SAN BERNARDINO COUNTY
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL: PROJ-2023-00028

APNs:	0600-111-04	***USGS Quad:***	Joshua Tree North
Applicant:	Mirilla Alliata di Montereale 1329 Sierra Alta Way Los Angeles, CA 90069	***T, R, Section:***	Section 13, Township 1 North, Range 6 East
Location	Unincorporated area of Joshua Tree, San Bernardino County, California		
Project No:	PROJ-2023-00028	***Community Plan:***	Joshua Tree Community Action Guide
Rep	Same as Applicant	***LUZD:***	Rural Living (RL)
Proposal:	A Tentative Tract Map (TTM) 20577 to subdivide a 19.67-acre parcel into six (6) parcels, ranging from 2.58 acres to 3.07 acres in size; and to build out six (6) Single-Family Residences; Located at 4252 Sunburst Avenue, Joshua Tree; Within the Countywide Plan designation Rural Living (RL) and Joshua Tree/Rural Living Zoning District (JT/RL);	***Overlays:***	Biotic resources

PROJECT CONTACT INFORMATION:

Lead agency:	San Bernardino County Land Use Services Department 385 N. Arrowhead Avenue, 1st Floor San Bernardino, CA 92415-018220577
Contact person:	Alexander Lee, Land Use Planner II
Phone No:	(909) 387-4539 ***Fax No:*** (909) 387-3223
E-mail:	*alexander.lee@lus.sbcounty.gov*
Project Sponsor	Mirilla Alliata di Montereale 1329 Sierra Alta Way Los Angeles, CA 90069

PROJECT DESCRIPTION:

Summary

The Project proposes to subdivide the 19.67-acre parcel into 6 parcels ranging in size from 2.58 acres to 3.07 acres. Each lot proposes the construction of a single-family home with a septic system and a compacted native material driveway. Additional improvements include a 36-foot-wide public road made of compacted native materials and a stormwater detention basin with each residence. Additionally, 26-foot-wide roadways will be constructed along the southern boundaries of the properties using

recompacted native material. These roadways will be constructed within dedicated right-of-way halfwidths and connect to Sunburst Avenue at the southeast corner of the property and Porter Boulevard at the northwest corner of the property. Recompacted native driveways will also connect the access roadway to each home and carport. Each lot will include an infiltration basin with an earthen swale designed to convey stormwater from impervious areas to each lot's respective basin. Land use areas are provided in the table below:

Table 1: Proposed Parcel Areas

Proposed Land Use	Area
Gross Area	19.67 acres
Net Area	14.03 acres

Ingress and egress of the Project site will occur from one access point along Sunburst Ave.

Surrounding Land Uses and Setting

The Project site is within San Bernardino County. The site is currently vacant. As shown on the County Land Use Map, the Project site is within the Rural Living (RL), minimum lot size 2.5 acres, land use category. The following table lists the existing adjacent land uses and zoning.

Table 2: Existing Land Use Category

Existing Land Use and Land Use Category			
Location	**Existing Land Use**	**Land Use Category**	**Zoning**
Project Site	Vacant	Rural Living (RL)	Joshua Tree/Rural Living (JT/RL)
North	Vacant	Rural Living (RL)	Joshua Tree/Rural Living (JT/RL)
South	Vacant	Rural Living (RL)	Joshua Tree/Rural Living (JT/RL)
East	Vacant	Rural Living (RL)	Joshua Tree/Rural Living (JT/RL)
West	Vacant	Rural Living (RL)	Joshua Tree/Rural Living (JT/RL)

Project Site Location, Existing Site Land Uses and Conditions

The Project is generally located in the northwest portion of Section 13, Township 1 North, Range 6 East, and is depicted on the *Joshua Tree North* U.S. Geological Survey's (USGS) 7.5-minute topographic map.

More specifically the Project is located within APN 0600-111-04, within the unincorporated area of Joshua Tree, San Bernardino County, California. The Project site is located on the northwest corner of the intersection of Appian Way and Sunburst Street. The site is surrounded by undeveloped land. Although not directly adjacent to the Project, rural residences are present to the north, south, east, and west. Photos of the Project site are provided below.

The Project site is generally undisturbed land except for notable vehicle and pedestrian traffic. Site elevations range from approximately 2,780 feet to 2,819 feet above mean sea level.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None

State of California: None

San Bernardino County: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, Special Districts, and Public Works.

