FINAL

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

TENTATIVE PARCEL MAP 20701 SAN BERNARDINO, CALIFORNIA APN 0454-081-50

LEAD AGENCY:

COUNTY OF SAN BERNARDINO
LAND SERVICES DEPARTMENT
7385 N. ARROWHEAD AVENUE
SAN BERNARDINO, CA 92415-0182

REPORT PREPARED BY:

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745

JULY 2025

SANB 015

SAN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL

APNs:	0454-081-50
Applicant:	LMR LLC
Project No:	PROJ-2023-00103
Staff:	Luis Rodriguez, Planner
Rep	
Proposal:	Tentative Parcel Map 20701

USGS Quad: Rimrock
Lat/Long: 34.21932, -116.52991
T, R, Section: T2N R4E, Section 26
Community Plan: N/A
LUC: Rural Living
Zone: Rural Living 10
Overlays: N/A.

PROJECT CONTACT INFORMATION

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

Contact person: Luis Rodriguez, Planner
Phone No: (909) 387-4106 ***Fax No:*** (909) 387-3223
E-mail: Luis.Rodriguez@lus.sbcounty.gov

PROJECT DESCRIPTION

Physical Characteristics

The County of San Bernardino is reviewing an application submitted by LMR LLC to subdivide one parcel totaling 40.27 gross acres into 4 residential parcels (referred to as Parcels 1 through 4). The proposed project would only consist of the subdivision of the property for the sale of the proposed parcels. Due to the length of Parcel 1, it exceeds the required width-to-depth ratio of 1:4 as required per County of San Bernardino's Development Code Section 82.04.050 (Table 82-C) A Major Variance is requested to allow Parcel 1 to have a width-to-depth ratio of 1:6.85. The 4 individual parcel sizes range in land sizes between 9.75 net acres to 8.80 net acres. The lots will be arranged as rectangular lots along the existing and future right-of-way. A 30-foot-wide easement would warp along the boundary of the parcel site. There are 383 western Joshua Trees located on the project site. The project elements are summarized below.[1]

- *Parcel 1.* This is a 10.07 gross, and 9.75 net acre residential parcel located in the eastern portion of the site. This parcel is an elongated shape that extends the length of both Parcels 2 and 3. The north property line is bounded by vacant land; the east property line is bounded by vacant land; the west property line is bounded by Parcels 2 and 3; and the south property line is bounded by Parcel

[1] Sitetech, Inc. *Tentative Parcel Map No. 20701.* June 2023

4. Parcels 1, 2, and 4 contain the proposed access road within the site. Driveway access for Parcels 1, 2, and 3 is located within the portion of the proposed access road in Parcel 1. The existing waterway traverses in a northwest-to-southeast direction on the southern portion of the site. The proposed single-family residence and accessory structures would be located in the northernmost portion of the parcel. A 30-foot-wide easement is proposed alongside the north and east boundaries of the parcel. Due to the narrow, elongated configuration of the original parent parcel (Lot 21 of Parcel Map No 13186) and the location of the existing dirt road (proposed as Access Easement on the Parcel Map), the new configuration of Parcel 1 results in a width-to-depth ratio of 1:6.85. Additionally, there is a San Bernardino County Drainage Easement that restricts the ability to configure the proposed lots consistent with the lot width to depth ratio. Therefore, a Major Variance is required and has been filed for consideration.

- *Parcel 2.* This is a 10.07 gross, and 8.80 net acre residential parcel located in the northwestern portion of the site. The north property line is bounded by vacant land; the east property line is bounded by Parcel 1; the west property line is bounded by vacant land; and the south property line is bounded by Parcel 3. Parcels 1, 2, and 4 contain the proposed access road to access site. The driveway connection from the proposed residence to the access road would be located within Parcel 1. The existing waterway traverses in a northwest-to-southeast direction on the southwest corner of the site. The proposed single-family residence and accessory structures would be located in the northern portion of the parcel. A 30-foot-wide easement is proposed alongside the west boundary of the parcel.
- *Parcel 3.* This is a 10.07 gross, and 9.41 net acre residential parcel located in the western portion of the site. The north property line is bounded by Parcel 2; the east property line is bounded by Parcel 1; the west property line is bounded by vacant land; and the south property line is bounded by Parcel 4. The driveway connection from the proposed residence to the access road would be located within Parcel 1. The existing waterway traverses in a northwest-to-southeast direction on the northeastern corner of the site. The proposed single-family residence and accessory structures would be located in the northernmost portion of the parcel. A 30-foot-wide easement is proposed alongside the north and west boundaries of the parcel.
- *Parcel 4.* This is a 10.07 gross, and 9.55 net acre residential parcel located in the southern portion of the site. The north property line is bounded by Parcels 1 and 3; the east property line is bounded by vacant land; the west property line is bounded by vacant land; and the south property line is bounded by vacant land and Preston Court. The existing waterway would not traverse through this parcel. The proposed single-family residence and accessory structures would be located in the southwestern portion of the parcel. A 30-foot-wide easement is proposed alongside the west, south, and east boundaries of the parcel.

The site plan is shown in Exhibits 1 through Exhibit 3. The project is summarized in Table 1.

Table 1 Project Summary

Project Element	Description	Lot Area (Acres)
Lot 1	Single-Family Residential	10.07 gross (9.75 net)
Lot 2	Single-Family Residential	10.07 gross (8.80 net)
Lot 3	Single-Family Residential	10.07 gross (9.41 net)
Lot 4	Single-Family Residential	10.07 gross (9.55 net)
Total Site Area		40.27 gross (37.51 net)

Source: Sitetech Inc.

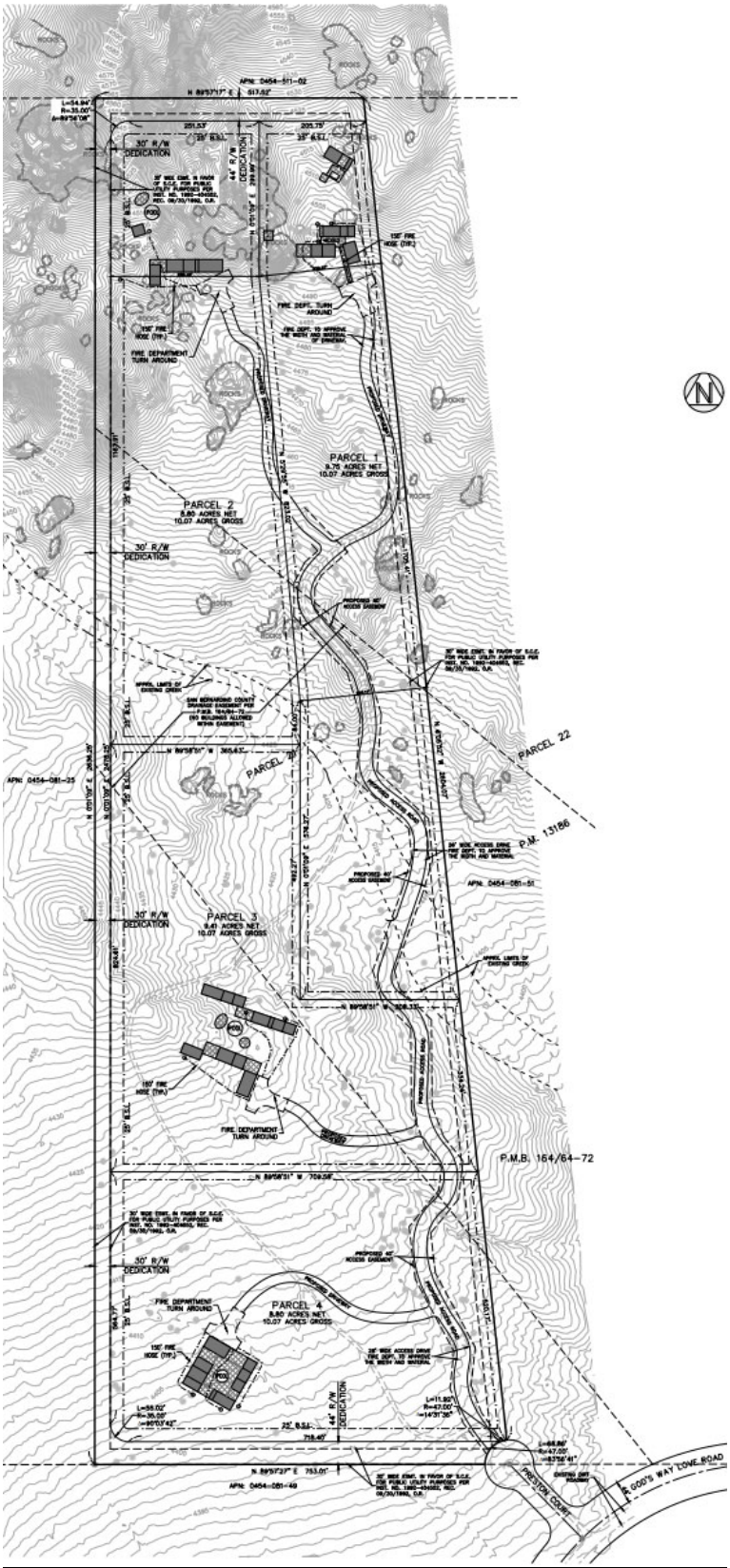

EXHIBIT 1 TPM 20701

SOURCE: SITETECH INC.

Construction Characteristics

The construction for the proposed project is estimated to begin on July 2025 and would take approximately 18 months to complete. The key construction phases are outlined in the paragraphs that follow.

- *Grading Phase.* The project site would be graded and readied for the construction. Construction equipment that would be used onsite during this phase would include graders, dump trucks, and water trucks. This phase would require two months to complete.

- *Site Preparation Phase.* During this phase, the building footings, utility lines, and other underground infrastructure would be installed. Construction equipment that would be used onsite during this phase would include trenching equipment, back hoes, front loaders, graders, dump trucks, and water trucks This phase would require three months to complete.

- *Building Construction Phase.* The new buildings would be constructed during this phase. Construction equipment that would be used onsite during this phase would include forklifts, trucks, back hoes, front loaders, and compressors/generators. This phase would take approximately eleven months to complete.

- *Landscaping, and Finishing Phase*. The individual development sites will be completed during this phase. Construction equipment that would be used onsite during this phase would include fork lifts, trucks, back hoes, front loaders, and compressors/generators. This phase will take approximately two months to complete.

Operational Characteristics

The proposed residential units once constructed would be owner occupied. Assuming an average household size of 3.3 persons per unit, a total of 13 persons would reside in the 4 units. According to the most recent Census data, the average household size for San Bernardino County was 3.3 persons per unit.

EXISTING AND SURROUNDING LAND USES

The existing project site is developed with a barbed wire fence and sewer cutout within the northern parcel. The proposed project is a 4-parcel subdivision totaling 40.27 gross acres. The parcels range in size from 9.75 net acres to 8.80 net acres in size and will be for single-family homes. There are 383 western Joshua Trees located on the project site.[2] Land uses located in the vicinity of the proposed project are outlined below:

- *North of the project site:* Vacant land is located to the north of the project site. This area is zoned as Resource Conservation (RC).

- *East of the project site:* Vacant land is located to the east of the project site. This area is zoned as Rural Living 10 (RL-10).

- *South of the project site:* Preston Court is located along the south of the project site. Vacant, undeveloped land is located further south of the aforementioned roadway. This area is zoned as Rural Living 5 (RL-5).

- *West of the project site:* Vacant land is located to the west of the project site. This area is zoned as Rural Living 10 (RL-10).

[2] Angela Johnson, A Tree's Life Consulting Services, Certified Arborist. *Joshua Tree Report Summary.* November 12th, 2024

An aerial photograph of the project site and the surrounding area is provided in Exhibit 2.

Table 2 Existing Land Use and Land Use Zoning Districts

Location	Existing Land Use	Land Use Zoning District
Project Site	Vacant Land	This area is zoned as Rural Living 10 (RL-10)
North	Vacant Land	This area is zoned as Resource Conservation (RC).
South	Preston Court, Vacant Land	This area is zoned as Rural Living 5 (RL-5).
East	Vacant Land	This area is zoned as Rural Living 10 (RL-10).
West	Vacant Land	This area is zoned as Rural Living 10 (RL-10).

Project Site Location

The proposed project site is located in the west portion of the East Desert region of San Bernardino County. This physiographic subregion is separated from the more populated areas of coastal and inland Southern California by the San Bernardino and San Gabriel mountains. The project site is bounded by unincorporated San Bernardino County on all sides with Pioneertown located further south. Regional access to the project site is provided by one area highway: State Route 247, which traverses to the east of the project site in a north-to-south orientation. The location of the project site, in a regional context, is shown in Exhibit 2A and 3. A vicinity map is provided in Exhibit 2B and 4. The site does not currently have an address. The corresponding Assessor Parcel Number (APN) is 0454-081-50. The site's latitude and longitude are 34.21932, -116.52991. The project site is located in the southeast quarter of Township 2 North Range 4 East, Section 26, San Bernardino Principal Meridian. A local map of the site and the surrounding area is provided in Exhibit 5.

ADDITIONAL APPROVALS REQUIRED BY OTHER PUBLIC AGENCIES

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement.):

Federal: N/A

State of California: NPDES Permit

County of San Bernardino: Land Use Services – Building and Safety, Land Development Engineering – Roads/Drainage; Public Health – Environmental Health Services; and County Fire

Local: N/A

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? The required notification of affected tribes has occurred. The County initiated tribal consultation on January 30, 2024, to offer an opportunity for the designated tribes to consult with the County on the proposed Project. Upon the 30-day required notification period, the County received letters with recommended mitigation measures from the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians).

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.



