experience future noise levels of approximately 60 dBA CNEL. In addition, Figure 5.12-11, *Significant Unincorporated County Roadway Noise Increases, Countywide*, identifies a roadway segment along Pioneertown Road within the Project site that is anticipated to experience a traffic noise increase of 3 dBA CNEL or greater.

Proposed Project Analysis:

Construction

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not authorize specific construction activities. In addition, the Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity through lower floor area ratio, lot coverage, and building height standards.

Future construction activities within the Project site would remain subject to applicable County noise regulations, including construction hour limitations under the County Development Code and implementation of PEIR MM N-1. Because the Project would not increase the extent or intensity of future development beyond what was previously analyzed, construction noise impacts would not be new or substantially more severe than those identified in the PEIR. Therefore, impacts would remain significant and unavoidable as previously disclosed in the PEIR.

Operational Impacts

As identified in the PEIR, portions of Pioneertown Road within the Project site are projected to experience future roadway noise increases of 3 dBA CNEL or greater, and future ambient roadway noise levels in the area are projected to be approximately 60 dBA CNEL.

However, the Proposed Project would not increase roadway capacity or substantially increase trip generation beyond the assumptions analyzed in the PEIR because it reduces development potential compared to existing zoning. Specifically, the Project maintains the existing residential density of one dwelling unit per 40 acres and reduces overall development intensity through lower lot coverage and floor area ratio standards. As a result, the Project would not generate traffic volumes exceeding those assumed in the PEIR traffic and noise analysis.

Future development within the Project site would also remain subject to applicable County noise regulations, CWP noise policies, PEIR MM N-2, and Regulatory Requirement NOI-1 requiring compliance with interior noise standards for future sensitive receptors.

Because the Proposed Project would not increase development or traffic beyond the scope analyzed in the PEIR, it would not result in new or substantially more severe operational noise impacts. Therefore, impacts would remain significant and unavoidable as previously disclosed in the PEIR.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

PEIR Analysis*:*

Construction

The PEIR determined that implementation of the CWP could result in potentially significant construction-related vibration impacts from activities such as pile driving, jackhammering, grading, bulldozing, and use

of vibratory rollers. Heavy construction equipment has the potential to generate vibration levels that could exceed Federal Transit Administration thresholds for human annoyance and, in some cases, structural damage near sensitive receptors. Although vibration impacts from construction are typically temporary and localized, project-specific construction details and equipment types were not known at the program level, making it impossible to quantify impacts at individual receptors. As a result, construction vibration impacts were considered potentially significant.

To address these impacts, Mitigation Measure N-2 requires project-level evaluation of vibration-intensive construction activities near sensitive receptors and implementation of measures such as alternative construction techniques or less vibration-intensive equipment where vibration levels could exceed County standards. With implementation of Mitigation Measure N-2 and compliance with applicable performance standards, the PEIR concluded that construction-related vibration impacts would be reduced to a less-than-significant level.

Operation

The PEIR also determined that operation of future commercial and industrial uses, as well as placement of sensitive receptors near existing railroad lines, could expose receptors to annoying or potentially disruptive vibration levels. Because future operational characteristics and site-specific conditions were not yet known, vibration impacts associated with future development and existing rail corridors could not be fully quantified at the program level. Therefore, operational vibration impacts were considered potentially significant.

Mitigation Measures N-3 and N-4 require project-level noise and vibration analyses for discretionary development projects likely to generate substantial vibration and for new sensitive uses located within 200 feet of railroad lines. These measures require compliance with County vibration standards and implementation of mitigation as necessary to reduce exposure. With implementation of Mitigation Measures N-3 and N-4, the PEIR concluded that operational vibration impacts would be reduced to less than significant, and no significant vibration impacts would remain.

Proposed Project Analysis:

Construction

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not authorize specific construction activities. In addition, the Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity through lower floor area ratio, lot coverage, and building height standards.

Future construction activities within the Project site would remain subject to PEIR MM N-2, which requires project-level evaluation of vibration-intensive construction activities near sensitive receptors and implementation of mitigation measures where applicable. Because the Proposed Project would not increase the extent or intensity of future development beyond what was previously analyzed, construction-related vibration impacts would not be new or substantially more severe than those identified in the PEIR. Therefore, impacts would remain less than significant with implementation of applicable mitigation measures.

Operations

The Proposed Project would not result in new or substantially more severe operational vibration impacts beyond those analyzed in the PEIR. The Project site is not located adjacent to an active railroad corridor, and the Proposed Project does not introduce industrial uses or other land uses typically associated with substantial operational vibration sources.

In addition, the Proposed Project reduces development potential compared to existing zoning through lower floor area ratio, lot coverage, and building height standards and would not substantially increase traffic volumes or other operational vibration sources beyond the assumptions analyzed in the PEIR. Future discretionary development projects within the Project site would remain subject to PEIR MMs N-3 and N-4, which require project-level noise and vibration analyses for vibration-generating uses and for sensitive receptors located near rail corridors, where applicable.

Accordingly, the Proposed Project would not result in new or substantially more severe operational vibration impacts beyond those analyzed in the PEIR, and impacts would remain less than significant with implementation of applicable mitigation measures.

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

PEIR Analysis: According to the PEIR, aircraft-related noise from nearby airports, airparks, and heliports would not expose sensitive land uses to substantial or incompatible noise levels. Existing and future airport noise contours, including those from San Bernadino International Airport, Ontario International Airport, Redlands Municipal Airport, and Big Bear City Airport, do not extend into areas where new noise-sensitive uses would be proposed within the County. CWP policy HZ-2.10 would require new development in unincorporated areas to be consistent with applicable airport master plans and airport safety review areas, and the County would support new development in the influence area of County airports only when it is consistent with applicable airport master plans. Compliance with CWP policies would ensure that impacts would be less than significant.

Proposed Project Analysis: The nearest airport is Yucca Valley Airport, located 5.3 miles southeast of the Project site. The Project site is not within the Yucca Valley Airport Comprehensive Land Use Plan (County 1992). Therefore, no impact would occur and the Project would not create new or more severe airport safety or noise impacts than previously analyzed in the PEIR.

Applicable Mitigation Measures from the PEIR

The following mitigation measures related to noise were identified in the PEIR and are applicable to the Proposed Project:

N-1 Prior to issuance of demolition, grading and/or building permits on sites adjacent to sensitive receptors, a note shall be provided on construction plans indicating that during grading, demolition, and construction, the project applicant shall be responsible for requiring contractors to implement the following measures to limit construction-related noise:

- During the entire permitted activity, equipment and trucks used for the project shall utilize the best available noise control techniques (e.g., improved mufflers, intake silencers, ducts, engine enclosures, and acoustical attenuation), wherever feasible.
- Require impact tools (e.g., jack hammers and hoe rams) that are hydraulically or electrically powered whenever feasible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.
- Stationary equipment such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses.
- Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors.
- Prior to the start of construction activities, a sign shall be posted at the job site, clearly visible to the public, that includes permitted construction days and hours, as well as contact information for the County Building Inspection Supervisor and contractor's authorized representative. If the authorized contractor's representative receives a noise or vibration complaint, he/she shall investigate, take appropriate corrective action, and report the action to the County.
- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.
- During the entire active construction period, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall be responsible for adjusting alarms based on the background noise level, or to utilize human spotters when feasible and in compliance with all safety requirements and laws.
- Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the County noise standards and when the anticipated construction duration is greater than is typical (e.g., two years or greater).