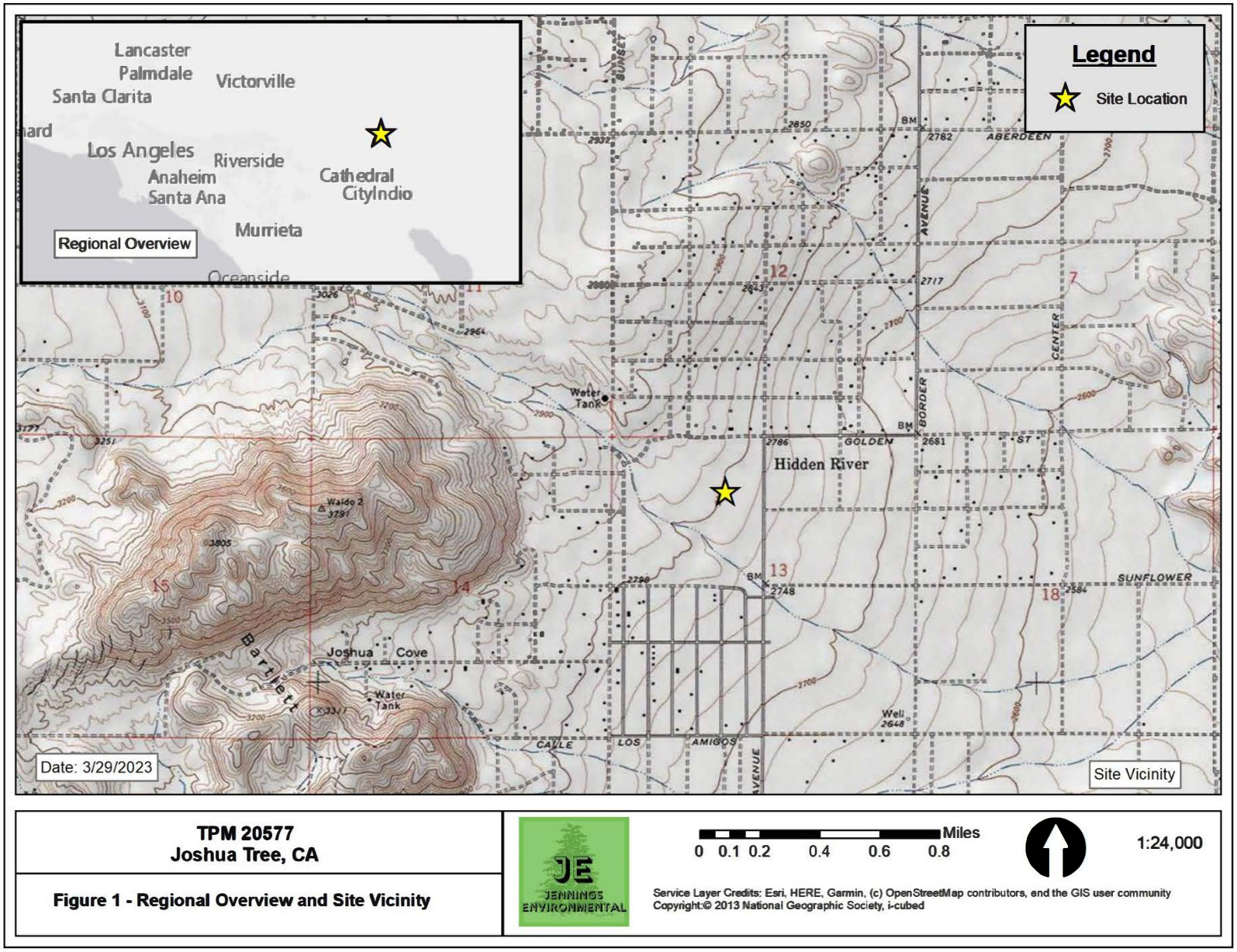
Regional: Mojave Desert Air Quality Management District.

Local: None

Site Photographs

	Photo 1 – Southeast corner of Project site, facing northwest.
	Photo 2 – Southwest corner of Project site, facing northeast.

	Photo 3 – Northeast corner of Project site, facing southwest.
	Photo 4 – Northwest corner of Project site, facing southeast.