EXHIBIT 2A REGIONAL AERIAL MAP

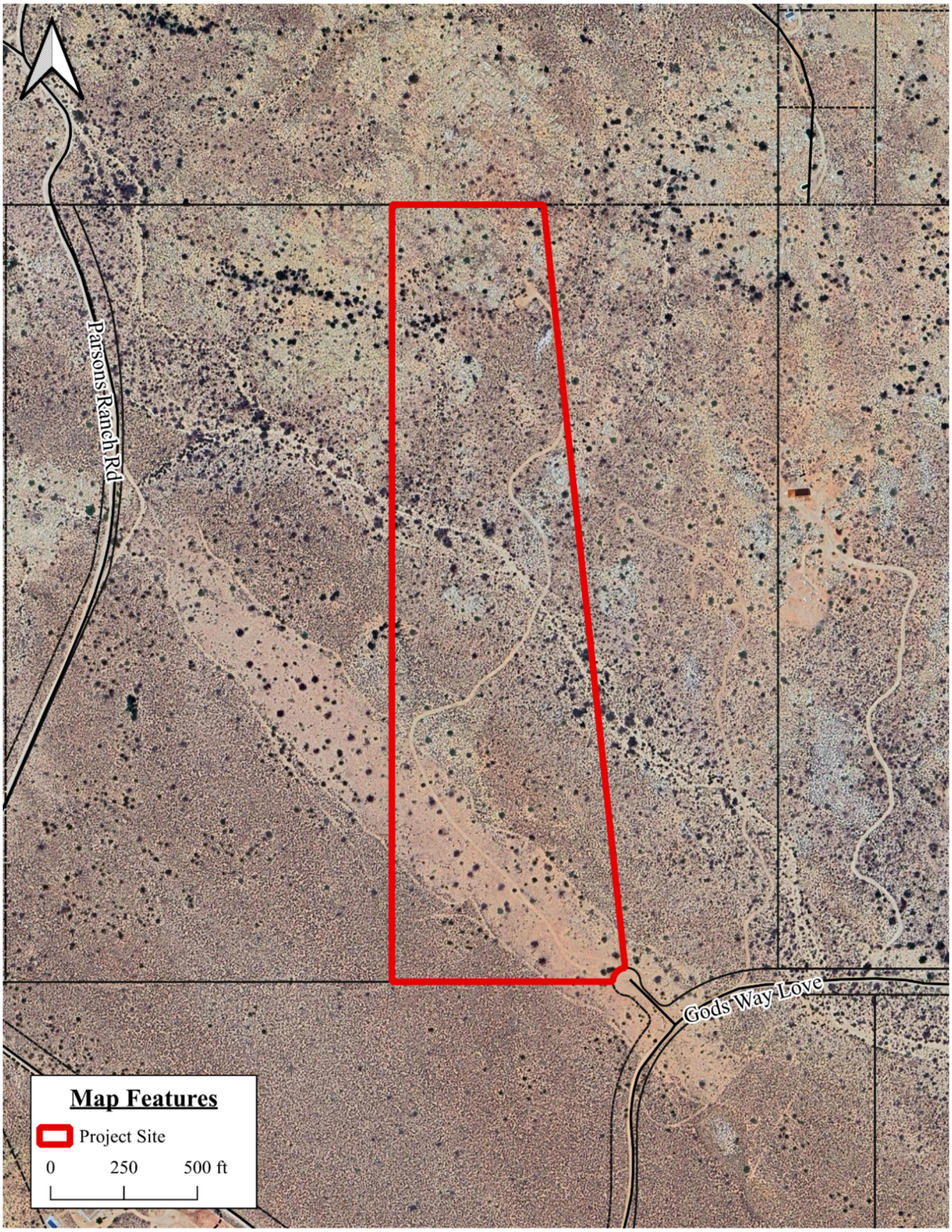

EXHIBIT 2-B AERIAL MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

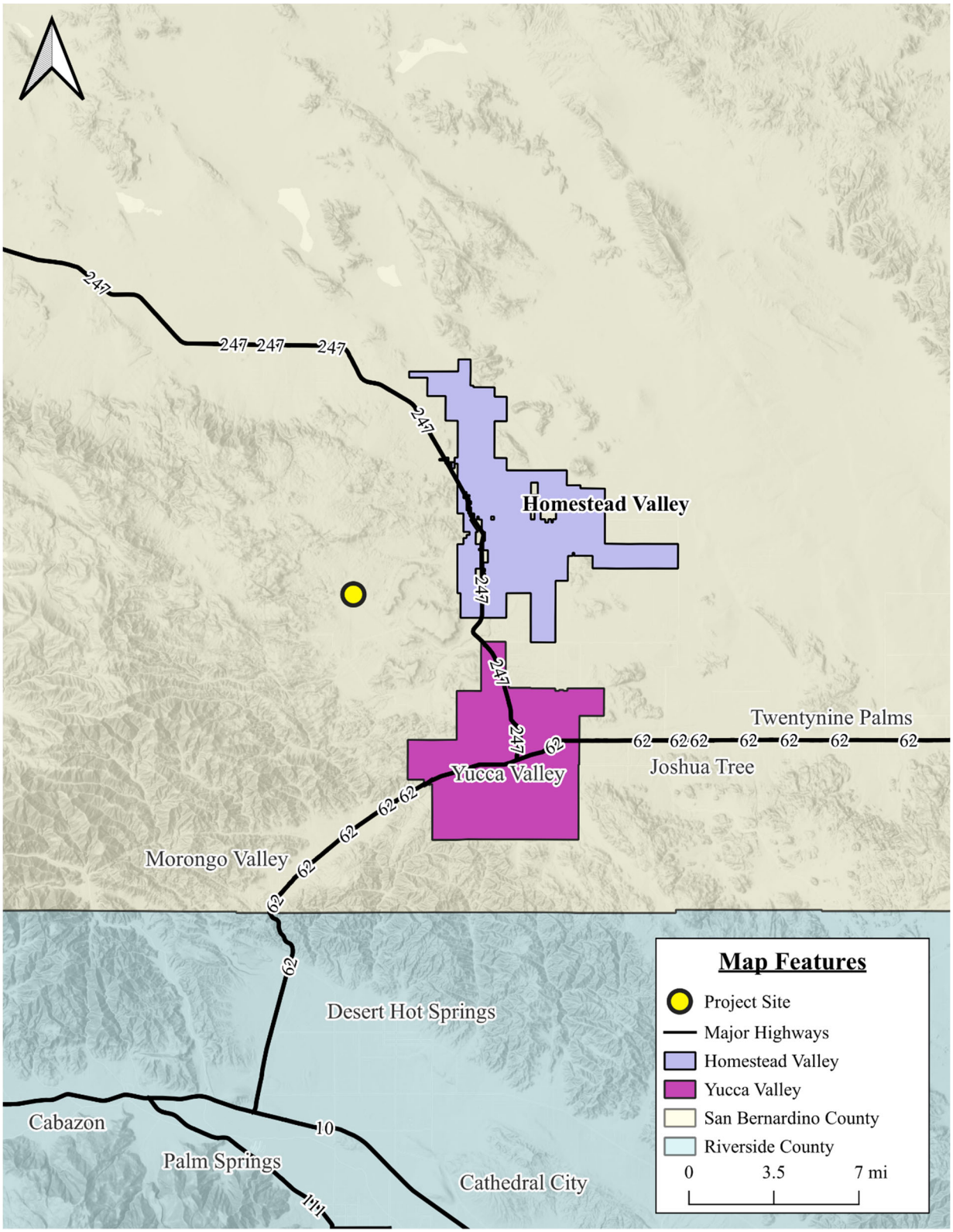

EXHIBIT 3 REGIONAL MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

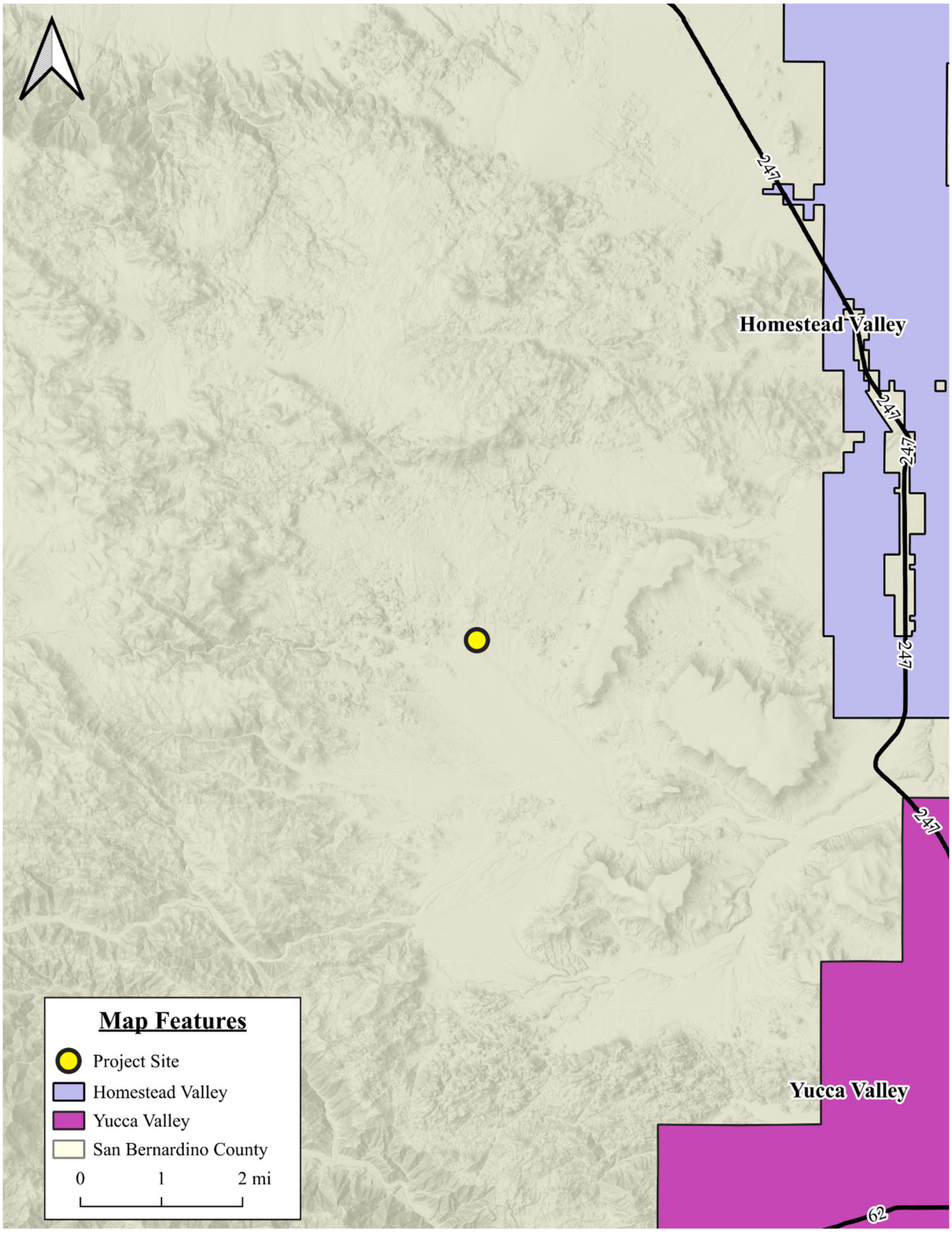

EXHIBIT 4 VICINITY MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

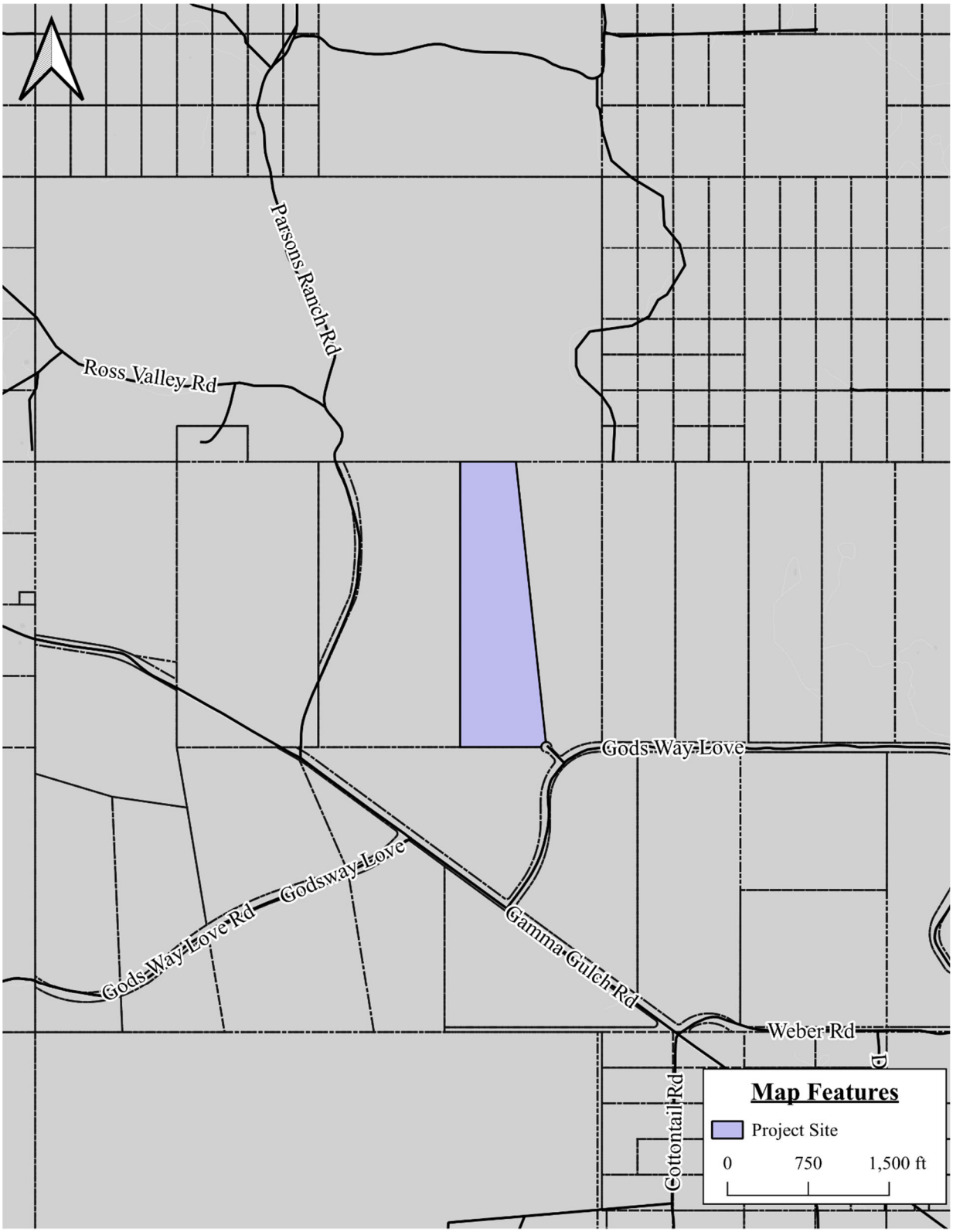

EXHIBIT 5 LOCAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on the 21 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact**: No impacts are identified or anticipated, and no mitigation measures are required.

2. **Less than Significant Impact**: No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

3. **Less than Significant Impact with Mitigation**: Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)

4. **Potentially Significant Impact**: Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

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

Prepared by Luis Rodriguez, Contract Planner — July 3, 2025 Date

Prepared by Paul Toomey, Planning Supervisor — July 3, 2025 Date

1. AESTHETICS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect on a scenic vista?				✕
B. Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				✕
C. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from a publicly accessible vantage point)? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✕	
D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✕	

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *Would the project have a substantial adverse effect on a scenic vista? ● No Impact.*

A scenic vista is a viewpoint that provides expansive views of a highly valued landscape for the benefit of the public. Scenic vistas encompass long-range views and often emphasize large-scale natural features. Scenic views of the desert and local mountains are the predominant scenic vistas in the East Desert region. Views of the San Bernardino Mountains (located approximately 10 miles to the west), rock outcroppings, and undisturbed desert landscape are available across the project site.

In accordance with County policy, the Applicant shall provide landscaping or vegetation to disturbed areas consistent with the natural surroundings in accordance with County Code Section 83.10 (Landscaping Standards). Pursuant to these codes, landscaping shall be selected and incorporated to be drought-tolerant and shall complement existing natural and manmade features, including the dominant landscaping of surrounding areas. The Countywide Plan policies guiding development in desert regions include Policy LU-2.1 (Compatibility with existing uses), Policy LU-2.3 (Compatibility with natural environment), Policy LU-4.1 (Context-sensitive design in the Mountain/Desert regions), and Policy NR-4.1 (Preservation of scenic resources).[3] The proposed development would be compatible with existing uses and the natural environment since the proposed use is permitted within the Rural Living zone and would abide by the development standards including lot coverage, setbacks, and density. Through compliance with the Countywide Plan and Code of Ordinances, the proposed project would minimize the contrast between project features and the surrounding desert landscape and ensure adverse effects on scenic vistas remain less than significant. No mitigation is required. In addition, views from the mountains would not be obstructed. Once occupied, views of the aforementioned mountains will continue to be visible from the public right-of-way. *As a result, no impact would result.*

B. *Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ● No Impact.*

[3] San Bernardino County. *County Policy Plan, Land Use Element, Natural Resources Element.* September 2022

The site is located approximately 5 miles west of SR 247 which is eligible to be designated as a state scenic highway. The land between the project site and SR 247 has been partially developed with dirt roads and scattered residential developments and contains the Flat Top Butte of the Sand to Snow National Monument. The proposed project would not damage any scenic resources within a state scenic highway since the Flat Top Butte completely obstructs the project site from being visible from SR 247. The project site involves construction within 40 feet of native western Joshua trees, the closet being approximately 11 feet from proposed construction. With adherence to Biological Resources Mitigation Measures 1 through 3, no impacts would occur. Views of the San Bernardino Mountains (located approximately 10 miles to the west), rock outcroppings, and undisturbed desert landscape are available across the project site. The proposed project would not substantially obstruct or degrade public views of the site. *As a result, no impacts will occur.*

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

The project site is located within a non-urbanized area of the East Desert region. There are no protected views in the vicinity of the project site. Scenic views of the desert and local mountains are the predominant scenic vistas in the East Desert region. Views of the San Bernardino Mountains (located approximately 10 miles to the west), rock outcroppings, and undisturbed desert landscape are available across the project site. The proposed project would not substantially obstruct or degrade public views of the site and its surroundings no more than permitted rural development would as allowed within the General Plan. Furthermore, the proposed land use would conform to the applicable development standards. *As a result, the impacts would be less than significant.*

D. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ● Less than Significant Impact.*

Exterior lighting can be a nuisance to the adjacent residential land uses that are sensitive to this lighting. This nuisance lighting is referred to as light trespass, which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. A limited degree of nighttime illumination already exists around the project site due to the degree of rural development in the vicinity of the project area. Project-related light sources of nighttime light would include exterior building lights, security lighting, and vehicular headlights. The light sensitive receptors are shown in Exhibit 6. The nearest light sensitive receptor is a single-family residence located approximately 700 feet east of the project site.