N-2 Individual projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to exceed the maximum level of 0.2 in/sec PPV at residential structures per Development Code Section 83.01.090 additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).

N-3 During the project-level CEQA process for individual discretionary development projects likely to generate noise or vibration exceeding limits established under the CWP or County Development Code at the site of a nearby sensitive receptor, a noise and vibration analysis shall be conducted to assess and mitigate potential noise and vibration impacts related to the operations of that development. This analysis shall be conducted by a qualified, experienced acoustical consultant or engineer and shall follow the latest CEQA guidelines, practices, and precedents.

N-4 Require that new discretionary residential projects (or other sensitive uses) within 200 feet of existing railroad lines conduct a groundborne vibration and noise evaluation consistent with FTA-approved methodologies.

2.14 POPULATION AND HOUSING

a) Would the project 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)?

PEIR Analysis: According to Table 3-3 of the PEIR, implementation of the CWP would result in increases of approximately 15,365 housing units, 49,680 residents, almost 19.4 million square feet of nonresidential building space, and 12,546 jobs over approximately 20 years. Although implementation of the CWP would directly and indirectly result in population growth in the County, development would result in population increases that are consistent with regional growth projections as the CWP buildout is consistent with SCAG forecasts for households. The PEIR concluded that impacts would be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards within the existing Pioneertown community and does not include expansion of major infrastructure, extension of roadways, or other improvements that would facilitate substantial new growth.

In addition, the Proposed Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces development potential compared to existing zoning. Specifically, the Project maintains the existing residential density of one dwelling unit per 40 acres and reduces overall development intensity through lower floor area ratio, lot coverage, and building height standards. As a result, the Proposed Project would not generate population, housing, or employment growth beyond the assumptions analyzed in the PEIR.

Accordingly, the Proposed Project would not result in new or substantially more severe population growth impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

PEIR Analysis: According to the PEIR, nearly all parcels, population centers, and neighborhoods throughout the unincorporated County are proposed for land use categories that are consistent with the underlying pattern of residential development and would not result in the displacement of people and/or housing. The PEIR concluded that impacts would be less than significant.

Proposed Project Analysis: The Project site contains a mix of existing commercial, visitor-serving, residential, and vacant land uses within the established Pioneertown community. The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not authorize demolition, redevelopment, or removal of existing housing.

In addition, the Proposed Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces residential development potential compared to existing zoning. The Project is intended to preserve the existing historic character and development pattern of the Mane Street area rather than facilitate large-scale redevelopment or displacement.

Accordingly, the Proposed Project would not result in new or substantially more severe displacement impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

Applicable Mitigation Measures from the PEIR

No mitigation measures regarding population and housing were identified in the PEIR.

2.15 PUBLIC SERVICES

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

i. Fire protection?

PEIR Analysis: According to the PEIR, growth under the CWP would add structures, residents, and workers in the service boundaries of County Fire. However, the CWP generally concentrates growth in existing urbanized areas where fire protection services are most concentrated under existing conditions. CWP buildout is forecast to generate little growth in the East Desert Region: 1,359 residents, 394 housing units, and 78 jobs. There are three existing County Fire stations in the region, and this growth would not result in substantial adverse impacts on the stations. New and/or expanded stations would be constructed as needed to meet growth demands of buildout in the other regions of the CWP. Development or expansion of fire stations would be subject to CWP policies designed to protect environmental resources and would also be subject to environmental review and impact mitigation under CEQA. Impacts associated with development of new stations are therefore determined to result in less than significant impacts.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not increase population or development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces development potential through reduced development intensity standards.

The Project site would continue to be served by existing County Fire facilities serving the Pioneertown area and East Desert Region. San Bernardino County Fire Station 38 is located approximately 0.33 mile west of the Project site's western boundary, with an estimated response time of approximately two minutes by vehicle. Because the Proposed Project would not substantially increase population, housing, or employment growth beyond PEIR assumptions, it would not create demand for new or expanded fire protection facilities beyond those previously analyzed. Accordingly, impacts would remain less than significant.

ii. Police Protection?

PEIR Analysis: According to the PEIR, the County Sheriff's Department serves the East Desert Region from its Morongo Basin Station at 63665 29 Palms Hwy in the Joshua Tree community planning area. Existing facilities are anticipated to be adequate to serve this growth. Development or expansion of sheriff stations in other regions would be subject to CWP policies designed to

protect environmental resources, and would also be subject to environmental review and impact mitigation per CEQA. Impacts associated with development of new stations are therefore determined to result in less than significant impacts.

Proposed Project Analysis: The Project site would continue to be served by the San Bernardino County Sheriff's Department Morongo Basin Station, located approximately 13 miles southeast of the Project site, with an estimated driving time of approximately 20 minutes.

The Proposed Project does not increase population or development intensity beyond what was analyzed in the PEIR and would not substantially increase demand for police services or require new or expanded sheriff facilities. Accordingly, impacts would remain less than significant.

iii. Schools?

PEIR Analysis: According to Table 5.14-8 in the PEIR, a total of 9,213 additional students are anticipated in the unincorporated area at full buildout of the CWP, including 236 additional students within the East Desert Region. The CWP would result in housing and population growth, which would result in an increase in school enrollment. To maintain acceptable service ratios, the construction of new or expanded school facilities would be required. Under state law, development projects are required to pay established school impact fees in accordance with SB 50 at the time of building permit issuance. The PEIR concluded that implementation of regulatory requirements and compliance with CEQA review for new school projects would ensure impacts would be less than significant.

Proposed Project Analysis*:* The Proposed Project does not increase residential density or population growth beyond what was analyzed in the PEIR and, in several respects, reduces residential development potential compared to existing zoning.

Future residential development within the Project site would continue to be subject to applicable school impact fees pursuant to SB 50. Because the Proposed Project would not generate student population growth beyond PEIR assumptions, it would not create demand for new or expanded school facilities beyond those previously analyzed. Accordingly, impacts would remain less than significant.

iv. Parks?

PEIR Analysis: According to the PEIR, full buildout of the CWP would add approximately 49,680 residents in the unincorporated areas of the County, increasing the demand for existing regional park and recreational facilities. Big Morongo Regional Park is the only park located in the East Desert Region, which is forecasted to see a 2% population increase – approximately 1,359 additional residents – by 2040. This incremental level of growth would not lead to substantial demand for existing park and recreational facilities.