TPM 20577
Joshua Tree, CA

Figure 1 - Regional Overview and Site Vicinity

JE JENNINGS ENVIRONMENTAL

0 0.1 0.2 0.4 0.6 0.8 Miles

1:24,000

Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Copyright:© 2013 National Geographic Society, i-cubed

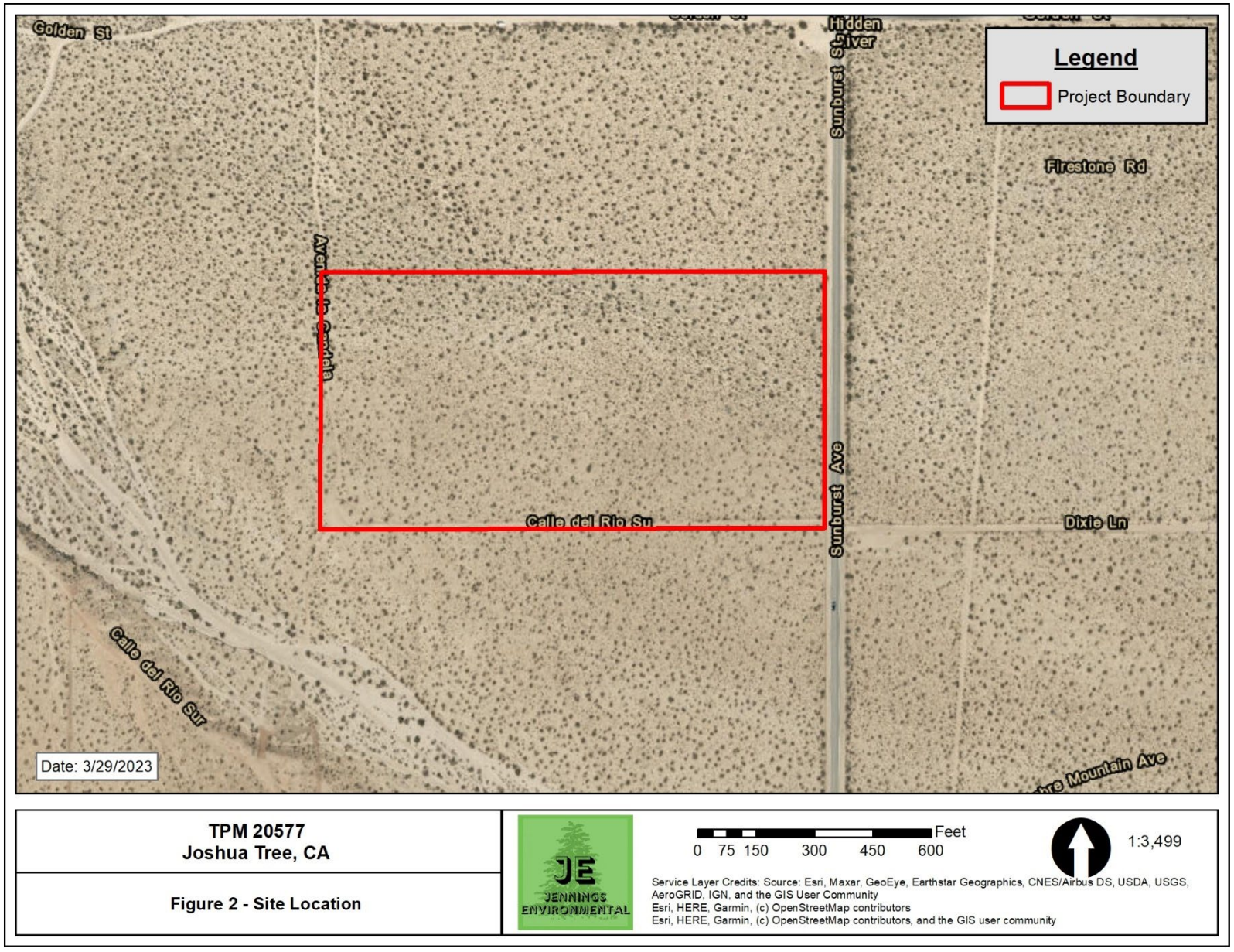
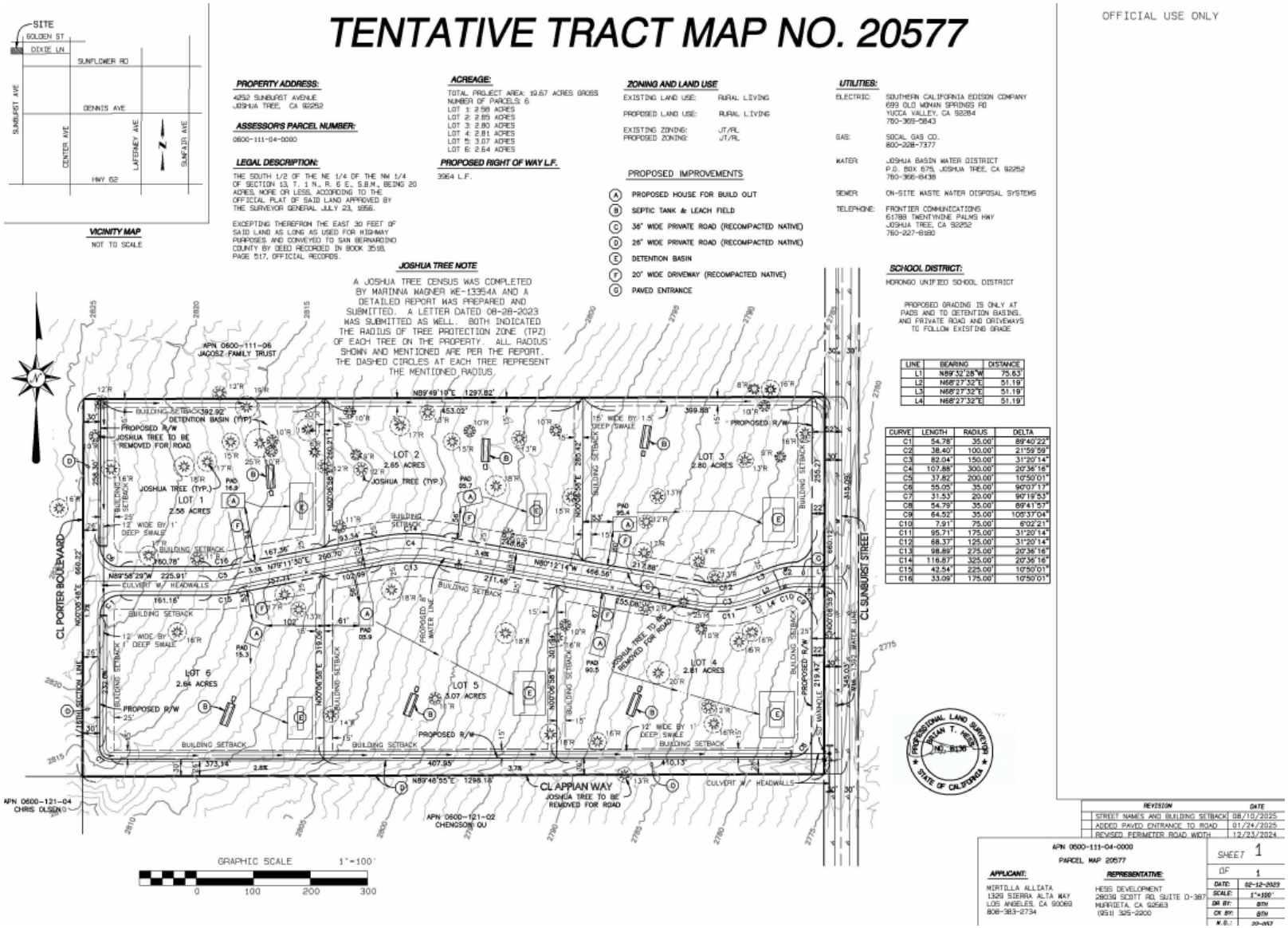