The County has adopted the San Bernardino Night Sky Ordinance.[4] In addition, the San Bernardino Countywide Plan, the Desert Community Plan, and the San Bernardino County Code of Ordinances have several goals and policies relating to lighting/glare. All new development, including the proposed project, may incrementally change conditions of nighttime views and the character of dark skies. This continued development will incrementally increase ambient light and glare and degrade “dark skies” conditions. *Since the project would be required to adhere to the County’s light and glare requirements, the impacts would be less than significant.*

MITIGATION MEASURES

The analysis of aesthetic resources indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

[4] San Bernardino Code of Ordinances Section Ordinance 4419, Section 83.07 (Light Trespass)

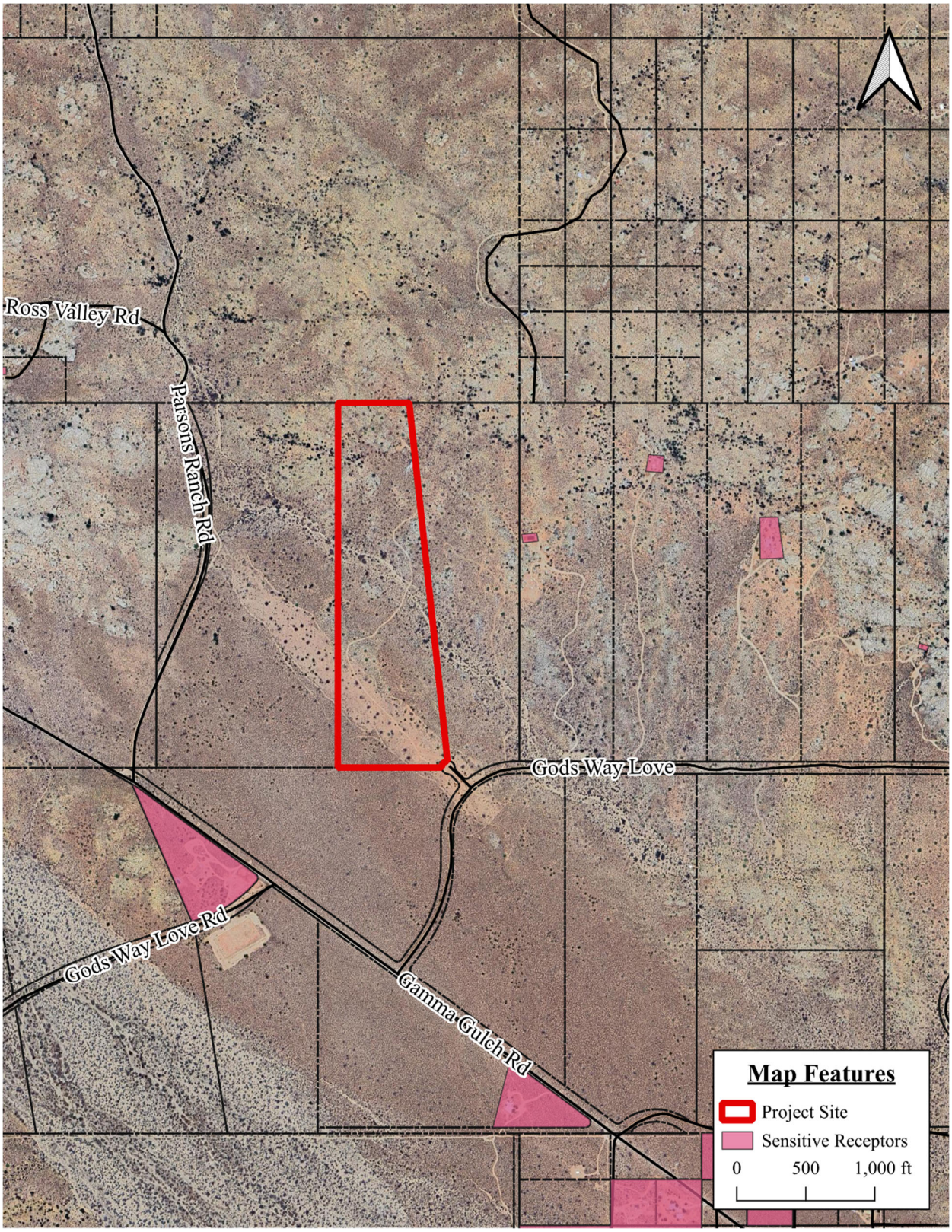

EXHIBIT 6 LIGHT SENSITIVE RECEPTORS
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

2. AGRICULTURE & FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses?				✖
B. Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract?				✖
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))?				✖
D. Would the project result in the loss of forest land or conversion of forest land to a non-forest use?				✖
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 a non-forest use?				✖

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses? ● No Impact.*

According to the California Department of Conservation, the project site does not, nor do the adjacent parcels, contain any areas of Farmland of Statewide Importance. No agricultural uses are located onsite or adjacent to the property. The implementation of the proposed project would not involve the conversion of any prime farmland, unique farmland, or farmland of statewide importance to urban uses. *As a result, no impacts will occur*.[5]

B. *Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract? ● No Impact.*

According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.[6] The project site is zoned for rural residential uses and permits small-scale, non-water intensive, and incidental agricultural uses. The proposed use is rural residential and would be a permitted use within this zoning classification. *As a result, no impacts will occur*.

[5] California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *California Important Farmland Finder*.
[6] California Department of Conservation. *State of California Williamson Act Contract Land.* ftp://ftp.consrv.ca.gov/

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))? ● No Impact.*

The proposed project site is zoned for development and the site is located in the vicinity of rural development. All of the surrounding properties are zoned for rural development. No forest lands, timber lands, or timber land production zones are located within the project site. Additionally, the site's existing zoning designation does not contemplate such uses. A*s a result, no impacts will occur.*

D. *Would the project result in the loss of forest land or conversion of forest land to a non-forest use? ● No Impact.*

The proposed project site is zoned for rural development and the surrounding land is slated for rural development. No forest lands are located within the project site or surrounding areas. No loss or conversion of forest lands to urban uses would result from the proposed project's implementation. *As a result, no impacts will occur.*

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 a non-forest use? ● No Impact.*

The proposed project would not involve any changes to the existing environment which could result in the conversion of farmland to non-agricultural use, or the conversion of forest land to a non-forest use. *As a result, no impacts will occur.*

MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3. AIR QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				✖
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?			✖	
C. Would the project expose sensitive receptors to substantial pollutant concentrations?			✖	
D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				✖

The air quality report is provided in Appendix A.

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan? ● No Impact.*

The project site is located within the portion of the County of San Bernardino, California, that is part of the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The air quality assessment for the proposed project includes estimating emissions associated with short-term construction and long-term operation of the proposed project. A number of air quality modeling tools are available to assess the air quality impacts of projects. In addition, certain air districts, such as the MDAQMD, have created guidelines and requirements to conduct air quality analyses. The MDAQMD's current guidelines, included in its California Environmental Quality Act and Federal Conformity Guidelines.[7] Projects in the MDAB generating construction and operational-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA.

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon Monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust. The threshold is 548 pounds per day of carbon monoxide (CO).
- *Nitrogen Oxide (NO_x)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NOx is formed when nitric oxide (a pollutant from burning processes) combines with oxygen. The daily threshold is 137 pounds per day of nitrogen oxide (NO_x).

[7] Mojave Desert Air Quality Management District (MDAQMD). *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines*. Report dated August 2016.

- *Sulfur Dioxide* (SO_2) is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms. The daily threshold is 137 pounds per day of sulfur oxides (SO_2).
- *PM10 and PM2.5* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. The daily threshold is 82 pounds per day of PM10 and 65 pounds per day of PM2.5.
- *Reactive Organic Gasses (ROG)* refers to organic chemicals that, with the interaction of sunlight photochemical reactions may lead to the creation of "smog." The daily threshold is 137 pounds per day of ROG.

A project is conforming if it complies with all applicable District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). Conformity with growth forecasts may be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG. The project would not result in or cause NAAQS or CAAQS violations. The project's proposed land use designation for the subject site is consistent with the land use designation discussed in the San Bernardino Countywide Plan. Furthermore, the project would not exceed the applicable regional thresholds and would therefore be considered to have a less than significant impact. The project is therefore considered to be consistent with the AQMP.

Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the MDAQMP growth projections since the RTP/SCS forms the basis of the land use and transportation control portions of the MDAQMP.[8] According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the unincorporated San Bernardino County population will increase from 295,600 in 2012 to 344,100 in 2040, an increase of 48,500 new people through the year 2040. The proposed project would involve 4 single-family homes. Assuming an average household size of 3.21 persons per unit, a total of 13 persons would reside in the 4 units. According to the most recent Census data, the average household size for San Bernardina County was 3.3 persons per unit.[9] Therefore, the proposed project is not in conflict with the growth projections established for the County by SCAG. The project's construction emissions would be below the thresholds of significance established by the MDAQMD (refer to the analysis included in the next section where construction emissions are summarized in Table 1). In addition, the proposed project's long-term (operational) airborne emissions will be below levels that the MDAQMD considers to be a significant impact (the long-term stationary and mobile emissions for the proposed project are summarized in Table 4). Therefore, the project will not conflict with or obstruct the implementation of the applicable air quality plan. *As a result, no impacts will occur.*

B. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? Less than significant impact.*

The project site is located in the desert portion of the County of San Bernardino that is part of the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The air quality assessment for the proposed project includes estimating emissions associated with short-term construction and long-term operation of the proposed project. A number of air quality

[8] Southern California Association of Governments. 2020-2045 *Regional Transportation Plan/Sustainable Communities Strategy. Demographics & Growth Forecast.* November 2021.
[9] U.S. Census Bureau. American Community Survey 2019-2023.

modeling tools are available to assess the air quality impacts of projects. In addition, certain air districts, such as the MDAQMD, have created guidelines and requirements to conduct air quality analyses. The MDAQMD's current guidelines, included in its California Environmental Quality Act and Federal Conformity Guidelines.

In May 2022 California Air Pollution Control Officers Association (CAPCOA) in conjunction with other California air districts, including MDAQMD, released the latest version of CalEEMod version 2022.1.1.29 The purpose of this model is to calculate construction-source and operational-source criteria pollutant (VOCs, NO_X, SO_X, CO, PM10, and PM2.5) and GHG emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from any mitigation measures. Accordingly, the latest version of CalEEMod, App Version 2022.1.1.29, has been used by Blodgett Baylosis Environmental Planning staff to determine construction and operational air quality emissions. The model was run on December 31, 2024. The air quality study and output from the model runs for both construction and operational activity are provided in Appendix A. As shown in Table 3 daily construction emissions will not exceed the MDAQMD's significance thresholds. The short-term construction emissions will be limited to those emissions generated during project construction. Emissions would likely be lower than the figures in Table 3 on a daily basis because the worst-case scenario figures were used in the table. Additionally, the figures do not account for the access route and driveways being unpaved, which would result in less trips because no additional material such as asphalt would have to be brought onto the site.

Table 3 Estimated Daily Construction Emissions

Construction Phase	VOC	NO_2	CO	SOx	PM_{10}	$PM_{2.5}$
Summer						
2025	5.00	14.11	16.13	0.02	7.86	4.05
Winter						
2025	1.07	8.97	10.12	0.02	0.35	0.31
Max. Daily Emissions	5.00	14.11	16.13	0.02	7.86	4.05
Daily Thresholds	118	118	550	150	150	55
Thresholds Exceeded?	No	No	No	No	No	No

Source: California Air Resources Board CalEEMod [computer program].

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The two main sources of operational emissions include mobile emissions and area emissions related to off-site electrical generation. The analysis of long-term operational impacts summarized in Table 4 also used the CalEEMod V. 2022.1.1.29 computer model. The analysis summarized in Table 4 indicates that the operational (long-term) emissions will be below the MDAQMD daily emissions thresholds. These figures are likely higher than the actual daily emissions because the program does not account for the proposed off-grid nature of the project site. The project plans to use solar to completely power the project site meaning the reduced emissions from electrical generation is not reflected in these figures.

Table 4 Estimated Daily Operational Emissions

Operational Phase	VOC	NO_2	CO	SOx	PM_{10}	$PM_{2.5}$
Maximum Daily Summer Emissions						
Operational Emissions	0.41	0.26	2.40	0.01	0.44	0.12
Thresholds Exceeded	No	No	No	No	No	No
Maximum Daily Winter Emissions						
Operational Emissions	0.37	0.28	1.65	0.01	0.44	0.12
Thresholds Exceeded?	137	137	548	137	82	65
Daily Thresholds	No	No	No	No	No	No

Source: California Air Resources Board CalEEMod [computer program].

As indicated in Tables 3 and 4, the impacts are considered to be less than significant. In addition, the MDAQMD Rule Book contains numerous regulations governing various activities undertaken within the District.[10] Among these regulations is Rule 403.2 – Fugitive Dust Control for the MDAB, which was adopted in 1996 for the purpose of controlling fugitive dust. Adherence to Rule 403.2 regulations is required for all projects undertaken within the District. Future construction truck drivers must also adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes.[3] Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will further reduce the potential emissions. *As a result, the impacts would be less than significant.*

C. *Would the project expose sensitive receptors to substantial pollutant concentrations? ● Less than Significant Impact.*

The potential impact of project-generated air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long-term healthcare facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. The nearest sensitive receptors are single-family homes approximately 700 feet east of the project site (refer to Exhibit 7). The following project types proposed within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated: any industrial project within 1,000 feet; a distribution center (40 or more trucks per day) within 1,000 feet; a major transportation project within 1,000 feet; a dry cleaner using perchloroethylene within 500 feet; and a gasoline dispensing facility within 300 feet. The proposed residential subdivision project does not meet this criteria. *As a result, the impacts would be less than significant.*

D. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? ● No Impact.*

The MDAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.[11] The proposed residential project will not be involved in any of the aforementioned odor-generating activities. The project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources

[10] Mojave Desert Air Quality Management District (MDAQMD). *Rule Book*. Updated October 28, 2024
[11] Mojave Desert Air Quality Management District (MDAQMD). *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines*. Report dated August 2016.

associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is considered less than significant.

It is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations or composted onsite. The proposed project would also be required to comply with MDAQMD Rule 402 to prevent occurrences of public nuisances. *As a result, no impacts would occur.*

MITIGATION MEASURES

The analysis of air quality impacts indicated that the projected emissions would be below the MDAQMD's thresholds of significance. As a result, no mitigation would be required.

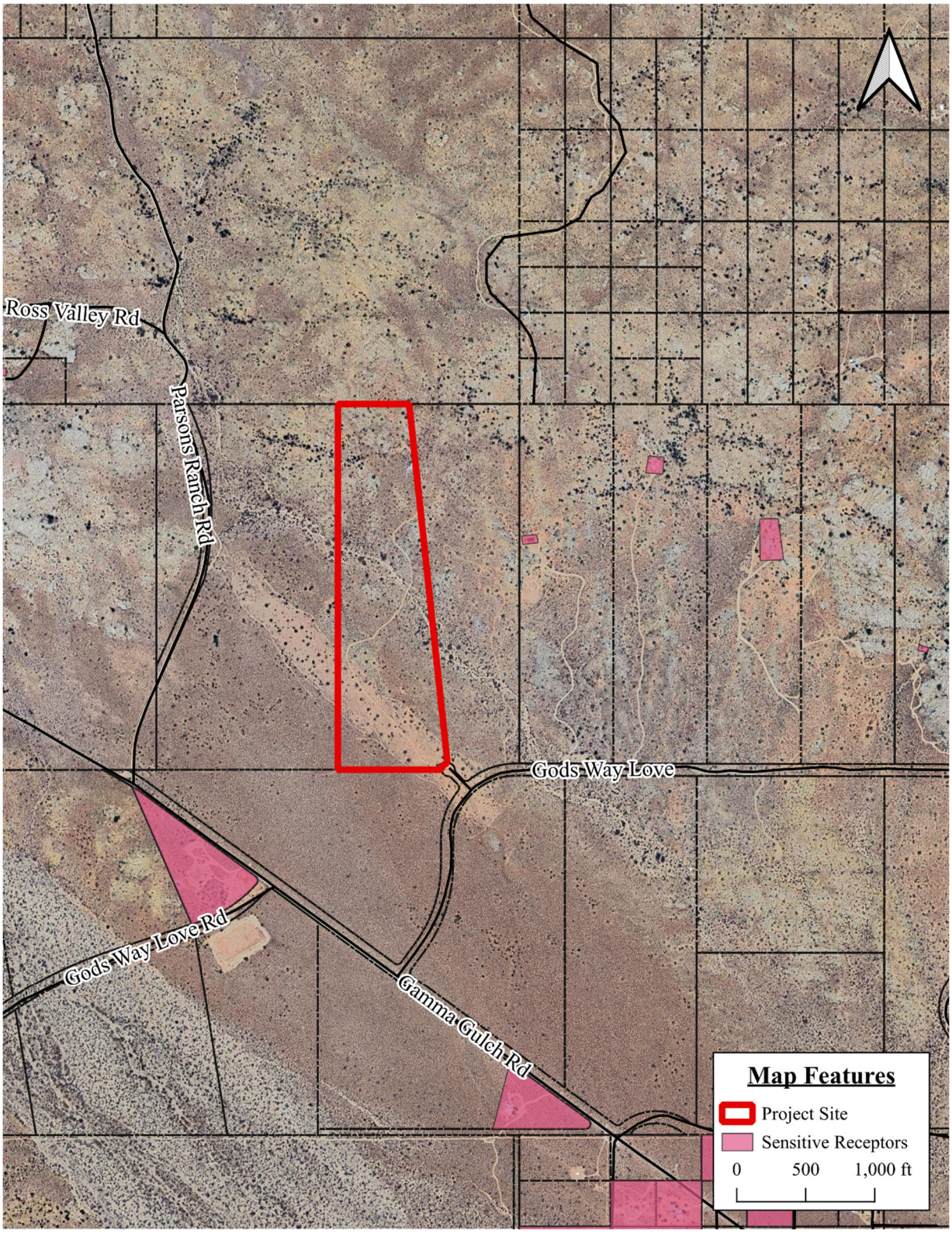

EXHIBIT 7 AIR QUALITY SENSITIVE RECEPTORS

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

4. BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✖		
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✖
C. Would the project have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✖		
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 life corridors, or impede the use of native wildlife nursery sites?			✖	
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a 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?				✖

All three biological resources assessments have been combined and included in Appendix B.