Proposed Project Analysis: The Proposed Project does not increase population growth beyond what was analyzed in the PEIR and, thus, would not substantially increase demand for park or recreational facilities in the East Desert Region.

Because the Project would not substantially increase population or recreational demand beyond PEIR assumptions, it would not require construction or expansion of park facilities beyond those previously analyzed. Accordingly, impacts would remain less than significant.

v. Other public facilities?

PEIR Analysis: The PEIR determined that implementation of the CWP would increase demand for library services due to projected population growth within unincorporated areas of the County. Based on projected growth between 2016 and 2040, the San Bernardino County Library (SBCL) system would need to accommodate approximately 49,680 additional residents, requiring an estimated 136,620 additional library materials and approximately 24,840 square feet of additional library space to maintain service standards.

The PEIR concluded that future growth under the CWP would generate additional tax revenues and funding sources to support expansion of library facilities and services. In addition, any future construction or expansion of library facilities would be subject to applicable CWP policies, environmental review, and mitigation requirements under CEQA. Therefore, impacts related to increased demand for library services and potential construction of new or expanded library facilities would be less than significant.

Proposed Project Analysis: The Proposed Project does not increase population or development intensity beyond what was analyzed in the PEIR and therefore would not substantially increase demand for library services or other public facilities.

Because the Proposed Project would not generate growth beyond PEIR assumptions, it would not require construction or expansion of public facilities beyond those previously analyzed. Accordingly, impacts would remain less than significant.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to public services were identified in the PEIR.

2.16 RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

PEIR Analysis: According to the PEIR, CWP buildout would add residents to the County, increasing demands on existing parks and recreational facilities. The CWP would add approximately 49,680 residents in the unincorporated areas of the County, increasing the demand for existing regional park and recreational facilities. However, most growth in unincorporated areas is focused within CPAs; growth in other regions – such as the East Desert Region – is not considered to increase the use of existing park and recreation facilities in a manner that would cause or accelerate substantial physical deterioration. The PEIR concluded that impacts would be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not increase population or development

intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces residential development potential and overall development intensity compared to existing zoning.

Because the Proposed Project would not substantially increase population growth or recreational demand beyond PEIR assumptions for the East Desert Region, it would not substantially increase use of existing recreational facilities or accelerate deterioration of such facilities. Accordingly, impacts would remain less than significant.

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?

PEIR Analysis: According to the PEIR, the CWP itself does not directly involve constructing recreational facilities, but future development under it could lead to new or expanded parks and recreational areas. Such projects could cause environmental impacts, which would be evaluated separately in future reviews. Because specific park locations and designs were not yet known at the time of the PEIR's preparation, detailed impacts could not be determined. However, existing federal, state, and local regulations and would minimize potential adverse effects, and additional environmental review would be required for each project. Therefore, it was determined the CWP would not cause significant recreation-related impacts.

Proposed Project Analysis: The Proposed Project does not include construction or expansion of recreational facilities. The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not identify or authorize development of new parks or recreational facilities.

In addition, the Proposed Project would not substantially increase population growth or recreational demand beyond what was analyzed in the PEIR and therefore would not create the need for new or expanded recreational facilities beyond those previously considered. Any future recreational facility projects would remain subject to applicable federal, state, and local regulations and project-level environmental review under CEQA.

Accordingly, the Proposed Project would not result in new or substantially more severe recreation-related impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to recreation were identified in the PEIR.

2.17 TRANSPORTATION

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

PEIR Analysis: According to the PEIR, implementation of the CWP would increase demand for public transit, bicycle, and pedestrian facilities, which would require the improvement and expansion of the circulation system. A review of the CWP demonstrated no potential policy inconsistencies or conflicts with policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or the performance or safety of those facilities. The CWP incorporates future networks and policies related to supporting transit,

bicycle, and pedestrians in the County. These networks are consistent with regional and local planning efforts supporting these modes of travel. Additionally, the CWP has numerous policies supporting complete streets (providing accessibility for all users of all ages and abilities) and active transportation. Therefore, the PEIR determined that impacts are less than significant.

Proposed Project Analysis: The Proposed Project consists of amendments to the San Bernardino County Development Code to establish the SD-MSHD zoning district in Pioneertown and to implement historic preservation, design, land use, and trail easement standards within the district. The Project does not include construction of new roadway infrastructure, expansion of road capacity, or changes to adopted circulation plans. Instead, the amendments are intended to preserve the existing historic circulation pattern and pedestrian-oriented character of Mane Street.

The proposed amendments require that roads within the County-maintained road system continue to comply with County road design standards in Chapter 83.12 of the County Code. In addition, the Project formalizes trail easements to preserve pedestrian and equestrian access along Mane Street and adjacent roads within the historic district (see Figure 4). The code amendments establish minimum trail easement widths and circulation access requirements for Mane Street, Tom Mix Road, Rawhide Road, Curtis Road, and Roy Rogers Road.

The Project also preserves a pedestrian- and equestrian-only segment of Mane Street while continuing to allow emergency vehicle access (see Figure 5). Parking and driveway standards are designed to minimize conflicts with pedestrian circulation by requiring parking areas to be located behind structures and prohibiting new driveways along Mane Street frontages.

Because the Project would preserve and formalize existing pedestrian and equestrian circulation patterns, maintain compliance with County roadway standards, it would not conflict with adopted transportation plans or policies related to transit, roadways, bicycle facilities, or pedestrian facilities and no impact would occur. Therefore, the Proposed Project would not create new or more severe circulation system impacts than previously analyzed in the PEIR.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

PEIR Analysis: According to the PEIR, trip generation related to land use development under the projected 2040 buildout of the CWP would exceed the County's VMT reduction threshold. To reduce impacts from VMT to the greatest extent feasible, the PEIR includes MMs T-1 and T-2, which require project-specific VMT reduction analysis and development of VMT Reduction Plans. However, the PEIR concluded that impacts related to VMT would remain significant and unavoidable.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards within the existing Pioneertown community and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces development potential compared to existing zoning through lower floor area ratio, lot coverage, and building height standards.

The Project maintains the existing residential density of one dwelling unit per 40 acres, so it would not result in additional residential trips and associated VMT generation. The Project also does not include roadway expansions or infrastructure improvements that would induce additional vehicle travel.

Future development within the Project site would remain subject to applicable County transportation and VMT analysis requirements, including implementation of PEIR MMs T-1 and T-2, which require project-specific VMT analysis and preparation of VMT Reduction Plans, where applicable.

Because the Proposed Project would not increase trip generation or VMT beyond the assumptions analyzed in the PEIR, it would not result in new or more severe impacts beyond what was previously analyzed. Therefore, impacts would remain significant and unavoidable as identified in the PEIR.

c)&d) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or result in inadequate emergency access?