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ● Less than Significant Impact with Mitigation.*

Two field investigations were conducted on March 14, 2024, and May 28, 2025, during which biologists from ELMT Consulting initially walked meandering transects throughout the property.[12] During the surveys, data was collected on the plant and animal species present on the site. A western Joshua tree report was conducted by A Tree's Life Consulting Services in November 2024.[13] The site is approximately 4,390 to 4,560 feet above sea level and generally slopes from northwest to southeast. The vegetation community present on site supports a predominantly Mojavean desert scrub and Joshua tree woodland habitat.

[12] ELMT Consulting. *Biological Resources Assessment for the Proposed Project Located within Assessor's Parcel Number 0454-081-50 in San Bernardino County, California.* April 16, 2024.
[13] Angela Johnson, A Tree's Life Consulting Services, Certified Arborist. *Joshua Tree Report Summary*. November 12th, 2024

Dominant plant species in the desert scrub plant community include burro weed (Ambrosia dumosa), burrobrush (Ambrosia salsola), hoary saltbush (Atriplex canescens), desert baccharis (Baccharis sergiloides), California juniper (Juniperus californica), desert almond (Prunus fasciculata), antelope brush (Purshia tridentata), desert scrub oak (Quercus cornelius-mulleri), catclaw (Senegalia greggii), western Joshua tree (Yucca brevifolia), Mohave yucca (Yucca schidigera). Other plant species observed in the Mojavean desert scrub plant community include goldenhead (Acamptopappus sphaerocephalus), desert lotus (Acmispon rigidus), onion species (Allium sp.), devil's lettuce (Amsinckia tessellata), scale bud (Anisocoma acaulis), yellow tackstem (Calycoseris parryi), pussypaws (Calyptridium monandrum), field sun cup (Camissonia campestris), Cooper caulanthus (Caulanthus cooperi), desert pincushion (Chaenactus stevioides), brittle spine flower (Chorizanthe brevicornu), clavate fruited primrose (Chylismia claviformis), wingnut cryptantha (Cryptantha pterocarya), silver cholla (Cylindropuntia echinocarpa), yellow tansy mustard (Descurainia pinnata), hedgehog cactus (Echinocereus engelmannii), whispering bells (Emmenanthe penduliflora), Acton encelia (Encelia actoni), Nevada ephedra (Ephedra nevadensis), desert woolly star (Eriastrum eremicum), cooper goldenbush (Ericameria cooperi), interior goldenbush (Ericameria linearifolia), green rabbitbrush (Ericameria teretifolia), longstem buckwheat (Eriogonum elongatum), desert trumpet (Eriogonum inflatum), angle stem buckwheat (Eriogonum maculatum), flat topped buckwheat (Eriogonum plumatella), Wallace eriophyllum (Eriophyllum wallacei), red-stemmed filaree (Erodium cicutarum), dwarf poppy (Eschscholzia minutiflora), Yuma sandmat (Euphorbia setiloba), California barrel cactus (Ferocactus cylindraceus), desert olive (Forestiera pubescens), spiny hop sage (Grayia spinosa), white layia (Layia glandulosa), California coreopsis (Leptosyne californica), Mohave wild parsley (Lomatium mohavense), bajada lupine (Lupinus concinnus), thornbush (Lycium sp.), desert dandelion (Malacothrix glabrata), Veatch's blazingstar (Mentzelia veatchiana), purple mat (Nama demissa), beavertail (Opuntia basilaris), desert bluebells (Phacelia campanularia), mistletoe (Phradendron sp.), chia sage (Salvia columbariae), Arabian schismus (Schismus arabicus), Mexican bladder sage (Scutellaria mexicana), desert senna (Senna armata), apricot mallow (Sphaeralcea ambigua), narrow scaled felt thorn (Tetradymia stenolepis). Western Joshua tree were present throughout the site mainly concentrating along alluvial fans, ridges and gentle to moderate slopes.

The project site also supports a Joshua tree "woodland" plant community where western Joshua trees are present in sufficient abundance to qualify as such. According to the CNPS, membership in this alliance requires that western Joshua tree be evenly distributed at greater than or equal to one percent of the total tree canopy. Western Joshua tree was present throughout the site, with concentrations following on-site topography along alluvial fans, ridges, and gentle to moderate slopes. Plant species observed in this plant community are the same as those observed in the Mojavean desert scrub plant community.

Disturbed land is supported within a series of graded roads and pads that permeate the site. These areas are barren or support sparse cover of weedy/early successional species adapted to establishing in areas impacted by recent disturbance. Common plant species observed in the disturbed portions of the site include desert lotus, onion species, devil's lettuce, field sun cup, desert pincushion, brittle spine flower, clavate fruited primrose , red-stemmed filaree, dwarf poppy, Veatch's blazingstar, and Arabian schismus.

The site supports a variety of wildlife, with many of them being birds. Mammals detected during the March field investigation include coyote (Canis latrans), kangaroo rat (Dipodomys sp.), black-tailed jackrabbit (Lepus californicus), desert wood rat (Neotoma lepida), and desert cottontail (Sylvilagus audubonii).Other mammals that are expected to occur include desert cottontail (Sylvilagus audubonii) and the coyote (Canis latrans). Birds detected included common ravens (Corvus corax), California scrub-jay (Aphelocoma californica), black throated sparrow (Amphispiza bilineata), Gambel’s quail (Callipepla gambelii), turkey vulture (Cathartes aura), house finch (Haemorhous mexicanus), loggerhead shrike (Lanius ludovicianus), northern mockingbird (Mimus polyglottoes), phainopepla (Phainopepla nitens), Brewer’s sparrow (Spizella breweri), and white-crowned sparrow (Zonotrichia leucophrys).

Only one reptile species, the western whiptail lizard (Cnemidophorus tigris), was observed during the field investigations on March 14, 2024, likely due to high winds and cold temperatures onsite. Some reptiles that may occur on site are the Great Basin whiptail (Aspidoscelis tigris tigris), long-nosed leopard lizard (Bembelia wislizenii), desert spiny lizard (Sceloporus magister), Great Basin fence lizard (Scceloporus occidentalis longipes), southwestern speckled rattlesnake (Crotalus mitchelli prrhus), coastal rosy boa (Lichanura orcutti), and Great Basin gopher snake (Pituophis catenifer deserticola). No active nests were observed on-site during the field investigation; however, several birds exhibiting nesting behavior were observed. The project site and surrounding area provide suitable nesting opportunities for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area that area adapted to urban environments. In addition, large snags in the northern portion of the site and large western Joshua trees provide suitable nesting opportunities for local raptor species.

In addition, no sensitive habitats (e.g., sensitive species, critical habitats, etc.) have been documented in the immediate area according to the CNDDB (2024) and none were observed during the field investigations.[14] The nearest critical habit designation is located approximately 7.4 miles west of the project site.

According to the CNDDB (2024) 15, special status plant species have been recorded in the Rimrock quadrangle, however western Josua tree was the only special-status plant species observed onsite. Due to regional significance and listing status, the occurrence of western Joshua tree and potential occurrence of Parish's daisy are listed below:

> **Western Joshua Tree:** A total of 383 western Joshua Trees were observed in the November western Joshua tree survey. Within Parcel A, two trees were observed within 40 feet of planned construction, the closest being 11.2 feet away. Within Parcel B, three trees were observed within 40 feet of planned construction, the closest being 11 feet away. The remaining 378 western Joshua trees were located beyond 40 feet of planned construction and would not be impacted by the project.[15]
>
> **Parish's Daisy:** Parish's Daisy is a perennial herb in the Asteraceae family that is federally listed as threatened and is designated by the CNPS with the Rare Plant Rank 1B.1. This species is endemic to California and is known to occur along the northern slopes of the San Bernardino and Little San Bernardino Mountain Ranges from 2,625 to 6,560 feet above mean sea level. Parish's daisy blooms from May to August. It is usually found on carbonate soils, sometimes granitic soils, and is associated with Mojavean desert scrub and pinyon and juniper woodland plant communities. It is commonly found growing on limestone substrates, or on granite with a limestone layer, and is very tolerant of alkaline soils. Although Parish's daisy was not observed during the field investigation (note the investigation was conducted outside of the blooming period), the desert scrub and western Joshua Tree woodland communities within the project site provide suitable habitat for this species. Soils underlying the project site have not been mapped in sufficient detail to determine suitability for this species; however, no limestone outcrops were observed onsite. According to the CNDDB, the nearest mapped occurrences of Parish's daisy to the project site occur approximately 4.0 miles to the north in 2011 and 4.2 miles to the west in 2013. In order to prevent impacts to Parish's daisy, a focused survey for this species is recommended to be conducted prior to ground disturbance. With the completion of the focused survey, the impacts to this species will be less than significant and no mitigation will be required.[16]

[14] ELMT Consulting. *Biological Resources Assessment for the Proposed Project Located within Assessor's Parcel Number 0454-081-50 in San Bernardino County, California.* April 16, 2024
[15] Angela Johnson, A Tree's Life Consulting Services, Certified Arborist. *Joshua Tree Report Summary*. November 12th, 2024
[16] ELMT Consulting. *Biological Resources Assessment for the Proposed Project Located within Assessor's Parcel Number 0454-081-50 in San Bernardino County, California.* April 16, 2024

According to the CNDDB, three (3) special-status wildlife species have been reported in the Rimrock quadrangle (refer to Attachment C). The majority of the site supports undisturbed native plant communities. One (1) special-status wildlife species was observed during the field investigation: loggerhead shrike, which was not identified in the Rimrock quadrangle by the CNDDB. Based on habitat requirements for specific species and the availability and quality of on-site habitats, and proximity to known occurrences, it was determined that the proposed project site has a high potential to support coast homed lizard *(Phrynosoma blainvillii)* and a low potential to support California cuckoo bee *(Paranomada californica)* and American badger *(Taxidea taxus)*. None of the aforementioned species are federally or state listed as endangered or threatened. In order to ensure impacts to special-status avian species do not occur from implementation of the proposed project, a pre-construction nesting bird clearance survey shall be conducted prior to ground disturbance. With implementation of the pre-construction nesting bird clearance survey, impacts to special-status avian species will be less than significant and no mitigation will be required. Due to regional significance and listing status, the potential occurrence of burrowing owl and desert tortoiseare discussed in further detail below.

Burrowing Owl: No burrowing owls or recent sign (i.e., pellets, feathers, castings, or whitewash) was observed during the field investigation. Portions of the project site are vegetated with a variety of low-growing plant species that allow for line-of-sight observation favored by burrowing owls. However, no suitable burrows (>4 inches) for roosting and nesting were observed on-site. Therefore, the project site was determined not have a low potential to support burrowing owl. No burrowing owls or recent sign (i.e., pellets, feathers, castings, or whitewash) was observed during the field investigation. Portions of the project site are vegetated with a variety of low-growing plant species that allow for line-of-sight observation favored by burrowing owls. However, no suitable burrows (>4 inches) for roosting and nesting were observed on-site. Therefore, the project site was determined not have a low potential to support burrowing owl. No further surveys are recommended.

Desert Tortoise: No live desert tortoises, suitable burrows, or other sign were observed during the field investigation. The Mojavean desert scrub and Joshua tree “woodland” plant communities supported by the project site and adjacent open space provide suitable foraging and burrowing habitat for desert tortoise. However, the topographical variability of the site likely presents complications for desert tortoises moving through the area. According to the CNDDB, the nearest mapped occurrence for desert tortoise to the site are located approximately 5.8 and 7.0 miles to the southeast in 1988 and 1995, respectively. Therefore, the project site was determined to have a low potential to support desert tortoise. No focused surveys for desert tortoise are recommended. Instead, a pre-construction desert tortoise clearance survey is recommended to be conducted prior to development to ensure desert tortoise remains absent.

Future development of the site will have minimal impact on the general biological resources present on site, because similar vegetation is abundant in the surrounding areas and there are no critical habitats present on site. The site is expected to support various wildlife species which will be impacted by development activities. Those species with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. However, more mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. Therefore, loss of about 160-acres of a relatively desert scrub habitat is not expected to have a significant cumulative impact on the overall biological resources in the region given the presence of similar habitat throughout the surrounding area. No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.

No Federal or State-listed species were observed on the site during the field investigations including the desert tortoise, also no species of special concern were observed on site such as the burrowing owl. In addition, there are no documented observations of these species either on the site or in the immediate area. The site is not expected to support populations of the desert tortoise and burrowing owl based on the

absence of suitable burrows, or signs. In total, 383 western Joshua Trees were observed onsite during the field investigation. To establish the existing environmental setting with respect to biological resources, the following mitigation measures would be required:

Biological Resources Mitigation Measure No. 1: Orange polyethylene fencing 4 inches or higher, shall be erected a minimum of 10.6 inches around trees that are within 40 feet of areas of construction, unless the tree is located on a neighboring property and there is an existing fence between the neighboring property. Tree protection signs shall be posted on each delineated tree. Fencing shall be maintained throughout construction and removed only after construction is complete.

Biological Resources Mitigation Measure No. 2: At no time shall heavy equipment be operated or stored within the tree's protected areas. Equipment shall be stored at least 50 feet from trees to ensure the possibility of leaking fluids do not enter root zone. Any foreign debris such as paint, lumber or concrete overflow shall not be stored or discarded within any protected zone. To ensure protection for the tree's root zone, no trenching, removal, or addition of soil shall occur in tree protection zones.

Biological Resources Mitigation Measure No. 3: Any attempt to remove the Joshua tree from its current position will require an Incidental Take Permit (ITP) from CDFW pursuant to the Western Joshua Tree Conservation Act (WJTCA, CDFW 2024). The WJTCA was passed in July 2023 providing a program that allows CDFW to issue ITPs for impacts to western Joshua trees. A western Joshua tree census is required to be conducted according to CDFW instructions. The streamlined ITP process includes the option for the payment of a mitigation fee rather than completing mitigation acts. Per the WJTCA Mitigation Fee Map, the project site is not within the reduced mitigation fee area; therefore, would be subject to standard mitigation fees for impacts to WJT per California Fish and Game Code Section 1927.3 (e). The standard mitigation fees are as follows: trees five meters or greater in height - $2,500; trees one meter or greater but less than five meters in height - $500; trees less than one meter in height - $340.

Biological Resources Mitigation Measure No. 4: Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of project-related ground disturbance. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

By adhering to the above mitigations, the impacts would be less than significant.

B. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ● No Impact.*

No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations. Additionally, no riparian vegetation (e.g., cottonwoods, willows, etc.) was found on site. *As a result, no impacts would occur.*

C. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ● Less than Significant Impact with Mitigation.*

The USFWS NWI and the USGS National Hydrography Dataset were reviewed to determine if any blueline streams or riverine resources have been documented on the project site. Based on this review, one (1) blueline stream and one (1) corresponding riverine feature are mapped as traversing the middle portion of the site from northwest to southeast (See Exhibit 8). The NWI mapped this feature using 1-meter (or less) digital, true color imagery from 2014 and designates the feature as R4SBJ, indicating a Riverine system (R), Intermittent streambed (4), Streambed class (B) feature with an Intermittently Flooded water regime (J). Based on the results of the field investigation, one (1) ephemeral drainage (Drainage A) was observed onsite, corresponding to the riverine feature mapped by the NWI and the blueline stream mapped by USGS. This feature only receives flows from direct precipitation during and immediately following storm events. No surface water was observed during the field investigation. Upstream portions of Drainage A convey surface flows from hills to the northeast towards the site; downstream portions of Drainage A convey flows to the southeast towards Pipes Wash, to which Drainage A serves as a tributary. Drainage A is not relatively permanent, standing, or continuously flowing body of water and, therefore, will not qualify as waters of the United States under the regulatory authority of the Corps). Further, Drainage A does not have a significant nexus to downstream waters. However, the onsite drainage will fall under the regulatory authority of the Regional Board as waters of the State, and, potentially, CDFW as jurisdictional streambed.[17] The following mitigation measure will be required to reduce potential impacts to less than significant levels:

> *Biological Resources Mitigation Measure No. 5*: Any impacts to on-site jurisdictional areas will an Approved Jurisdictional Determination (AJD) or waiver from the Corps to confirm that Drainage A will not qualify as waters of the United States and will require a Regional Board Report of Waste Discharge permit prior to project implementation, and a CDFW Section 1602 Lake or Streambed Alteration Agreement.

By adhering to the above mitigation measure, the impacts would be less than significant.

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 life corridors, or impede the use of native wildlife nursery sites? ● Less than Significant Impact.*

No distinct wildlife corridors were identified on the project site or immediate area during the field investigation. The nearest Wilderness Area as designated by the Open Space Element in the Countywide Plan is approximately 1.5 miles west of the project site. Antelope Wash, approximately 0.37 miles southeast of the project site, acts as a seasonal migratory corridor for local wildlife species between the San Bernardino Mountains to Pipes Wash. No impacts to Antelope Wash are expected to occur from the project's implementation. *As a result, the impacts will be less than significant.*

E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ● Less than Significant Impact with Mitigation.*

Title 8, Division 9 of San Bernardino County Code, which requires that every Joshua Tree proposed for removal be inspected by the County to assure the Joshua tree is not a "specimen" class tree requiring preservation and transplantation. Joshua trees are also considered a significant resource under the California Environmental Quality Act (CEQA) and are included in the Desert Plant Protection Act, Food, and Agricultural Code (80001 – 80006). The California Fish and Game Commission (Commission) designated the western Joshua tree as a candidate for listing under the California Endangered Species Act (CESA) in October 2020. This action afforded the western Joshua tree the same CESA protections as listed

[17] ELMT Consulting. *Biological Resources Assessment for the Proposed Project Located within Assessor's Parcel Number 0454-081-50 in San Bernardino County, California.* April 16, 2024

species, which means that removal of the desert trees was subject to fines and criminal penalties unless authorized by a "take" permit issued by the CDFW. Such permits were difficult to obtain, and when issued would authorize removal only in limited circumstances. The new law which became effective July 1, 2023, streamlines the western Joshua Tree take permit process and broadens the purposes for which a permit may be issued. A western Joshua tree may now be removed for any purpose, so long as a permit is obtained and the removal is fully mitigated, or alternatively, an in-lieu mitigation fee is paid. Based on the site surveys, there are 383western Joshua trees were observed within the boundaries of the project site. If implementation of the proposed project should result in impacts to, or removal of any of the western Joshua trees occurring onsite, mitigation will be required to be paid into the western Joshua tree mitigation fund, as stated in Biological Resource Mitigation No. 3. Additionally, Section 88.01.060 of the Code of Ordinances prevents the following desert native plants or any part of them except the fruit from being removed except under a Tree or Plant Removal Permit:

- The following desert native plants with stems two inches or greater in diameter or six feet or greater in height: smoke tree (Dalea spinosa) and all species of the genus Neltuma (mesquites, formerly Prosopis)
- All species of the family Agavaceae (century plants, nolinas, yuccas)
- Creosote Rings, 10 feet or greater in diameter
- All Joshua trees (Yucca brevifolia)
- Any part of any of the following species, whether living or dead: desert ironwood (Olneya tesota), all species of the genus Neltuma (mesquites), and all species of the genus Parkinsonia (palos verdes)

Based on the results of the field investigation, seven (7) species granted protections under the Desert Native Plants Act were observed on-site, including silver cholla, hedgehog cactus, California barrel cactus, beavertail, catclaw, western Joshua tree, and Mohave yucca. If any of these species are expected to be impacted by project implementation, respective Tree or Plant Removal Permits will be required for each individual prior to ground disturbance in association with Section 88.01.060 of the County of San Bernardino Code of Ordinances.

> *Biological Resources Mitigation Measure No. 6*: In accordance with Section 88.01.060 of the County of San Bernardino Code of Ordinances, Tree or Plan Removal Permits are required for each relevant plant and species that will be impacted by project implementation.

By adhering to the above mitigation, the impacts would be less than significant.

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? ● No Impact.*

The proposed project's implementation would not be in conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans. *Therefore, no impacts will occur.*

MITIGATION MEASURES

The analysis of biological resources indicated that the following mitigation would be required:

> *Biological Resources Mitigation Measure No. 1:* Orange polyethylene fencing 4 inches or higher, shall be erected a minimum of 10.6 inches around trees that are within 40 feet of areas of construction,

unless the tree is located on a neighboring property and there is an existing fence between the neighboring property. Tree protection signs shall be posted on each delineated tree. Fencing shall be maintained throughout construction and removed only after construction is complete.

Biological Resources Mitigation Measure No. 2: At no time shall heavy equipment be operated or stored within the tree's protected areas. Equipment shall be stored at least 50 feet from trees to ensure the possibility of leaking fluids do not enter root zone. Any foreign debris such as paint, lumber or concrete overflow shall not be stored or discarded within any protected zone. To ensure protection for the tree's root zone, no trenching, removal, or addition of soil shall occur in tree protection zones.

Biological Resources Mitigation Measure No. 3: Any attempt to remove the Joshua tree from its current position will require an Incidental Take Permit (ITP) from CDFW pursuant to the Western Joshua Tree Conservation Act (WJTCA, CDFW 2024). The WJTCA was passed in July 2023 providing a program that allows CDFW to issue ITPs for impacts to western Joshua trees. A western Joshua tree census is required to be conducted according to CDFW instructions. The streamlined ITP process includes the option for the payment of a mitigation fee rather than completing mitigation acts. Per the WJTCA Mitigation Fee Map, the project site is not within the reduced mitigation fee area; therefore, would be subject to standard mitigation fees for impacts to WJT per California Fish and Game Code Section 1927.3 (e). The standard mitigation fees are as follows: trees five meters or greater in height - $2,500; trees one meter or greater but less than five meters in height - $500; trees less than one meter in height - $340.

Biological Resources Mitigation Measure No. 4: Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of project-related ground disturbance. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

Biological Resources Mitigation Measure No. 5: Any impacts to on-site jurisdictional areas will an Approved Jurisdictional Determination (AJD) or waiver from the Corps to confirm that Drainage A will not qualify as waters of the United States and will require a Regional Board Report of Waste Discharge permit prior to project implementation, and a CDFW Section 1602 Lake or Streambed Alteration Agreement.

Biological Resources Mitigation Measure No. 6: In accordance with Section 88.01.060 of the County of San Bernardino Code of Ordinances, Tree or Plan Removal Permits are required for each relevant plant and species that will be impacted by project implementation.

5. CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?			✖	
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?		✖		
C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?			✖	

The cultural resources assessment is included in Appendix C.

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines? ● Less than Significant Impact.*

Historical resources are defined by Local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements.

BCR Consulting LLC performed a cultural resources survey on the project site.[18] The purpose of the study was to provide the County with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in the project area. In order to identify such resources, BCR completed a historical/archaeological resources records search and a Native American Sacred Lands File search, pursued historical background research, and carried out an intensive-level field survey on March 21, 2024. During the field survey, BCR staff identified a single previously recorded cultural resource.[19] The cultural resource is a low-density lithic scatter including a chipping station and basalt projectile point. During June to September of 1989, the site was subjected to a full data recovery program which extracted the entire chipping station as well as 360 flaked stone items. As a result of the data recovery program, the site is considered destroyed and no further systematic work would be productive. During the field survey, BCR staff identified two tertiary quartz flakes around the originally recorded cultural resource. No other artifacts were discovered.

Based on these findings, BCR recommends to the County of San Bernardino a conclusion of less than significant impacts regarding "historical resources." No further cultural resources investigation is

[18] BCR Consulting, LLC. *Cultural Resources Assessment.* April 20, 2024
[19] Ibid.

recommended for the project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are discovered during future earth-moving operations associated with the project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. In addition, the proposed project will be limited to the project site and will not affect any structures or historical resources listed on the National or State Register or those identified as being eligible for listing on the National or State Register. Furthermore, the project site is not present on the list of historic resources identified by the State Office of Historic Preservation (SHPO). *As a result, less than significant impacts will result.*

B. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines? ● Less than Significant Impact with Mitigation.*

Prior to the field survey, a records search was conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. This archival research reviewed the status of all recorded historic and prehistoric cultural resources, and survey and excavation reports completed within one mile of the current project. Data from the SCCIC revealed two cultural resource studies within one-half mile of the project site, both of which assessed the project site. One prehistoric archaeological site has been previously identified within the project site and was surveyed and recorded in 1988. This site would have been eligible for California Register listing at the time of recording, however is no longer eligible since the site was mitigated through destructive data recovery in 1989 and is not considered a Historic Resource under CEQA.[20]

Additional resources reviewed included the National Register, the California Register, and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures. After reviewing the cultural report and with their knowledge of the area, the Yuhaaviatam of San Manuel Nation (YSMN) determined the project may have potential for inadvertent discoveries. Therefore, the YSMN requested that the following language be made a part of the project's mitigation measures:

> *Cultural Resources Mitigation Measure No. 1:* A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.
>
> *Cultural Resources Mitigation Measure No. 2:* Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

[20] Ibid.

Cultural Resources Mitigation Measure No. 3: Prior to project initiation, a qualified archaeologist should be retained to conduct a Worker's Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training should be conducted by an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the WEAP training should they elect to and will be given ten days' notice prior to the training. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.

As such, the potential impacts are less than significant by adhering to the above mitigation measures.

C. *Would the project disturb any human remains, including those interred outside of dedicated cemeteries? ● Less than Significant Impact.*

There are no dedicated cemeteries located in the vicinity of the project site. The proposed project will be restricted to the project site and therefore will not affect any dedicated cemeteries. Notwithstanding, the following mitigation is mandated by the California Code of Regulations (CCR) Section 15064.5(b)(4):

> "A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures."

Adherence to the aforementioned standard condition will ensure potential impacts remain at levels that are less than significant.

MITIGATION MEASURES

The analysis of cultural resources indicated that the following mitigation would be required:

Cultural Resources Mitigation Measure No. 1: A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

Cultural Resources Mitigation Measure No. 2: Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

Cultural Resources Mitigation Measure No. 3: Prior to project initiation, a qualified archaeologist should be retained to conduct a Worker's Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training should be conducted by an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the WEAP training should they elect to and will be given ten days' notice prior to the training. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.

6. ENERGY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?			✖	
B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			✖	

The energy and utilities worksheets are included in Appendix D.

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation? ● Less than Significant Impact.*

The proposed project would utilize onsite solar power generation for electricity and would not connect to the existing grid. The proposed project is anticipated to consume 61.6 kWH of electricity on a daily basis. The energy and utilities worksheets are included in Appendix D. The California Code of Regulations (CCR), Title 20: Division 2, Chapter 4, Article 4, Sections 1601-1608: Appliance Efficiency Regulations regulates the sale of appliances in California. The Appliance Efficiency Regulations include standards for both federally regulated appliances and non-federally regulated appliances. The standards within these regulations apply to appliances that are sold or offered for sale in California, except those sold wholesale in California for final retail sale outside the state and those designed and sold exclusively for use in recreational vehicles or other mobile equipment.

Title 24 CCR, Part 6 was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. CCR, Title 24, Part 11: California Green Building Standards Code (CALGreen) is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on August 1, 2009, and is administered by the California Building Standards Commission. CALGreen is updated on a regular basis, with the most recent approved update consisting of the 2022 California Green Building Code Standards that will be effective on January 1, 2023. The project would be required to comply with the applicable standards in place at the time building permit document submittals are made. Other required energy conserving measures included in CalGreen are listed below:

- *Outdoor light pollution reduction.* Outdoor lighting systems shall be designed to meet the backlight, uplight and glare ratings.

- *Construction waste management.* Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste (in accordance with Section 5.408.1.1. 5.405.1.2, or 5.408.1.3); or meet a local construction and demolition waste management ordinance, whichever is more stringent.

- *Excavated soil and land clearing debris*. 100% of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reuse or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

- *Recycling by Occupants.* Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive

- *Water conserving plumbing fixtures and fittings*. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) must be provided.

Table 5 Energy Consumption

Project Element	Consumption Rate	Daily Energy Consumption
Electricity	5,625 kWh/Unit/Year	61.6 kWh/day

Source: Southern California Edison

The proposed project would utilize onsite solar power generation for electricity and would not connect to the existing grid. The proposed project would also be constructed pursuant to the 2022 energy conservation standards of Title 24; therefore, no significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation are anticipated and no mitigation measures are recommended. *As a result, the impact will be less than significant.*

B. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ● Less Than Significant Impact.*

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The proposed project will conform to all pertinent energy conservation requirements. Furthermore, the proposed project would include the listed actions within the San Bernardino County GHG Screening Tables as mentioned further in this document in Section 8 B. Greenhouse Gas Emissions. Actions that would increase energy efficiency or renewable energy usage include enhanced building materials, high-efficiency appliances, and onsite renewable energy. *As a result, the potential impacts will be less than significant.*

MITIGATION MEASURES

The analysis determined that the proposed project will not result in significant impacts related to energy and mitigation measures are not required.

7. GEOLOGY & SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. 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; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides?			✖	
B. Would the project result in substantial soil erosion or the loss of topsoil?			✖	
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?			✖	
D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property?			✖	
E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✖
F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✖		

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *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; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides? ● Less than Significant Impact.*

No active faults are known to project through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone, established by the State of California to restrict the construction of new habitable structures identifiable traces of known active faults. The nearest faults to the project site are the Johnson Valley fault located approximately 5.05 miles east of the project site and the Pipe's Canyon fault located approximately 7.1 miles west of the project site. Based on the site's topography, and the lack of lineaments indicative of active faulting, the potential for surface rupture is very low to remote.

According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. The potential for liquefaction generally occurs during strong ground shaking within granular loose sediments where the groundwater is usually less than 50 feet below the ground surface. According to Regional Index Map EIFI C, San Bernardino County Land Use Plan General Plan Geologic Hazard Overlays, the project site is not in a liquefaction zone or within a

generalized landslide susceptible zone.[21] Liquefaction is most likely to occur in areas with shallow groundwater or around dry lakebeds. As such, the proposed project would not have adverse impacts related to seismic-related ground failure.