PEIR Analysis: According to the PEIR, it was determined that circulation improvements associated with CWP buildout would be designed to adequately address potentially hazardous conditions, conflicting uses, and emergency access. Any improvements proposed as a result of CWP buildout would be subject to review by the County Public Works engineering staff. Roadway improvements would have to be made in accordance with the County's circulation plan and roadway design guidelines and meet design guidelines in the California Manual of Uniform Traffic Control Devices and the Caltrans Roadway Design Manual. In addition, the Transportation and Mobility Element of the CWP includes policies to improve the safety of all users of the transportation system in the County. The PEIR concluded that implementation of the CWP would not result in hazardous conditions or incompatible uses and impacts would be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards within the existing Pioneertown community. The Project does not include construction of new roadways, roadway widening, or modifications to existing roadway geometry that would introduce sharp curves, dangerous intersections, or other hazardous roadway design features.

The proposed amendments specifically require roads within the County-maintained road system to comply with Chapter 83.12 (Road System Design Standards). In addition, trail easements and circulation routes within the SD-MSHD district would be subject to review and final alignment determinations in coordination with the County Department of Public Works. The Project also maintains emergency access provisions within the proposed historic district. Although portions of Mane Street would function as a pedestrian- and equestrian-only segment, emergency vehicle access would continue to be permitted as necessary. Furthermore, the proposed amendment allows polymer-stabilized soil mixes where required to meet San Bernardino County Fire "all weather surface" requirements for fire apparatus access.

The Project would not introduce incompatible transportation-related land uses or operational conflicts beyond those previously analyzed in the CWP PEIR. Rather, the amendments formalize and preserve the historic pedestrian- and equestrian-oriented circulation pattern along Mane Street and adjacent roads. Parking and driveway standards are also intended to reduce potential circulation conflicts by locating parking behind structures and prohibiting driveways along Mane Street frontages, except for limited maintenance or operational access.

Because the Proposed Project would not alter roadway geometry in a manner that would increase transportation hazards, would maintain emergency access, and would continue to require compliance with County roadway and fire access standards, the Project would not result in new or substantially more

severe impacts related to hazardous roadway design features, incompatible uses, or emergency access beyond those previously analyzed in the PEIR. Therefore, impacts would remain less than significant.

Applicable Mitigation Measures from the PEIR

The following mitigation measure related to transportation/traffic was identified in the PEIR and is applicable to the Proposed Project:

MM T-1 Prior to approval of discretionary projects subject to VMT reduction analysis and located outside the designated growth areas, applicants shall demonstrate compliance with the County's adopted Transportation Impact Study (TIS) Guidelines for CEQA assessment of VMT impacts. For projects with VMT/capita exceeding the County's significance threshold, a mitigation plan shall be developed and implemented. Mitigation should consist of Transportation Demand Management (TDM) measures analyzed under a VMT-reduction methodology consistent with Chapter 7 of the California Air Pollution Control Officers Association's Quantifying Greenhouse Gas Mitigation Measures (August 2010) and approved by the Traffic Division and Land Use Services Department (if applicable), or the project description should be reviewed and modified to promote reduced VMT.

MM T-2 Discretionary projects located within the designated growth areas that are subject to VMT reduction analysis shall develop a VMT reduction plan to achieve a minimum of a four percent reduction in VMT/capita in comparison to existing conditions. At a minimum, the VMT reduction plan shall consider the following TDM measures (estimated potential VMT reduction as shown):

- UT-6, Integrate affordable and below market rate housing: 0.04 to 1.20 percent.
- LUT-9, Improve Design of Development: 3.0 to 21.3 percent.
- SDT-1, Provide pedestrian network improvements. Applicable for subdivisions connecting to other development, in areas identified for growth in the CWP, unincorporated Valley region areas, or unincorporated spheres of influence.
- SDT-2, Provide Traffic Calming Measures: 0.25 to one percent. Applicable for subdivisions connecting to other development, in areas identified for growth in the CWP, unincorporated Valley region areas, or unincorporated spheres of influence.
- TRT-4, Implement Subsidized or Discounted Transit Passes: 0 to 16 percent. Applicable to development within 1/2 mile of a transit system. As such, it would be applicable in the Valley region but less applicable in other areas.
- TRT-6, Encourage Telecommuting and Alternative Work Schedules: 0.2 to 4.5 percent. Applicable to the County as the County is and will continue to partner with internet providers to increase coverage within the County to facilitate this application.
- TRT-10, Implement a School Pool Program: 7.2 to 15.8 percent reduction in school VMT. Applicable for large developments, i.e., approximately 300 households or more.

2.18 TRIBAL CULTURAL RESOURCES

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

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe*

SB 18 Regulatory Context

Senate Bill (SB) 18, enacted in 2005, requires cities and counties in California to engage in meaningful consultation with California Native American tribes during the adoption or amendment of general plans or specific plans. Its intent is to protect traditional tribal cultural places through early collaboration in the planning process.

AB 52 Regulatory Context

As of July 1, 2015, California Assembly Bill 52 (AB 52) was enacted and expanded CEQA by establishing a formal consultation process for California tribes within the CEQA process. The bill specifies that any project may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to "begin consultation with a California Native American tribe that is traditional and culturally affiliated with the geographic area of the proposed project." Section 21074 of AB 52 also defines a new category of resources under CEQA called tribal cultural resources. Tribal cultural resources are defined as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is either listed on or eligible for the California Register of Historical Resources or a local historic register, or if the lead agency chooses to treat the resource as a tribal cultural resource.

On February 19, 2016, the California Natural Resources Agency proposed to adopt and amend regulations as part of AB 52 implementing Title 14, Division 6, Chapter 3 of the California Code of Regulations, CEQA Guidelines, to include consideration of impacts to tribal cultural resources pursuant to Government Code Section 11346.6. On September 27, 2016, the California Office of Administrative Law approved the amendments to Appendix G of the CEQA Guidelines.

PEIR Analysis: According to the PEIR, tribal cultural resources, including sacred lands, archaeological sites, cultural landscapes, and other resources of cultural value to Native American tribes, are present throughout the County, particularly within the Valley and North Desert Regions where future growth is anticipated. Little to no growth was anticipated for the Mountain Region and East Desert Region. Potential impacts could include disturbance, damage, or destruction of known or previously undiscovered tribal cultural resources during construction activities.

To comply with SB 18 and AB 52, the County initiated consultation with Native American tribes identified by the Native American Heritage Commission (NAHC). Six tribes responded to the County's outreach efforts, and several tribes requested formal consultation or coordination regarding CWP policies and procedures. Through meetings and collaboration with tribal representatives, the County received recommendations regarding best practices for protecting tribal cultural resources and incorporated tribal input into the Cultural Resources Element of the CWP.

The Cultural Resources Element includes policies requiring tribal notification and consultation, resource identification, avoidance where feasible, mitigation measures, and monitoring during project implementation. Specifically, Policies CR-1.1 through CR-1.4 are intended to ensure compliance with AB 52 and reduce potential impacts to tribal cultural resources during future development. The PEIR concluded that, through implementation of these policies and continued project-level review and consultation, impacts to tribal cultural resources would be addressed and no additional mitigation measures were required.

Proposed Project Analysis: On May 22, 2026, the County sent email notices to the Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Indians, Cabazon Band of Cahuilla Indians, Cahuilla Band of Indians, Fort Yuma Quechan Indian Tribe, Los Coyotes Band of Cahuilla and Cupeño Indians, Morongo Band of Mission Indians, Ramona Band of Cahuilla, Santa Rosa Band of Cahuilla Indians, Serrano Nation of Mission Indians, Soboba Band of Luiseno Indians, Torres-Martinez Desert Cahuilla Indians, Twenty-Nine Palms Band of Mission Indians, and Yuhaaviatam of San Manuel Nation, notifying them of the Proposed Project and requesting input. The tribes had until August 17, 2026 to respond.

The following four tribes responded:

- Yuhaaviatam of San Manuel Nation/San Manuel Band of Mission Indians
- Augustine Band of Cahuilla Indians
- Yuma Quechan Indian Tribe
- Agua Caliente Band of Cahuilla Indians

The Yuhaaviatam of San Manuel Nation responded on May 29, 2026, and indicated that they decline to participate in formal tribal consultation regarding the Proposed Project. The Tribe further requested notification when specific development projects are proposed or implemented, or if the proposed zoning and land use amendments would facilitate ground-disturbing activities through an expedited approval process.

The Augustine Band of Cahuilla Indians responded on June 4, 2026, and indicated that they decline to participate in formal tribal consultation regarding the Proposed Project. The Tribe further requested that if any cultural resources are discovered during the Project, the County should contact the California Native American Heritage Commission immediately to take appropriate steps to evaluate and protect them.

The Yuma Quechan Indian Tribe responded on June 4, 2026, and indicated that they decline to participate in formal tribal consultation regarding the Proposed Project. The Tribe deferred to the local Tribes and supported their determination on the matter.

The Agua Caliente Band of Cahuilla Indians responded on June 9, 2026, and indicated that they decline to participate in formal tribal consultation regarding the Proposed Project. The Tribe deferred to the local Tribes.

The Proposed Project does not approve any specific development project or authorize ground-disturbing activities. In addition, any future development proposals facilitated by the Proposed Project would remain subject to applicable tribal consultation requirements, as appropriate. Accordingly, because the Proposed Project does not involve project-level development approvals or establish an expedited approval process

that would circumvent future tribal consultation opportunities, no further tribal consultation is required at this time.

The Project would not result in new or substantially more severe impacts related to tribal cultural resources beyond those previously analyzed in the PEIR. Therefore, impacts would remain less than significant.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to tribal cultural resources were identified in the PEIR.

2.19 UTILITIES AND SERVICE SYSTEMS

a) Would the project 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?

PEIR Analysis: The PEIR concluded that implementation of the CWP could require expansion or construction of water, wastewater, stormwater drainage, electric power, natural gas, and telecommunications infrastructure to accommodate projected growth through the 2040 planning horizon. However, the analysis found that these utility expansions would generally occur incrementally alongside planned growth areas and would be guided by existing infrastructure planning, provider capital improvement programs, County policies, and future CEQA review.

For the East Desert Region specifically, including communities such as Pioneertown, the PEIR emphasized that only limited growth was anticipated compared to the Valley and North Desert regions. The utilities analysis therefore assumed relatively limited demand for major new utility infrastructure in the East Desert Region. Existing conditions in Pioneertown are characterized by reliance on onsite wells and septic systems rather than centralized wastewater treatment infrastructure, and the PEIR specifically notes that no wastewater treatment services are currently provided in Pioneertown.

Regarding water infrastructure, the PEIR concluded that future development would be required to connect to public water systems or approved wells and comply with County policies promoting groundwater sustainability, water conservation, recharge protection, and coordination with groundwater management agencies. Policies in the Infrastructure & Utilities Element also require development to maintain predevelopment hydrology and install stormwater management facilities to minimize runoff impacts.

For wastewater and stormwater systems, the PEIR determined that future projects would be required to comply with RWQCB permits, SWPPP requirements, LID standards, and BMP implementation. In unincorporated desert communities like Pioneertown, future development would primarily rely on onsite wastewater systems subject to County Environmental Health standards rather than large regional sewer expansions.

The PEIR also concluded that electric power, natural gas, and telecommunications improvements would largely be provided incrementally by existing utility providers and private companies. County policies

encourage coordinated infrastructure expansion, undergrounding and hardening of utilities in hazard-prone areas, and efficient provision of utility services.

The PEIR determined that although future utility infrastructure improvements could occur under the CWP, impacts associated with construction or expansion of utility facilities would generally be reduced through compliance with County policies, utility provider planning, permitting requirements, and project-level CEQA review. Therefore, impacts related to construction or relocation of utility infrastructure were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action and does not include construction of new development, expansion of infrastructure systems, or approval of a specific site development proposal.

The proposed amendments establish development standards intended to preserve the historic character and relatively low-intensity development pattern of the district, including limitations on building size, density, frontage length, lot coverage, and parking configuration. The Project also requires future development within the district to comply with applicable County infrastructure improvement standards in Chapter 83.09.

The ordinance amendments do not propose or require the relocation or expansion of water, wastewater, stormwater drainage, electric power, natural gas, or telecommunications infrastructure. Although future redevelopment or adaptive reuse projects within the SD-MSHD district could require utility connections or minor infrastructure improvements, such future projects would be subject to separate discretionary review, utility agency requirements, and project-specific environmental review, as applicable.

Because the Proposed Project would not directly require or result in the construction or relocation of major utility infrastructure facilities that could cause significant environmental effects, and because future development would remain subject to existing County development standards and utility service requirements, the Project would not result in new or substantially more severe impacts than those previously analyzed in the PEIR. Therefore, impacts would remain less than significant.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

PEIR Analysis: The PEIR concluded that the CWP would have sufficient water supplies available to serve projected growth during normal, dry, and multiple dry years based on existing and planned water supplies, water conservation requirements, groundwater management policies, and coordination with regional water providers. The analysis evaluated projected water demand associated with full buildout of the CWP through 2040 and compared those demands to available groundwater, imported water, recycled water, and planned infrastructure improvements.

For the East Desert Region specifically, including communities such as Pioneertown, the PEIR emphasized that relatively little growth was forecast compared to the Valley and North Desert regions. The East Desert Region was projected to accommodate approximately 394 housing units and approximately 1,359 additional residents by 2040, representing a relatively small increase in regional water demand. Because of this limited projected growth, the PEIR concluded that the East Desert Region would not substantially strain existing water supplies or require major new water infrastructure.

The PEIR also noted that many desert communities, including Pioneertown, rely primarily on groundwater supplies and onsite well systems rather than large imported water systems or centralized urban infrastructure. The CWP includes Infrastructure & Utilities Element policies intended to ensure long-term water supply reliability.