As previously mentioned, the project site is within a seismically active region and earthquakes from other nearby active faults could affect the project site. There are several faults within the regional area that have the potential to cause strong ground shaking including the Johnson Valley fault located approximately 5.05 miles east of the project site and the Pipe's Canyon fault located approximately 7.1 miles west of the project site. The project would be required to construct all proposed structures in accordance with the 2022 California Building Code (CBC) and County Code to not expose substantial impacts associated with ground shaking. According to the United States Geological Survey, a landslide is defined as the movement of a mass of rock, debris, or earth down a slope. The project site generally slopes to the southeast. No steep slopes capable of producing landslides or rockfall hazards are proposed by the project. The proposed project would have to adhere to California Building Code requirements which would prevent proposed improvements from causing landslides or slope instability. *As a result, the impacts would be less than significant*

B. *Would the project result in substantial soil erosion or the loss of topsoil? ● Less than Significant Impact.*

The University of California, Davis SoilWeb database as well as the United States Department of Agriculture Web Soil Survey database were both consulted to determine the nature of the soils that underlie the project site. According to both databases, soil information within the project site and surrounding areas were not computed. According to the University of California, Davis SoilWeb database, the closest comparable soils belong to the Cajon-Calcio-Edalph complex (slopes 2% to 4%).[22] The proposed development will be located in the east desert portion of the County of San Bernardino. The project's contractors will be required to adhere to specific requirements that govern wind and water erosion during site preparation and construction activities.The project's construction will not result in soil erosion with adherence to these development requirements that restrict stormwater runoff (and the resulting erosion) and require soil stabilization. In addition, stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. Prior to initiating construction, contractors must obtain coverage under an NPDES permit, which is administered by the State. In order to obtain an NPDES permit, the project Applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP). The use of the construction Best Management Practices (BMPs) identified in the mandatory SWPPP will prevent soil erosion and the discharge of sediment into the local storm drains during the project's construction phase. *As a result, the impacts will be 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? ● Less than Significant Impact.*

The proposed project is not located in any landslide or liquefaction zone. The project's construction will not result in soil erosion since the project's contractors must implement the construction best management practices (BMPs) identified in the mandatory storm water pollution prevention plan (SWPPP). The BMPs will minimize soil erosion and the discharge of sediment off-site. Additionally, the project site is not located within an area that could be subject to landslides or liquefaction.[23] The soils that underlie the project site possess a low potential for shrinking and swelling given the site's developed character. The likelihood of

[21] San Bernardino County Land Use Plan. *Geologic Hazard Overlays.* March 9, 2010
[22] UC Davis. *SoilWeb*. Website accessed December 30, 2024.
[23] San Bernardino County Land Use Plan. *Geologic Hazard Overlays.* March 9, 2010

lateral spreading will be further reduced since the project's implementation will not require grading and excavation that would extend to depths required to encounter groundwater. Moreover, the project will not result in the direct extraction of groundwater. *As a result, the potential impacts will be less than significant.*

D. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property? ● Less than Significant Impact.*

As previously indicated, the property is likely underlain by soils belonging to the Cajon-Calcio-Edalph complex (slopes 2 to 4%).[24] According to the U.S. Department of Agriculture, these soils are acceptable for the development of residential buildings.[25] Additionally, these soils are rated as "somewhat excessively drained" and do not share the characteristics of expansive soils including clay mineral compositions and shrink and swelling cyclic behaviors. *As a result, the impacts would be less than significant.*

E. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? ● No Impact.*

No sewer systems exist within the project site and surrounding area. Future uses on the proposed project site would have to utilize septic tanks for the disposal of wastewater. The proposed project would be required to adhere to California Plumbing Code, Part 5, Title 24, of the California Code of Regulations standards as well as Article 6 of the San Bernardino County Development Code. At this time, the project has not finalized plans for the septic system installation. The future developers would have to complete a soils and percolation test report to identify septic systems that could accommodate the soil in the project site. Septic waste is disposed of at facilities within the Landers Sanitary Landfill. *As a result, no impacts will occur.*

F. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ● Less than Significant with Mitigation.*

According to the San Bernardino Countywide Plan, the Paleontological Sensitivity Maps show the surface deposits in the proposed project area are composed entirely of old deposits of alluvial fans from the late to middle Pleistocene epoch. Pleistocene units are considered to be highly paleontologically sensitive. Any fossil specimen from the project site would be scientifically significant, as a result the following mitigations are recommended:

Geological Resources Mitigation Measure No. 1: Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits and paleontological resources. In the event that field personnel encounter buried cultural materials and/or paleontological resources, work in the immediate vicinity of the find should cease and a qualified archaeologist/paleontologists must be retrained to assess the significance of the find. The qualified archaeologist/paleontologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist/paleontologist finds that any cultural resources present meet eligibility requirements for listing on the California register or the national register of historic places (national register), plans for the treatments, evaluation, and mitigation of impacts to the find would need to be developed.

Geological Resources Mitigation Measure No. 2: A final monitoring and mitigation report of findings and

[24] UC Davis. *SoilWeb*. Website accessed December 30, 2024.
[25] United States Department of Agriculture, Soil Conservation Service. *Soil Survey of San Bernardino County.* Report dated 1978.

significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the County of San Bernardino prior to building final.

MITIGATION MEASURES

The analysis determined that the proposed project will not result in significant impacts related to Geology if the following mitigation measures are provided:

Geological Resources Mitigation Measure No. 1: Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits and paleontological resources. In the event that field personnel encounter buried cultural materials and/or paleontological resources, work in the immediate vicinity of the find should cease and a qualified archaeologist/paleontologists must be retrained to assess the significance of the find. The qualified archaeologist/paleontologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist/paleontologist finds that any cultural resources present meet eligibility requirements for listing on the California register or the national register of historic places (national register), plans for the treatments, evaluation, and mitigation of impacts to the find would need to be developed.

Geological Resources Mitigation Measure No. 2: A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the County of San Bernardino prior to building final.

8. GREENHOUSE GAS EMISSIONS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✖	
B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✖	

The air quality report is provided in Appendix A.

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ● Less than Significant Impact.*

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions, or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO_2), methane (CH_4), Nitrous Oxide (N_2O), and Chlorofluorocarbons (CFC):

- *Carbon Dioxide (CO2):* Carbon dioxide enters the atmosphere through the combustion of fossil fuels such as coal, natural gas, and oil, solid waste, trees and organic biological materials, and also as a result of certain chemical reactions (e.g., manufacture of cement). Carbon dioxide is removed from the atmosphere (or "sequestered") when it is absorbed by plants as part of the biological carbon cycle.

- *Methane (CH_4):* Methane is emitted during the production and transport of coal, natural gas, and oil. Locally, methane emissions also result from livestock and other agricultural practices and by the decay of organic waste in municipal solid waste landfills.

- *Nitrous Oxide (N_2O):* Nitrous oxide is emitted during agricultural and industrial activities, the combustion of fossil fuels and solid waste, as well as during treatment of wastewater.

- *Fluorinated carbons and gasses:* Hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride are synthetic, powerful greenhouse gases that are emitted from a variety of industrial processes. Fluorinated gases are sometimes used as substitutes for stratospheric ozone-depleting gasses.

The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler.[26] However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. The County of San

[26] California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

Bernardino adopted the GHG Reduction Plan Update in June 2021. The GHG Reduction Plan Update provides guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County of San Bernardino. The County includes a GHG Development Review Process (DRP) that specifies a two-step approach in quantifying GHG emissions. First, a screening threshold of 3,000 MTCO2e/yr. is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO2e/yr will be required to either achieve a minimum 100 points per the Screening Tables or a 31% reduction over 2007 emissions levels. Consistent with CEQA guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.

The proposed project's construction activities would generate CO2 and CH4 emissions. As construction related emissions are expected from the following construction activities: demolition, site preparation, grading, building construction, paving, and architectural coating. For the construction phase, project GHG emissions are quantified and amortized over the life of the project. MDAQMD follows the SCAQMD recommendation in calculating the total GHG emissions.

Table 6 Greenhouse Gas Emissions Inventory

Source	GHG Emissions (tons/year)			
	CO_2	CH_4	N_2O	CO_2E
Short Term-Construction-related Emissions (CO_2E Amortized over 30-year period)	118	<0.005	0.03	3.93
Long Term-Mobile Source	79.2	<0.005	0.13	80.5
Long Term-Area Source	0.05	<0.005	<0.005	0.05
Long Term-Energy Source	14.0	<0.005	<0.005	14.0
Total CO2E (All Sources)				**98.5**

As shown in Table 6, the project will result in approximately 98.5 MTCO2e/yr. The proposed project would not exceed the screening threshold of 3,000 MTCO2e/yr. According to the County's GHG Emissions Reduction Plan, any project that adopts at least 100 points of GHG reduction measures listed in the Screening Tables, the proposed project would be consistent with the County's GHG Plan. *Therefore, since the Project will incorporate at least 100 points from the screening tables, the project's impact on GHG emissions is less than significant.*

B. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? ● Less than Significant Impact.*

As shown in Table 6, the project will result in approximately 98.5 MTCO2e/yr. The proposed project would not exceed the screening threshold of 3,000 MTCO2e/yr. The purpose of the Screening Tables is to provide guidance in measuring the reduction of greenhouse gas emissions attributable to certain design and construction measures incorporated into development projects. The analysis, methodology is based upon the GHG Plan, which includes GHG emission inventories, a year 2020 emission reduction target, the goals and policies to reach the target, together with the Programmatic EIR prepared for the GHG Plan. The Screening Table assigns points for each option incorporated into a project as mitigation or a project design feature (collectively referred to as "feature"). The point values correspond to the minimum emissions reduction expected from each feature. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. Projects that garner at least 100

points will be consistent with the reduction quantities anticipated in the County's GHG Plan. As such, those projects that garner a total of 100 points or greater would not require quantification of project specific GHG emissions reductions. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions. The actions and measures that are relevant to the project are listed below:

- Enhanced insulation (9 points);
- Enhanced windows (4 points);
- Enhanced Cool Roof (6 points)
- Air barrier applied to exterior walls, calking, and HERS Verified Quality Insulation Installation (QII or equivalent) (6 points);
- Enhanced duct insulation (4 points);
- All rooms within the living space have daylight (through use of windows, solar tubes, skylights, etc.) (1 point);
- Very High Efficiency Lights (100% of in-unit fixtures are high efficiency) (7 points);
- Energy Star Appliances (3 points)
- North/south alignment of building or other building placement such that the orientation of the buildings optimizes natural heating, cooling, and lighting (3 points);
- Energy Star Homes (15 points);
- Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power provided augments 100 percent of the power needs of the project (31 points);
- Only California Native Plants that require no irrigation or some supplemental irrigation (5 points);
- Water efficient showerheads (2 points);
- Water efficient toilets (2 points);
- Water efficient faucets (2 points);
- Water efficient dishwasher (1 points), and
- Water efficient washing machine (1 points);

The project shall implement Screening Table Measures that would total 102 points, thus exceeding the required minimum 100 points per the County Screening Tables. As a result, the project is considered to have a less than significant individual and cumulatively considerable impact on GHG emissions. *As a result, the impacts would be less than significant.*

MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

9. HAZARDS & HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✖	
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?			✖	
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?				✖
D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✖
E. Would the project 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?				✖
F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✖
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				✖

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ● Less than Significant Impact.*

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. As indicated in Subsection D, the project site is not listed in either the CalEPA's Cortese List or the Envirostor database. Due to the residential nature of the proposed project (a 4 parcel subdivision), no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. As a result, the potential impacts are considered to be less than significant. *As a result, the impacts are less than significant.*

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? ● Less than Significant Impact.*

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. As indicated in Subsection D, the project site is not listed in either the CalEPA's Cortese List or the Envirostor database. As a result, the likelihood of encountering contamination or other environmental concerns during the project's construction phase is remote. Due to the residential nature of the proposed project (a 4 parcel subdivision), no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. *As a result, the impacts will be 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? ● No Impact.*

The nearest school to the project site is Yucca Mesa Elementary School located approximately 1.32 miles southeast. The proposed project will not create a hazard to any local school within ¼ mile. *As a result, no impacts will occur.*

D. *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ● No Impact.*

Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List. The Cortese List is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. A search of the California Department of Toxic Substances Control EnviroStor website determined that the project site is not identified as a Cortese site.[27] *As a result, no impacts will occur.*

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 a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ● No Impact.*

The project site is not located within two miles of a public use airport. The nearest airport is the Yucca Valley Airport, located approximately 9.11 miles southeast of the project site.[28] *As a result, no impacts will occur.*

F. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ● No Impact.*

The nearest potential emergency evacuation route in proximity to the project site is State Route 247. At no time will the aforementioned emergency evacuation routes or any adjacent streets be completely closed to traffic during the proposed project's construction. *As a result, no impacts will occur.*

G. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? ● No Impact.*

[27] CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).* http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.
[28] Google Maps. Website accessed December 20, 2024.

The site is currently vacant and disturbed. According to the Cal FIRE Hazard Severity Zone Database, the project site is not located within a very high fire hazard severity zone. The project site is located within a moderate fire hazard severity zone.[29] *As a result, no impacts will occur.*

MITIGATION MEASURES

The analysis of potential impacts related to hazards and hazardous materials indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

[29] CalFire. *Very High Fire Hazard Severity Zone Map for SW San Bernardino County*. http://frap.fire.ca.gov/webdata/maps/san_bernardino_sw/

10. HYDROLOGY & WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✖	
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?			✖	
C. 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 substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; 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; or, impede or redirect flood flows?			✖	
D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?				✖
E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✖

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? ● Less than Significant Impact.*

Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the County Engineer. In addition, the contractors would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would be submitted to the Chief Building Official and County Engineer prior to the issuance of a grading permit.

The proposed project would be required to adhere to California Plumbing Code, Part 5, Title 24, of the California Code of Regulations standards as well as Article 6 of the San Bernardino County Development Code. At this time, the project has not finalized plans for the septic system installation. The future developers would have to complete a soils and percolation test report to identify septic systems that could accommodate the soil in the project site. Adherence to recommendations made by a soils and percolation report would prevent the project from violating any water quality standards or degrade groundwater quality. *As a result, the impacts would be less than significant.*

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? ● Less than Significant Impact.*

Water used to control fugitive dust will be transported to the site via truck. Furthermore, the construction and post-construction BMPs would address contaminants of concern from excess runoff, thereby preventing the contamination of local groundwater. These BMP controls may include, but would not be limited to the following:

- Stabilization practices for all areas disturbed by construction and grading.
- Structural practices for all drainage/discharge locations.
- Stormwater management controls, including measures used to control pollutants occurring in stormwater discharges after construction activities are complete.
- Velocity dissipation devices to provide nonerosive flow conditions from the discharge point along the length of any outfall channel.
- Other controls, including waste disposal practices that prevent discharge of solid materials.

Once developed, the proposed water source would be onsite wells which would source groundwater. According to the California Department of Water Resources, the nearest well is located approximately 1.17 miles southeast of the project site and groundwater is approximately 78.12 feet below ground surface.[30] The well would be required to adhere to the California Water Well Standards and a Well Permit Application must be submitted to the county for review prior to construction. The proposed project would draw water from the Ames Valley Groundwater Basin which is regulated under the Ames/Reche Groundwater Storage and Recovery Program Management Agreement (Ames/Reche Agreement). This agreement limits groundwater pumping to 1,646 acre-feet per year, and in 2013 was recorded at 1,200 acre-feet per year.[31] The proposed project is estimated to pump 1,560 gallons per day (1.75 acre-feet per year), which is an insignificant value in comparison to the current capacity. *As a result, the impacts would be less than significant.*

C *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 substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; 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; or, impede or redirect flood flows? ● Less than Significant Impact.*

The proposed project's location will be restricted to the proposed project site and will not alter the course of any stream or river that would lead to on-or off-site siltation or erosion. The site contains one ephemeral drainage, Drainage A as shown in Exhibit 8. Drainage A is located in the central portion of the site and traverses the site in a northwest to southeast direction. Water only flows during direct precipitation and immediately following storm events. Drainage A is not a relatively permanent, standing, or continuously flowing body of water, and therefore would not qualify as waters under regulatory authority of the Corps Regulatory Branch, however, does fall under the regulatory authority of the Regional Board and potentially

[30] Department of Water Resources. *Sustainable Groundwater Management Act Data Viewer.* Website accessed December 16, 2024.
[31] Ames-Reche Management Area Reporting Update for Years 2018-19, May 2020

CDFW as a jurisdictional streambed. The mitigations in subsection 4. Biological Resources would reduce the impacts to less than significant levels. The site would be designed to allow stormwater to percolate through the landscaped areas within the site. Since the project site would not include any pavement or impervious surfaces beyond the building footprints, stormwater would be able to flow towards Drainage A or percolate throughout the majority of the site. *As a result, the impacts would be less than significant.*

D. *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? ● No Impact.*

The proposed project site is located in Zone D.[32] Thus, properties located in Zone D are located in areas with flood risk due to levee. The site contains one ephemeral drainage, Drainage A, located in the central portion of the site and traverses the site in a northwest to southeast direction. The project's construction and operation would be designed to accommodate this inundation characteristic. The proposed project site is not located in an area that is subject to inundation by seiche or tsunami. In addition, the project site is located inland approximately 84 miles from the Pacific Ocean and, as a result, the project site would not be exposed to the effects of a tsunami.[33] *As a result, no impacts are anticipated.*

E. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ●No Impact.*

The proposed project's construction and operation will comply with the San Bernardino County's Stormwater Management and Discharge Control requirements.[34] Compliance with the ordinance will help minimize the discharge and transport of pollutants associated with the new development though the control of volume and rate stormwater runoff, therefore preventing any potential violations or inconsistencies with the local requirements. As a result, the construction impacts will be less than significant. In addition, the project's operation will not interfere with any groundwater management or recharge plan because as previously mentioned in subsection B, the proposed project's groundwater extraction represents an insignificant value compared to the current capacity. *As a result, no impacts are anticipated.*

MITIGATION MEASURES

The analysis determined that no impacts on hydrology and water quality would result upon the implementation of the proposed project. As a result, no mitigation measures are required.

[32] Federal Emergency Management Agency. *Flood Insurance Rate Mapping Program*. 2020.
[33] Google Earth. Website accessed December 16, 2024.
[34] San Bernardino Code of Ordinances Section Ordinance 3105, Chapter 1 (Pollutant Discharge Elimination System Regulations)

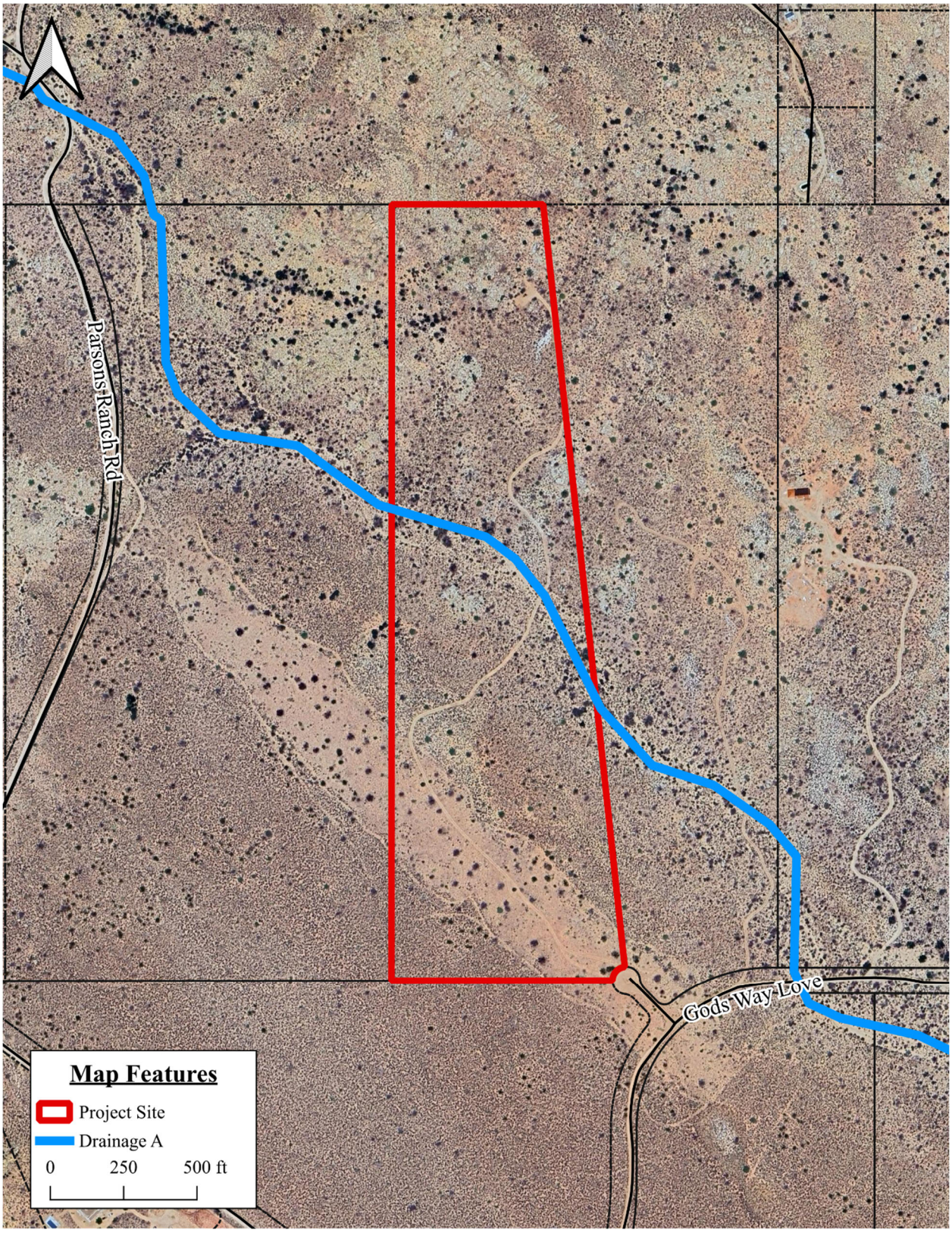

EXHIBIT 8 DRAINAGE A

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

11. LAND USE & PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?				✖
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 mitigating an environmental effect?				✖

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide an established community? ● No Impact.*

The existing project site is developed with a barbed wire fence and sewer cutout within the northern parcel. The proposed project is a 4-parcel subdivision totaling 40.27 gross acres. The parcels average 10.0 acres acres in size and will be for single-family homes. There are 383 western Joshua Trees located on the project site. Land uses located in the vicinity of the proposed project are outlined below:

- *North of the project site:* Vacant land is located to the north of the project site. This area is zoned as Resource Conservation (RC).
- *East of the project site:* Vacant land is located to the east of the project site. This area is zoned as Rural Living 10 (RL-10).
- *South of the project site:* Preston Court is located along the south of the project site. Vacant, undeveloped land is located further south of the aforementioned roadway. This area is zoned as Rural Living 5 (RL-5).
- *West of the project site:* Vacant land is located to the west of the project site. This area is zoned as Rural Living 10 (RL-10).

The proposed project site is zoned as Rural Living 10. The proposed project will be confined within the project site's boundaries. The granting of the requested entitlements and subsequent construction of the proposed project will not result in any expansion of the use beyond the current boundaries since the project will have the same land use as the neighboring parcels. As a result, the project will not lead to any division of an existing established neighborhood. *As a result, no impacts would occur.*

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 mitigating an environmental effect? ● No Impact.*

The site's zoning designation is currently Rural Living 10 (RL-10) with a Rural Living (RL) Land Use. Single-family residences are permitted on the project site. The proposed project's implementation would not

require a General Plan Amendment (GPA) or Zone Change (ZC). The Countywide Plan policies guiding development in desert regions include Policy LU-2.1 (Compatibility with existing uses), Policy LU-2.3 (Compatibility with natural environment), Policy LU-4.1 (Context-sensitive design in the Mountain/Desert regions), and Policy NR-4.1 (Preservation of scenic resources).[35] Due to the original parent Parcel 21 of Parcel Map No 13186 being a deep elongated parcel at a 4.12:1 ratio, and the existing dirt road (proposed as Access Easement on the Parcel Map), the new configurations for the new Parcel 1 of 4 will result in a width-to-depth ratio of 1:6.85. A Major Variance is required and has been filed for consideration. The proposed development would be compatible with existing uses and the natural environment since the proposed use is permitted within the Rural Living zone and, with approval of the Major Variance, would abide by the development standards including lot coverage, setbacks, and density. *As a result, no impacts would occur.*

MITIGATION MEASURES

The analysis determined that no impacts on land use and planning would result upon the implementation of the proposed project. As a result, no mitigation measures are required.

[35] San Bernardino County. *County Policy Plan, Land Use Element, Natural Resources Element.* September 2022

12. MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				✖
B. Would the project 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?				✖

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ● No Impact.*

A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site.[36] The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- *Mineral Resource Zone 1 (MRZ-1):* This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.

- *Mineral Resource Zone 2 (MRZ-2):* This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.

- *Mineral Resource Zone 3 (MRZ-3):* This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgraded it to MRZ-1.

- *Mineral Resource Zone 4 (MRZ-4):* This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

The project site is located in a MRZ-3 zone.[37] The project site is not located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site. As indicated previously, the site is

[36] California, State of. Department of Conservation. California *Oil, Gas, and Geothermal Resources Well Finder.* https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-117.41448/34.56284/14.

[37] Placeworks. *Draft Environmental Impact Report, Figure 5.11-3 Liquefaction and Landslide Susceptibility.* September 2022

undeveloped and there are no active mineral extraction activities occurring on-site or in the adjacent properties. *As a result, no impacts would occur.*

B. *Would the project 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? ● No Impact.*

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project will not interfere with any resource extraction activity. *As a result, no impacts would occur.*

MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the approval of the proposed project and its subsequent implementation. As a result, no mitigation measures are required.

13. NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?			✖	
B. Would the project result in generation of excessive ground borne vibration or ground borne noise levels?			✖	
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?				✖

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

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? ● Less than Significant Impact.*

The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.[38]

According to Section 83.01.080(G) of the County's Code of Ordinances, temporary construction, maintenance, repair, or demolition activities between 7:00 AM and 7:00 PM shall be exempt from the noise regulations identified by the county in Section 83.01.080.[39] Nevertheless, the following mitigation will be required in order to further reduce construction noise:

- The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Adherence to the above-mentioned regulations will reduce potential impacts stemming from the project's construction to levels that are less than significant.

Future sources of operational noise will include noise from vehicles traveling to and from the homes in the subdivision. The County's Code of Ordinances (Division 3, Countywide Development Standards; Chapter 83.01, General Performance Standards, Section 83.01.080, Noise) sets interior and exterior noise standards for specific land uses by type of noise source. Noise standards for stationary noise sources are summarized in the Ordinance in Table 3.11-6, Noise Standards for Stationary Noise Sources. The noise

[38] Bugliarello, et. al. *The Impact of Noise Pollution,* Chapter 127, 1975.
[39] San Bernardino Code of Ordinances Section Ordinance 4011, Section 83.01.080 (Noise)

standard for residential properties is 55 dBA L_{eq} from 7 a.m. to 10 p.m. and 45 dBA L_{eq} from 10 p.m. to 7 a.m. Areas exposed to noise levels exceeding these standards are considered noise-impacted areas. The project's operation will not create excessive noise that will impact any nose sensitive receptors. No noise sensitive receptors are located adjacent to the project site. The maximum permitted noise level emanating from noise sources near residential zoned properties is 60 dBA during the daytime hours and 45 dBA during the evening hours. The nearest sensitive receptors are single-family homes approximately 700 feet east of the project site. The project site's distance from any sensitive receptor and adherence to the County's noise control regulations will address both construction and operational noise impacts. *As a result, the impacts will be less than significant.*

B. *Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels? ● Less than Significant Impact.*

The construction of the proposed project will result in the generation of vibration and noise, though the vibrations and noise generated during the project's construction will not adversely impact any sensitive receptors. The background vibration velocity level in residential areas is usually around 50 vibration velocity level (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings. The operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. Table 7 summarizes the levels of vibration and the usual effect on people and buildings. The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities and recommends that the maximum peak-particle-velocity (PPV) levels remain below 0.05 inches per second at the nearest structures.[40] PPV refers to the movement within the ground of molecular particles and not surface movement. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second.

[40] United States of America Department of Transportation. *Transit Noise and Vibration Impact Assessment, Section 5 Transit Vibration.* May 2006.

Table 7 Common Effects of Construction Vibration

Peak Particle Velocity (in/sec)	Effects on Humans	Effects on Buildings
<0.005	Imperceptible	No effect on buildings
0.005 to 0.015	Barely perceptible	No effect on buildings
0.02 to 0.05	Level at which continuous vibrations begin to annoy occupants of nearby buildings	No effect on buildings
0.1 to 0.5	Vibrations considered unacceptable for persons exposed to continuous or long-term vibration.	Minimal potential for damage to weak or sensitive structures
0.5 to 1.0	Vibrations considered bothersome by most people, tolerable if short-term in length	Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls. Some risk to ancient monuments and ruins.
>3.0	Vibration is unpleasant	Potential for architectural damage and possible minor structural damage

Source: U.S. Department of Transportation

Typical levels from vibration generally do not have the potential for any structural damage. Some construction activities, such as pile driving and blasting, can produce vibration levels that may have the potential to damage some vibration sensitive structures if performed within 50 to 100 feet of the structure. The reason that normal construction vibration does not result in structural damage has to do with several issues, including the frequency vibration and magnitude of construction related vibration. Unlike earthquakes, which produce vibration at very low frequencies and have a high potential for structural damage, most construction vibration is in the mid- to upper- frequency range, and therefore has a lower potential for structural damage. The project's implementation will not require deep foundations. Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity levels as shown in Table 8.[41] Although the table gives one level for each piece of equipment, it should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data in Table 8 does provide a reasonable estimate for a wide range of soil conditions. Based on Transit Noise and Vibration Impact Assessment (FTA, May 2006), a vibration level of 102 VdB (vibration decibels, or 0.5 inches per second [in/sec]) (FTA, May 2006) is considered safe and would not result in any construction vibration damage.

Table 8 Vibration Source Levels for Typical Construction Equipment

Construction Equipment		PPV @25 ft. (inches/sec.)	Vibration (VdB) @ 25 ft.
Pile Driver (impact)	Upper range	1.58	112
	Typical	0.644	104
Pile Drive (Sonic)	Upper range	0.734	105
	Typical	0.170	93
Clam Shovel Drop		0.202	94
Large Bulldozer		0.089	87
Caisson Drilling		0.089	87
Loaded Trucks		0.076	86
Small Bulldozer		0.035	79

Source: Noise and Vibration During Construction

[41] United States of America Department of Transportation. *Transit Noise and Vibration Impact Assessment, Table 12-2.* May 2006.

Once in operation, the proposed project will not significantly raise ground borne noise levels. Slight increases in ground-borne noise levels could occur during the construction phase. The limited duration of construction activities and the County's construction-related noise control requirements will reduce the potential impacts to levels that are less than significant. *As a result, the impacts will be less than significant.*

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? ● No Impact.*

The project site is not located within two miles of a public use airport. The nearest airport is the Yucca Valley Airport, located approximately 9.11 miles southeast of the project site. *As a result, no impacts will occur.*

MITIGATION MEASURES

According to Section 83.01.080(G) of the County's Code of Ordinances, temporary construction, maintenance, repair, or demolition activities between 7:00 AM and 7:00 PM shall be exempt from the noise regulations identified by the county in Section 83.01.080. No other mitigation measures will be required.

14. POPULATION & HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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)?			✖	
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✖

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

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)? ● Less than Significant Impact.*

According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, unincorporated areas of San Bernardino County are projected to add a total of 48,500 new residents and 33,700 new employees through the year 2040.[42] The project's implementation will not result in a significant increase in residents that would exceed the SCAG's projections. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The project site is vacant and slightly disturbed. This development is not expected to influence future development as it is located in a region designated for rural development.

- *Extension of roadways and other transportation facilities.* An onsite private roadway will be required to accommodate the proposed development.

- *Extension of infrastructure and other improvements.* The applicant intends the project to be off-grid and self-sustaining. The project site would generate electricity and water onsite and use septic systems.

- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.

- *The removal of housing requiring replacement housing elsewhere.* The site does not contain any housing units. As a result, no replacement housing will be required.

[42] Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2016-2040.* Adopted on April 7, 2016.

- *Additional population growth leading to increased demand for goods and services.* The proposed 4-parcel subdivision would potentially result in 13 new residents assuming an average household size of 3.21 persons per household derived from the most recent Census Bureau 5-year survey.[43] The proposed project represents an insignificant amount of residential growth in comparison with SCAG projections.

- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The proposed residential development will not induce substantial unplanned population growth in an area. *As a result, the impacts will be less than significant.*

B. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ● No Impact.*

The project site is vacant and unoccupied. The proposed project would involve 4 single-family homes. Assuming an average household size of 3.3 persons per unit, a total of 13 persons would reside in the 4 units. According to the most recent Census data, the average household size for San Bernardino County was 3.3 persons per unit. Since the project site is not developed with housing, the project would not displace existing people. *As a result, no impacts will result.*

MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

[43] U.S. Census Bureau. American Community Survey 2019-2023.

15. PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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 would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for: fire protection; police protection; schools; parks; or other public facilities?			✖	

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

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 would cause significant environmental impacts, in* fire protection; police protection; schools; parks; or other public facilities? ● *Less than Significant Impact.*

Fire Department

The closest fire station to the project site is the Pioneertown Fire Station located approximately 4.58 miles southeast of the project site in the unincorporated community of Pioneertown in San Bernardino County. The proposed project would only place an incremental demand on fire services since the project will be constructed with strict adherence to all pertinent building and fire codes. Furthermore, the project will be reviewed by Fire officials to ensure adequate fire service is provided. The proposed project would also be required to comply with the County's Development Impact Fees (DIF) to assist with the funding of public facilities and services. *As a result, the potential impacts will be less than significant.*

Law Enforcement

The closest police station is San Bernardino County Sheriff's Office located in the unincorporated community of Joshua Tree, California approximately 15.70 miles to the southeast of the project site. The SBCSD will review security and site plans to ensure the proposed project conforms to the Department's security regulations. The proposed project would only place an incremental demand on police services since the project will also be required to comply with the SBCSD requirements. The proposed project would also be required to comply with the County's Development Impact Fees (DIF) to assist with the funding of public facilities and services. *As a result, the potential impacts will be less than significant.*

Schools

The proposed project site is located within the attendance boundaries of the Morongo Unified School District (MUSD). The closest school to the project site is Landers Elementary School located approximately 6.50 miles northeast. The construction of 4 single-family homes would not create a significant increase in school enrollments. The project would be required to pay School Impact Fees to the MUSD. Current impact fees at the time of writing are $3.36 per square foot for residential development. The payment of these fees is considered to be a mitigation of potential impacts. *As a result, the impacts would be less than significant.*

Recreational Services

The proposed 4-parcel residential subdivision would translate into a potential population of 12 new residents. The nearest county-managed park to the project site is the Homestead Valley Park located approximately 7.96 miles northeast. The project would be consistent with the existing Land Use designation for the site Rural Living (RL) and, therefore, would accommodate anticipated population growth and would be consistent with planning projections for parks and recreational facilities and services within the County. The project Applicant will be required to pay all applicable park impact and Quimby Acy fees. In addition to county-managed parks, the Sand to Snow National Monument is located approximately 1.6 miles east of the project site and Bureau of Land Management Wildlife areas are located approximately 1.5 miles west of the project site. In addition, privately owned wilderness conservation areas and campgrounds are also located within a 5-mile vicinity of the project site. The proposed project would also be required to comply with the County's Development Impact Fees (DIF) to assist with the funding of public facilities and services. *As a result, the impacts would be less than significant.*

Governmental Services

The proposed project will not create direct unplanned local population growth which could potentially create demand for other public facilities. *As a result, the impacts will be less than significant.*

MITIGATION MEASURES

The analysis of potential impacts related to public services indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

16. RECREATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?			✖	
B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✖	

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

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? ● Less than Significant Impact.*

The proposed 4-parcel residential subdivision would translate into a potential population of 12 new residents. The nearest county-managed park to the project site is the Homestead Valley Park located approximately 7.96 miles northeast. The project would be consistent with the existing Land Use designation for the site Rural Living (RL) and, therefore, would accommodate anticipated population growth and would be consistent with planning projections for parks and recreational facilities and services within the County. The project Applicant will be required to pay all applicable park impact and Quimby Act fees. *As a result, the impacts would be less than significant.*

B. *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? ● Less than significant.*

The nearest park to the project site is the Homestead Valley Park located approximately 7.96 miles northeast. As previously indicated, the implementation of the proposed project would not require the expansion or construction of parks and recreational facilities in the County. The project Applicant will be required to pay all applicable park impact and Quimby Act fees. *As a result, impacts would be less than significant.*

MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

17. TRANSPORTATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✖	
B. Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)?			✖	
C. 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)?			✖	
D. Would the project result in inadequate emergency access?				✖

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? ● Less than Significant Impact.*

San Bernardino Countywide Plan includes policies that address Level of Service (LOS) and identifies transportation facility LOS standards the county maintains. Although environmental impacts under the California Environmental Quality Act (CEQA) have replaced LOS with Vehicle Miles Traveled (VMT) as the most appropriate measures of transportation impacts, San Bernardino County still requires new development projects to prepare traffic analyses that demonstrate that the development conforms with, or can mitigate to, General Plan level of service policies and standards. According to San Bernardino County's Transportation Impact Study Guidelines (July 2019), the minimum acceptable intersection level of service for the county's desert regions as described in the current San Bernardino Countywide Plan is LOS D.

The 40.27 gross-acre project site is currently vacant. The proposed project would involve a four parcel residential subdivision for single-family residences. Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Traffic volumes expected to be generated by the proposed project were estimated for the weekday commuter AM and PM peak hours, as well as over 24-hour daily period, using trip generation rates for Land Use 210 – "Single-Family Detached Housing" provided in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition.

Table 9 Project Trip Generation

Description	ITE Code	Unit	Average Daily Trips	AM Pk Hr. Total	PM Pk Hr. Total
Project (1 single-family unit)					
Trip Rates (Single-Family Unit)	**210**	**4 units**	**9.44**	**0.74**	**0.99**
Total Trips			**36**	**3**	**4**

Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition

As shown in Table 9, the proposed project is forecast to generate 3 total trips in the AM. Peak hour, 4 total trips in the PM peak hour, and 36 daily trips. The addition of project traffic does not cause, or contribute, to a deficient level of service at any study intersection based on the County's criteria.

According to the San Bernardino County Transit Authority Non-Motorized Transportation Plan, the nearest planned or existing bike lane is located approximately 1.58 miles south of the project site on Pipes Canyon Road.[44] No pedestrian facilities exist along Gods Way. The nearest transit facility is Morongo Valley Transit Authority Line 344 located approximately 5 miles east of the project site. Given no non-motorized transportation facilities are located along Gods Way, the project would not interfere with any policies addressing circulation systems including transit, bicycle, or pedestrian facilities. *As a result, the impacts will be less than significant.*

B. *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)? ● Less than Significant Impact.*

CEQA Guidelines Section 15064.3 subdivision (b)(3) and (b)(4) focuses on the evaluation of a project's VMT. As previously mentioned above, the proposed project will not create a significant amount of traffic in the surrounding area. As a result, the proposed project will not result in a conflict or be inconsistent with Section 15064.3 subdivision (b) of the CEQA Guidelines and no impacts will occur. For the purposes of this section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel.

San Bernardino County has also adopted the following TIA Guidelines to provide details on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less than significant transportation impact without conducting a more detailed analysis. Screening thresholds are as follows:

1. *Transit Priority Area (TPA) Screening*

   Per the San Bernardino County TIA Guidelines, projects located within a half-mile area around an existing major transit stop or an existing stop along a high-quality transit corridor. Per Public Resources Code Section 21064.3, a major transit stop refers to a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Per Public Resources Code Section 21155, a high-quality transit corridor is defined as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. The proposed project is not located within a TPA and cannot be screened by this criterion.

2. *Low VMT Area Screening*

   Per the San Bernardino County TIA Guidelines, residential projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. According to the SBCTA (San Bernardino County Transportation Analysis) VMT Screening Tool, the project site is not located within a Low VMT-generating area. Therefore, the project cannot be screened by this criterion.

[44] San Bernardino County Non-Motorized Transportation Plan. Revised June 2018

3. *Project Type Screening*

Per San Bernardino County Guidelines, some project types may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, projects generating less than 110 daily vehicle trips can be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature. The proposed project generates 36 daily vehicle trips. Therefore, the project can be screened from further VMT analysis.

The proposed project meets the requirements to be screened out through Criterion 3, Project Type Screening since it generates less than 110 daily trips. Because the proposed project is screened from further VMT analysis, the project may be presumed to have a less than significant impact on VMT under CEQA. Therefore, no additional traffic analysis is required to satisfy the California Environmental Quality Act (CEQA) requirements for the project under state law.

C. *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)? ● Less than Significant Impact.*

The proposed project would include a 30-foot wide access road from Preston Court to the proposed driveways of each home. The proposed roadway would be designed in accordance with County standards and would not include sharp curves or dangerous intersections. *As a result, the impacts would be less than significant.*

D. *Would the project result in inadequate emergency access? ● No Impact.*

The proposed project would provide adequate emergency access to all four proposed parcels. Each parcel would include a turn-around space and the proposed access road would be constructed to meet fire department approval. All construction staging must occur on-site. *As a result, no impacts will occur.*

MITIGATION MEASURES

The analysis of potential impacts related to transportation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

18. TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: **i**. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			✖	
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 Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe5020.1(k)?		✖		

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

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

A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

- 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

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

Nevertheless, mitigation was provided in the previous subsection. *With the implementation of the mitigation measure found in subsection B of the Cultural Resources section within this document; impacts would be reduced to levels that would be less than significant.*

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 ● No Impact.*

Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historic Resources or included in a local register of historical resources as defined in subdivision (k) for Section 5020.1. The project site is not listed in the Register. *As a result, no impacts would occur.*

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 Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe5020.1(k)? ● Less than Significant Impact with Mitigation.*

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 Section 5024.1 In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe. A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a After reviewing the cultural report and with their knowledge of the area, the Yuhaaviatam of San Manuel Nation (YSMN) determined the project may have potential for inadvertent discoveries. Therefore, the YSMN requested that the following language be made a part of the project's mitigation measures:

> *Tribal Cultural Resources Mitigation Measure No. 1.* Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan

that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

. *Tribal Cultural Resources Mitigation Measure No. 2.* If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site. It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location and shall include measures and provisions to protect the reburial area from any future impacts. Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriatey qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.

Tribal Cultural Resources Mitigation Measure No. 3. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

As a result, there will be a less than significant impact with mitigation.

MITIGATION MEASURES

The following mitigation measures are required as a means to reduce potential tribal cultural resources impacts to levels that are less than significant.

Tribal Cultural Resources Mitigation Measure No. 1. Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

. *Tribal Cultural Resources Mitigation Measure No. 2.* If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site. It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location and shall include measures and provisions to protect the reburial area from any future impacts. Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriately qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.

Tribal Cultural Resources Mitigation Measure No. 3. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

19. UTILITIES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✖	
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?			✖	
C. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✖	
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?			✖	
E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?				✖
F. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				✖

The energy and utilities worksheets are included in Appendix D.

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? ● Less than Significant.*

The project site is vacant and undisturbed. There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the project's implementation will not require the relocation of any of the aforementioned facilities. In addition, the increase in demand for waste disposal services can be adequately handled and no expansion of these services is required. The project's implementation will not require the relocation of any utilities. The proposed project would involve the construction of a new septic system and water well. The proposed project would be required to complete a soils and percolation test and adhere to California Plumbing Code, Part 5, Title 24, of the California Code of Regulations standards and Article 6 of the San Bernardino County Development Code in order to reduce impacts to levels that are less than significant. Additionally, the proposed water well would be required to adhere to the California Water Well Standards and a Well Permit Application must be submitted to the county for review prior to construction. Since the proposed project would be off-grid, no electrical or telecommunications lines would be installed. *As a result, the impacts would be 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? ● Less than Significant Impact.*

Once operational, the proposed water source would be onsite wells which would source groundwater. According to the California Department of Water Resources, the nearest well is located approximately 1.17 miles southeast of the project site and groundwater is approximately 78.12 feet below ground surface.[45] The well would be required to adhere to the California Water Well Standards and a Well Permit Application must be submitted to the county for review prior to construction. As indicated in Table 10, the proposed project is projected to consume approximately 1,560 gallons of water on a daily basis. The proposed project would draw water from the Ames Valley Groundwater Basin which is regulated under the Ames/Reche Groundwater Storage and Recovery Program Management Agreement (Ames/Reche Agreement). This agreement limits groundwater pumping to 1,646 acre-feet per year, and in 2013 was recorded at 1,200 acre-feet per year.[46] The proposed project is estimated to pump 1,560 gallons per day (1.75 acre-feet per year), which is an insignificant value in comparison to the current capacity.

Table 10 Water Consumption (gals/day)

Use	Unit	Factor	Generation
Single Family Residential	4 Units	390 gals/day/unit	1,560 gals/day
Total			**1,560 gals/day**

Source: Blodgett Baylosis Environmental Planning

Because the site is currently undeveloped, the project would result in an increase in the amount of water consumption compared to existing condition. The on-site water utility system is required to be designed, constructed, and maintained to be consistent with County and State Water Resources Control Board standards and requirements. *As a result, the impacts would be less than significant.*

C. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ● Less than Significant Impact.*

No sewer systems exist within the project site and surrounding area. Future uses on the proposed project site would have to utilize septic tanks for the disposal of wastewater. The future developers would have to complete a soils and percolation test report to identify septic systems that could accommodate the soil in the project site. Septic waste is disposed of at facilities within the Landers Sanitary Landfill. According to Table 11, the proposed project is expected to generate approximately 1,040 gallons of sewage per day.

[45] Department of Water Resources. *Sustainable Groundwater Management Act Data Viewer.* Website accessed December 16, 2024.
[46] Ames-Reche Management Area Reporting Update for Years 2018-19, May 2020

Table 11 Wastewater (Effluent) Generation (gals/day)

Use	Unit	Factor	Generation
Single Family Residential	4 Units	260 gals/day/unit	1,040 gals/day
Total			**1,040 gals/day**

Source: Blodgett Baylosis Environmental Planning

The future on-site wastewater system would be designed, constructed, and maintained to be consistent with County and State Water Resources Control Board standards and requirements. *As a result, the impacts would be less than significant.*

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? ● Less than Significant Impact.*

The County of San Bernardino Solid Waste Management Division (SWMD) is responsible for the management of solid waste disposal in San Bernardino County. The proposed project is anticipated to generate approximately 49 pounds per day of solid waste (refer to Table 12 shown below). Solid waste would be disposed of at the Landers Sanitary Landfill. The landfill currently has a remaining capacity of 11,063,811 cubic yards, or 1,200 tons per day. The proposed project is an insignificant amount compared to the maximum daily capacity. As a result, the potential impacts are considered to be less than significant.

Table 12 Solid Waste Generation (lbs./day)

Use	Unit	Factor	Generation
Single Family Residential	4 units	12.23 lbs./day/unit	48.9 lbs./day
Total			**48.9 lbs./day**

Source: Blodgett Baylosis Environmental Planning

E. *Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals? ● No Impact.*

The proposed project, like all other development in San Bernardino County will be required to adhere to County ordinances with respect to waste reduction and recycling. Solid waste is hauled by Waste Management, Inc who are contracted by the County and is disposed at the Landers Sanitary Landfill. The project applicant would adhere to Waste Management, Inc requirements for solid waste services. The proposed project, like all other development in San Bernardino County will be required to comply with all pertinent Federal, State and local management and reduction statutes with respect to waste reduction and recycling. *As a result, no impacts would occur.*

F. *Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste? ● No Impact.*

The proposed project, like all other development in San Bernardino County will be required to comply with all pertinent Federal, State and local management and reduction statutes with respect to waste reduction and recycling. *As a result, no impacts would occur.*

MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

20. WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				✖
B. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?				✖
C. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?				✖
D. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?				✖

SUBSTANTIATION OF ENVIRONMENTAL IMPACTS

A. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan? ● No Impact.*

According to the Cal FIRE Fire Hazard Severity Zone Database, the project site is located within a high and moderate fire hazard zone. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. *As a result, no impact will occur.*

B. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project 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? ● No Impact.*

The proposed project may be exposed to particulate emissions generated by wildland fires in the surrounding region. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire Community as well as the surrounding cities and unincorporated county areas. *As a result, no impact will occur.*

C. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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? ● No Impact.*

The project site is not located in an area that is classified as a very high fire risk severity and therefore will not require the installation of specialized infrastructure such as fire roads, fuel breaks, or emergency water sources. *As a result, no impact will occur.*

D. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ● No Impact.*

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. Therefore, the project will not result in any impacts related to flooding or landslides facilitated by runoff flowing down barren and charred slopes given the area's level topography and developed character. *As a result, no impact will occur.*

MITIGATION MEASURES

The analysis of wildfire impacts indicated that less than significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

21. MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✖
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)?		✖		
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✖

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

A. The proposed project *will not* 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. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.

B. The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. The proposed project is relatively small, and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein. Compliance with mitigation measures as outlined in sections 4-Biological Resources (BR), 5-Cultural Resources (CR), 7-Geology and Soils (GS), and 18-Tribal Cultural Resources (TCR) will reduce any impacts to a less than significant level.

C. The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.

SECTION 4 REFERENCES

4.1 PREPARERS

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4.2 REFERENCES

The references that were consulted have been identified using footnotes.