In addition, the PEIR relied on Urban Water Management Plans (UWMPs), water provider planning documents, and projected conservation measures to conclude that sufficient water supplies would be available during normal, single dry, and multiple dry years. Future development projects would also be required to comply with SB 610 and SB 221 water supply assessment requirements where applicable. The PEIR therefore concluded that water supply impacts would be less than significant.

Proposed Project Analysis: Pioneertown is served by County Service Area 70 W-4 Pioneertown, a San Bernardino County special district water provider operated through County Public Works Special Districts. The Project site is located within the East Desert Region, where the PEIR projected relatively limited growth and concluded that sufficient water supplies would be available during normal, dry, and multiple dry years.

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces development potential compared to existing zoning through lower floor area ratio, lot coverage, and building height standards. The Project maintains residential density of one dwelling unit per 40 acres.

As identified in the PEIR, Pioneertown primarily relies on groundwater and onsite well systems rather than centralized imported water infrastructure. The Project site is located within the Ames Valley Groundwater Basin, which is designated as a Very Low Priority basin under SGMA and is not subject to preparation of a GSP. Future development within the Project site would remain subject to applicable County requirements related to water supply availability, well permitting, water conservation, and SB 610 and SB 221 requirements where applicable.

Because the Proposed Project would not substantially increase water demand beyond the assumptions analyzed in the PEIR and would remain subject to existing water conservation and water supply regulations, it would not result in new or substantially more severe water supply impacts. Therefore, impacts would remain less than significant.

c) Would the project result in a determination by the waste water 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?

PEIR Analysis: The PEIR determined that implementation of the CWP would increase wastewater generation throughout unincorporated areas of the County as population and employment growth occur through the 2040 planning horizon. Projected growth would result in an estimated increase of approximately 4.32 million gallons per day (mgd) of wastewater generation countywide, with the greatest increases occurring in the Valley Region and portions of the North Desert Region, particularly within the Town of Apple Valley SOI and areas served by the Victor Valley Wastewater Reclamation Authority (VVWRA). The PEIR stated that there are no wastewater treatment services provided in Pioneertown.

The analysis evaluated existing and planned wastewater treatment capacities for regional wastewater providers and found that many agencies have planned or ongoing capital improvement projects and treatment plant expansions intended to accommodate future growth. These include proposed and planned expansions to the IEUA system, the City of San Bernardino Clean Water Factory, the Hesperia and Apple Valley Water Reclamation Plants, and additional VVWRA treatment facilities. Although some preliminary projections indicated that certain facilities, such as IEUA and the City of Redlands systems, could exceed existing treatment capacities, updated provider planning data and planned capacity expansions demonstrated that projected 2040 wastewater flows could be accommodated within future planned treatment capacities.

The PEIR also evaluated wastewater collection systems and found that most areas anticipated to experience substantial growth, including Bloomington, Fontana SOI, East Valley Area Plan, and the Town of Apple Valley SOI, would either have adequate wastewater infrastructure or systems potentially capable of accommodating future growth. In addition, the CWP includes policies requiring availability of sewer service prior to residential development, coordination among service providers and agencies, user fees and development impact fees to fund infrastructure improvements, and financing mechanisms for future wastewater facility expansion.

Based on planned infrastructure improvements, funding mechanisms, regulatory requirements, and implementation of mitigation measures RR USS-1 through RR USS-3 and RR USS-6, along with applicable CWP policies, the PEIR concluded that wastewater treatment and collection impacts associated with implementation of the CWP would be reduced to a less-than-significant level.

Proposed Project Analysis: As identified in the PEIR, no centralized wastewater treatment service is currently provided in Pioneertown. Existing development within the Project site is served by individual septic systems and other onsite wastewater disposal systems.

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not include construction of wastewater treatment facilities or expansion of wastewater infrastructure. In addition, the Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces development potential through lower floor area ratio, lot coverage, and building height standards.

Future development within the Project site utilizing onsite wastewater treatment systems would remain subject to applicable County Environmental Health Services requirements, including soil percolation testing, septic system design standards, and permitting requirements to ensure adequate wastewater disposal capacity and protection of public health and groundwater quality.

Because the Proposed Project would not substantially increase wastewater generation beyond the assumptions analyzed in the PEIR and no centralized wastewater treatment provider serves the Project site, the Proposed Project would not require new wastewater treatment capacity beyond existing or planned commitments. Accordingly, impacts would remain less than significant and the Project would not result in a new or substantially severe impact beyond analyzed in the PEIR.

d) Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

PEIR Analysis: The PEIR concluded that implementation of the CWP would increase the generation of solid waste as population and development growth occur throughout the unincorporated County; however, the increase would not exceed the capacity of existing or planned solid waste infrastructure or impair attainment of applicable solid waste reduction goals.

The analysis found that future development under the CWP would continue to be served by existing regional landfill facilities with sufficient permitted capacity to accommodate projected long-term waste disposal needs. In addition, future projects would be required to comply with federal, state, and local solid waste regulations, including California laws related to recycling, diversion, and waste reduction, such as Assembly Bill 939 and subsequent state recycling mandates.

The PEIR also noted that implementation of CWP policies promoting recycling, waste reduction, and sustainable development practices would further reduce impacts associated with solid waste generation. Because adequate landfill capacity and regulatory compliance mechanisms are available, and because future development would contribute funding through fees and taxes to support waste management infrastructure, the PEIR concluded that impacts related to solid waste generation and disposal capacity would be less than significant.

Proposed Project Analysis: Solid waste collection within the Pioneertown area is provided by franchised waste haulers operating under San Bernardino County solid waste service agreements, including Burrtec Waste & Recycling Services, which serves the Morongo Basin region. Collected solid waste is transported to regional permitted landfill and transfer facilities within the County solid waste management system, including the Lamb Canyon Sanitary Landfill.

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces development potential through lower floor area ratio, lot coverage, and building height standards.

As a result, the Proposed Project would not substantially increase solid waste generation beyond the assumptions analyzed in the PEIR. Future development within the Project site would continue to be served by existing regional solid waste facilities and remain subject to applicable federal, state, and local solid waste regulations, including state recycling and diversion requirements and County waste reduction programs.

In addition, future construction and operation activities would remain subject to applicable County and state requirements related to recycling, waste diversion, and proper waste disposal. Because adequate landfill capacity and regulatory compliance mechanisms remain available, the Proposed Project would not result in new or substantially more severe solid waste impacts beyond those analyzed in the PEIR. Therefore, impacts would remain less than significant.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

PEIR Analysis: The PEIR concluded that development under the CWP would be required to comply with all applicable federal, state, and local statutes and regulations related to solid waste management and

reduction. Future projects would be subject to California Integrated Waste Management Act requirements, state recycling and diversion mandates, and local County solid waste regulations governing collection, recycling, transport, and disposal of waste materials.

The PEIR determined that solid waste generated in the County would continue to be handled through the County's existing solid waste management system and regional landfill network, which has adequate permitted capacity to accommodate projected growth. In addition, future development projects would be required to implement recycling and waste diversion measures consistent with state laws and County requirements intended to reduce landfill disposal and support attainment of statewide diversion goals.

Accordingly, the PEIR concluded that implementation of the CWP would comply with applicable solid waste management and reduction regulations, and impacts related to solid waste would be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not increase development intensity beyond what was analyzed in the PEIR.

Future development within the Project site would remain subject to all applicable federal, state, and local solid waste regulations, including the California Integrated Waste Management Act, state recycling and waste diversion requirements, and applicable County solid waste management regulations governing waste collection, recycling, transport, and disposal.

In addition, future construction and operational activities within the Project site would be required to implement applicable recycling and waste diversion measures consistent with current state and County requirements intended to reduce landfill disposal and support statewide diversion goals.

Accordingly, the Proposed Project would comply with applicable solid waste management and reduction statutes and regulations and would not result in new or substantially more severe solid waste impacts beyond those analyzed in the PEIR. Therefore, impacts would remain less than significant.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to utilities and service systems were identified in the PEIR.

2.20 WILDFIRE

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

i. Substantially impair an adopted emergency response plan or emergency evacuation plan?

PEIR Analysis: According to the PEIR, buildout of the CWP would not block emergency evacuation routes or interfere with the operations of emergency response agencies. Emergency evacuation interstate routes in the Desert Region include I-15, I-40, US-395, and US-95. It was determined that impacts related to emergency response and evacuation would be less than significant, and no adverse impact would occur.

Proposed Project Analysis: The Project site is located within Moderate and High FHSZs in the East Desert Region (CAL FIRE 2026). However, the Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not include roadway closures, circulation modifications, or infrastructure changes that would impair emergency response or evacuation routes. The Project site would continue to be served by the existing roadway network, including Pioneertown Road, Curtis Road, and Rawhide Road.

In addition, the Proposed Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces development potential compared to existing zoning. Future development within the Project site would remain subject to applicable County Fire and emergency access requirements.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts related to emergency response or evacuation beyond those analyzed in the PEIR, and impacts would remain less than significant.

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

PEIR Analysis: According to the PEIR, the CWP could have potentially significant impacts. The various goals and policies of the CWP, in addition to applicable regulations and programs, would minimize the impact from pollutant concentrations from a wildfire or from the uncontrolled spread of a wildfire. However, due to the magnitude and intensity of development accommodated by the CWP, a well as slope, prevailing winds, and other factors beyond the control of the County, impacts would remain significant and unavoidable.

Proposed Project Analysis: The Project site is located within Moderate and High FHSZs in the East Desert Region (CAL FIRE 2026). The Proposed Project would not substantially exacerbate wildfire risks beyond those analyzed in the PEIR. The Proposed Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity compared to existing zoning.

Future development within the Project site would remain subject to applicable CWP wildfire policies, California Building Code Chapter 7A, California Fire Code requirements, defensible space requirements, Fire Safe Regulations, and the County Fire Hazard Abatement Program. These requirements are intended to reduce wildfire exposure and minimize risks associated with wildfire spread and smoke exposure.

Because the Proposed Project would not increase development beyond the scope analyzed in the PEIR, wildfire impacts would not be new or substantially more severe. Accordingly, impacts would remain significant and unavoidable as identified in the PEIR.

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

PEIR Analysis: According to the PEIR, buildout of the CWP would result in expanded infrastructure and associated maintenance, including new roads, fuel breaks, emergency water sources, power lines and

other utilities. The CWP would focus growth into existing urbanized areas, thus limiting growth in fire-prone areas and areas far from emergency services. Any new infrastructure would be required to comply with applicable fire safety regulations set forth by the CBC. The PEIR determined that impacts would be less than significant.

Proposed Project Analysis: The Proposed Project would not require installation or maintenance of infrastructure that would substantially exacerbate fire risk beyond what was analyzed in the PEIR. The Proposed Project is a regulatory action and does not include construction of new major roads, utilities, fuel breaks, or emergency water infrastructure.

Future development within the Project site would continue to rely primarily on the existing roadway and utility network serving the Pioneertown community. Any future infrastructure improvements would remain subject to applicable fire safety regulations, County review, and environmental review under CEQA, as applicable.

Accordingly, the Proposed Project would not result in new or substantially more severe infrastructure-related wildfire impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

iv. 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?

PEIR Analysis: According to the PEIR, the various goals and policies of the CWP, in addition to applicable regulations and programs, would minimize the impact from flooding and landslides as a result of post fire slope instability. However, due to the magnitude and intensity of development accommodated by the CWP, as well as other factors beyond the control of the County, impacts would remain significant and unavoidable.

Proposed Project Analysis: The Project site is located within Moderate and High FHSZs in the East Desert Region (CAL FIRE 2026). Although wildfire events can increase the potential for post-fire flooding, erosion, debris flows, and slope instability, the Proposed Project would not increase these risks beyond what was analyzed in the PEIR. The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not substantially increase development intensity or authorize major grading or drainage modifications beyond what was analyzed in the PEIR.

Future development within the Project site would remain subject to applicable grading, drainage, stormwater, and geotechnical review requirements, as well as applicable CWP hazard policies intended to minimize wildfire-related risks.

Because the Proposed Project would not increase development beyond the scope analyzed in the PEIR, impacts related to post-fire flooding and slope instability would not be new or substantially more severe. Accordingly, impacts would remain significant and unavoidable as identified in the PEIR.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to wildfire were identified in the PEIR.

2.21 MANDATORY FINDINGS OF SIGNIFICANCE

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

PEIR Analysis*:* As discussed in Section 2.4, the PEIR concluded that buildout of the CWP could result in significant impacts to biological resources throughout the Desert Region, including impacts to special-status species, sensitive natural communities, riparian habitats, wetlands, and wildlife movement corridors. Development under the CWP could occur within USFWS-designated Critical Habitat areas and within mapped wildlife corridors and habitat linkages, potentially resulting in habitat loss, fragmentation, and disruption of wildlife movement. The PEIR also identified the potential for impacts to federally protected wetlands and jurisdictional waters associated with future development and infrastructure improvements.

The PEIR determined that implementation of CWP policies and MM BIO-1 would reduce impacts through project-level biological review, surveys, avoidance, minimization, and mitigation measures. Impacts to wildlife movement corridors and wetlands were determined to be less than significant with mitigation and regulatory compliance. However, because the extent of future habitat disturbance and the effectiveness of future project-level mitigation could not be fully determined at the program level, impacts to special-status species and sensitive natural communities were determined to be significant and unavoidable.

The PEIR also concluded that future development under the CWP would be required to comply with applicable federal, state, and local biological resource regulations, including adopted HCPs and NCCPs where applicable, County Development Code provisions protecting desert vegetation, and CWP biological resource policies. Compliance with these regulations and plans was determined to reduce impacts related to biological resource policies and habitat conservation plans to less than significant.

As discussed in Section 2.5, the PEIR concluded that implementation of the CWP could result in impacts to cultural resources throughout the County, including historic resources, archaeological resources, and human remains. Within the East Desert Region, the PEIR identified a limited number of known historic and archaeological resources and anticipated relatively little growth compared to other regions of the County. Nevertheless, future development and redevelopment activities could potentially affect historic structures, archaeological deposits, and previously unidentified human remains through construction and ground disturbance activities.

To address these potential impacts, the PEIR incorporated CWP Cultural Resources Element policies and mitigation measures requiring project-level evaluation, preservation, avoidance, monitoring, and mitigation. MM CUL-1 requires evaluation and mitigation of impacts to historic resources. MMs CUL-2 through CUL-4 require archaeological assessments, surveys, monitoring, testing, and data recovery where warranted. RR CUL-5 and applicable state laws establish procedures for treatment of inadvertent discoveries of human remains, including consultation with the County Coroner and Native American Heritage Commission.

With implementation of applicable policies, regulations, and mitigation measures, the PEIR concluded that impacts to historic resources, archaeological resources, and human remains would be reduced to less than significant.

Proposed Project Analysis: As discussed in Section 2.4, although portions of the Project site contain undeveloped land that could support biological resources, the Project does not authorize specific development projects or physical ground disturbance.

The Project site is not located within USFWS-designated Critical Habitat or mapped wetlands. However, the site is located within the Pipes Canyon wildlife corridor and near the Pioneertown Mountains Preserve regional linkage area identified in the PEIR. The Proposed Project does not substantially increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity through lower building height, floor area ratio, and lot coverage standards.

Future discretionary development projects within the SD-MSHD would remain subject to applicable federal, state, and County biological resource regulations, CWP policies, County Development Code provisions protecting desert vegetation, and MM BIO-1. These requirements include biological surveys, project-level environmental review, avoidance and mitigation measures, compliance with the Desert Native Plant Protection Ordinance, and permitting requirements for protected species such as Joshua trees.

Because the Proposed Project would not increase development potential beyond what was analyzed in the PEIR and would remain subject to existing biological resource protections and mitigation requirements, the Project would not result in new or substantially more severe impacts to biological resources beyond those identified in the PEIR.

As discussed in Section 2.5, the Project site includes the NRHP-listed Pioneertown Mane Street Historic District, and the Proposed Project is specifically intended to preserve and reinforce the historic character of the district through development and design standards based on the historic district's identified character-defining features.

The Proposed Project does not authorize specific development projects or ground-disturbing activities and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces development potential through lower building height, floor area ratio, and lot coverage standards.

Future discretionary development projects within the SD-MSHD would remain subject to applicable federal, state, and County cultural resource regulations, CWP Cultural Resources Element policies, project-level CEQA review, and applicable PEIR mitigation measures (MM CUL-1 through MM CUL-4). These include requirements for historic resource evaluation, archaeological surveys and monitoring, avoidance and mitigation measures, and procedures governing inadvertent discovery of human remains.

Because the Proposed Project is intended to preserve historic resources, does not substantially increase development potential beyond what was analyzed in the PEIR, and remains subject to existing cultural resource protections and mitigation requirements, the Project would not result in new or substantially more severe impacts to historic resources, archaeological resources, or human remains beyond those identified in the PEIR.

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.)

PEIR Analysis: The PEIR analyzed cumulative impact based on using regional growth projections and buildout assumptions associated with implementation of the CWP and related development throughout unincorporated San Bernardino County.

The PEIR made the following findings for each resource section:

No significant cumulatively considerable impacts:

- Aesthetics
- Agricultural Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Wildfire
- Utilities and Service Systems.

Cumulatively Considerable Significant Impacts:

- Air Quality
- Biological Resources
- GHG
- Noise
- Transportation (VMT)

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes a new SD-MSHD zoning designation with development standards and design guidelines specifically intended to preserve and enhance the historic and visual character of the area. The Project is regulatory in nature and does not approve a specific development proposal, increase roadway capacity, or authorize substantial new growth beyond that previously contemplated under the CWP PEIR.

The proposed amendments are intended primarily to preserve the historic commercial character and pedestrian- and equestrian- oriented circulation pattern of Mane Street. The Project establishes development limitations related to density, building size, lot coverage, frontage length, parking configuration, and circulation design. The Project also formalizes pedestrian and equestrian trail easements and preserves pedestrian-oriented access along Mane Street.

The Project would not require construction of major new infrastructure or expansion of regional utility systems beyond what was previously analyzed in the PEIR. The ordinance amendments continue to require compliance with County infrastructure improvement standards, roadway design standards, fire access requirements, parking regulations, landscaping standards, and utility service requirements. Future redevelopment, adaptive reuse, or discretionary projects within the SD-MSHD district would remain subject to project-specific environmental review and applicable County permitting requirements.

Because the Proposed Project would not substantially increase development intensity, population growth, utility demand, or traffic generation beyond the levels anticipated in the CWP PEIR, and because the Project largely implements preservation-oriented standards intended to maintain the existing historic character and circulation pattern of the district, the Project would not result in new or substantially more severe cumulative impacts than those previously analyzed in the CWP PEIR. Therefore, cumulative impacts associated with the Proposed Project would remain within the scope of the PEIR analysis.

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

PEIR Analysis*:* Environmental effects that may cause substantial adverse effects on humans typically result from impacts related to air quality and GHGs; noise; hazardous materials; ground shaking; hazardous design features with respect to transportation and roadway designs; and wildfire. From these impacts, the PEIR determined that there would be significant and unavoidable impacts regarding air quality, noise, transportation (VMT), and wildfire. The County adopted a Statement of Overriding Considerations for these impacts.

Proposed Project Analysis: As discussed throughout this addendum, the Proposed Project would not pose significant impacts related to air quality and GHGs; noise; hazardous materials; ground shaking; hazardous design features; and wildfire beyond those previously analyzed in the PEIR beyond those previously analyzed in the PEIR. The discussion contained in these sections also determined the Proposed Project would not increase the number or severity of significant impacts already identified in the certified PEIR.

Applicable Mitigation Measures from the PEIR

Refer to mitigation measures described throughout this addendum.

SECTION 3.0 – REFERENCES

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California Department of Fire and Forestry Resources (CALFIRE)

2026 Fire Hazard Severity Zone Viewer. Available at: https://experience.arcgis.com/experience/6a9cb66bb1824cd98756812af41292a0

California Department of Transportation (Caltrans)

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California Department of Toxic Substances Control (DTSC)

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California Department of Water Resources (DWR)

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State Water Resources Control Board (SWRCB)
2026 GeoTracker. Available at: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=pioneertown

United States Army Corps of Engineers (USACE)
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United States Department of Fish and Wildlife (USFWS)
2026 FWS HQ ES Critical Habitat. Available at: https://fws.maps.arcgis.com/apps/mapviewer/index.html?layers=794de45b9d774d21aed3bf9b5313ee24