Golden St
Hidden River
Sunburst St
Legend
Project Boundary
Firestone Rd
Avenue la Cerbata
Calle del Rio Su
Sunburst Ave
Dixie Ln
Calle del Rio Sur
Date: 3/29/2023
TPM 20577
Joshua Tree, CA
Figure 2 - Site Location
JE
JENNINGS ENVIRONMENTAL
Feet
0 75 150 300 450 600
1:3,499
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Figure 3

– Site Plan


TENTATIVE TRACT MAP NO. 20577
OFFICIAL USE ONLY
SITE
GOLDEN ST
DIXIE LN
SUNFLOWER RD
DENNIS AVE
CENTER AVE
LAFFERNEY AVE
SUNBURST AVE
SUNFLOWER AVE
HWY 62
VICINITY MAP
NOT TO SCALE
PROPERTY ADDRESS:
4252 SUNBURST AVENUE
JOSHUA TREE, CA 92252
ASSESSOR'S PARCEL NUMBER:
0600-111-04-0000
LEGAL DESCRIPTION:
THE SOUTH 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13, T. 1 N., R. 6 E., S.B.M., BEING 20 ACRES, MORE OR LESS, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL JULY 23, 1856.
EXCEPTING THEREFROM THE EAST 30 FEET OF SAID LAND AS LONG AS USED FOR HIGHWAY PURPOSES AND CONVEYED TO SAN BERNARDINO COUNTY BY DEED RECORDED IN BOOK 3518, PAGE 517, OFFICIAL RECORDS.
ACREAGE:
TOTAL PROJECT AREA: 19.67 ACRES GROSS
NUMBER OF PARCELS: 6
LOT 1: 2.58 ACRES
LOT 2: 2.65 ACRES
LOT 3: 2.80 ACRES
LOT 4: 2.81 ACRES
LOT 5: 3.07 ACRES
LOT 6: 2.64 ACRES
PROPOSED RIGHT OF WAY L.F.
3964 L.F.
ZONING AND LAND USE
EXISTING LAND USE: RURAL LIVING
PROPOSED LAND USE: RURAL LIVING
EXISTING ZONING: JT/RL
PROPOSED ZONING: JT/RL
PROPOSED IMPROVEMENTS
A PROPOSED HOUSE FOR BUILD OUT
B SEPTIC TANK & LEACH FIELD
C 36' WIDE PRIVATE ROAD (RECOMPACTED NATIVE)
D 26' WIDE PRIVATE ROAD (RECOMPACTED NATIVE)
E DETENTION BASIN
F 20' WIDE DRIVEWAY (RECOMPACTED NATIVE)
G PAVED ENTRANCE
UTILITIES:
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY 699 OLD WOMAN SPRINGS RD YUCCA VALLEY, CA 92284 760-369-5843
GAS: SOCAL GAS CO. 800-228-7377
WATER: JOSHUA BASIN WATER DISTRICT P.O. BOX 675, JOSHUA TREE, CA 92252 760-366-8438
SEWER: ON-SITE WASTE WATER DISPOSAL SYSTEMS
TELEPHONE: FRONTIER COMMUNICATIONS 61788 TWENTYNINE PALMS HWY JOSHUA TREE, CA 92252 760-227-8180
SCHOOL DISTRICT:
MORONGO UNIFIED SCHOOL DISTRICT
PROPOSED GRADING IS ONLY AT PADS AND TO DETENTION BASINS, AND PRIVATE ROAD AND DRIVEWAYS TO FOLLOW EXISTING GRADE
JOSHUA TREE NOTE
A JOSHUA TREE CENSUS WAS COMPLETED BY MARINNA WAGNER WE-13354A AND A DETAILED REPORT WAS PREPARED AND SUBMITTED. A LETTER DATED 08-28-2023 WAS SUBMITTED AS WELL. BOTH INDICATED THE RADIUS OF TREE PROTECTION ZONE (TPZ) OF EACH TREE ON THE PROPERTY. ALL RADIUS SHOWN AND MENTIONED ARE PER THE REPORT. THE DASHED CIRCLES AT EACH TREE REPRESENT THE MENTIONED RADIUS.
LOT 1 2.58 ACRES
LOT 2 2.65 ACRES
LOT 3 2.80 ACRES
LOT 4 2.81 ACRES
LOT 5 3.07 ACRES
LOT 6 2.64 ACRES
CL PORTER BOULEVARD
CL SUNBURST STREET
CL APPIAN WAY
JOSHUA TREE TO BE REMOVED FOR ROAD
DETENTION BASIN (TYP)
PROPOSED R/W
BUILDING SETBACK
12' WIDE BY 1' DEEP SWALE
CULVERT W/ HEADWALLS
PROPOSED WATER LINE
APN 0600-111-06 JACOSZ FAMILY TRUST
APN 0600-121-04 CHRIS OLSEN
APN 0600-121-02 CHENGSON QU
GRAPHIC SCALE 1"=100'
0 100 200 300
LINE BEARING DISTANCE
L1 N89°32'28"W 75.63'
L2 N68°27'32"E 51.19'
L3 N68°27'32"E 51.19'
L4 N68°27'32"E 51.19'
CURVE LENGTH RADIUS DELTA
C1 54.78' 35.00' 89°40'22"
C2 38.40' 100.00' 21°59'59"
C3 82.04' 150.00' 31°20'14"
C4 107.88' 300.00' 20°36'16"
C5 37.82' 200.00' 10°50'01"
C6 55.05' 35.00' 90°07'17"
C7 31.53' 20.00' 90°19'53"
C8 54.79' 35.00' 89°41'57"
C9 64.52' 35.00' 105°37'04"
C10 7.91' 75.00' 6°02'21"
C11 95.71' 175.00' 31°20'14"
C12 68.37' 125.00' 31°20'14"
C13 98.89' 275.00' 20°36'16"
C14 116.87' 325.00' 20°36'16"
C15 42.54' 225.00' 10°50'01"
C16 33.09' 175.00' 10°50'01"
PROFESSIONAL LAND SURVEYOR BRIAN T. HESS NO. 8136 STATE OF CALIFORNIA
REVISION DATE
STREET NAMES AND BUILDING SETBACK 08/12/2025
ADDED PAVED ENTRANCE TO ROAD 01/24/2025
REVISED PERIMETER ROAD WIDTH 12/23/2024
APN 0600-111-04-0000
PARCEL MAP 20577
APPLICANT:
MIRTILLA ALLIATA
1329 SIERRA ALTA WAY
LOS ANGELES, CA 90069
808-383-2734
REPRESENTATIVE:
HESS DEVELOPMENT
28030 SCOTT RD, SUITE D-387
MURRIETA, CA 92563
(951) 325-2200
SHEET 1
OF 1
DATE: 02-12-2025
SCALE: 1"=100'
DR BY: BTH
CK BY: BTH
N.O.: 20-057

EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

1. **No Impact**: No impacts are identified or anticipated, and no mitigation measures are required.
2. **Less than Significant Impact**: No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated**: Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant.
4. **Potentially Significant Impact**: Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts.

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 and 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	☒ Tribal Cultural Resources

☐ Utilities/Service Systems ☐ Wildfire ☒ Mandatory Findings of Significance

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

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

Alex Lee
Signature: (Alexander Lee, Planner)

08/26/2025
Date

Paul Toomey
Signature: (Paul Toomey, Planning Manager)

09/02/2025
Date

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
I.	***AESTHETICS*** – Except as provided in Public Resources Code Section 21099, would the project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	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, 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)	Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	☐	☐	☒	☐

SUBSTANTIATION: *(Check ☐ if project is located within the view-shed of any Scenic Route listed in the General Plan):*

San Bernardino Countywide Plan, Caltrans State Scenic Highway System Map

a) Have a substantial adverse effect on a scenic vista?

The Project site is located within the unincorporated area of Joshua Tree, San Bernardino County, California. Mountain views are generally considered a scenic vista for much of Joshua Tree. The San Bernardino Mountains are located approximately 15 miles west of the Project site. However, due to distance from the subject property, the visual impact of mountain vistas as seen from the Project site is diminished. Additionally, land surrounding the site is undeveloped. The Project has also been designed to incorporate the views and native landscape. The proposed structures are limited to one story and only minimal grading necessary for construction is proposed, such that the proposed structures would not block views of the mountain vistas. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The nearest eligible State scenic highway is State Highway 62 located approximately 2.79 miles south of the Project site. Highway 62 is the main corridor gateway to the Joshua Tree and Twentynine Palms areas and the main arterial roadway for the unincorporated communities of in the area. The Project site would not be visible from Highway 62. Therefore, there is a less than significant impact to the State Scenic Highway.

Less Than Significant Impact

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

The area surrounding the subject site includes vacant desert land. Surrounding lands are zoned for rural residential development. The Project has been designed to blend in with the natural surroundings by limiting building heights to one story and having one residence per lot. Therefore, the proposed Project is consistent with both existing and future development in the area. Existing development within the vicinity consists of single- and two-story rural residences with larger parcels. All of these surrounding existing residences are consistent with the San Bernardino County Development Code. The proposed Project will be consistent with the existing public views, as it proposes to construct single family homes on lots ranging from 2.58 acres to 3.07 acres. It will not substantially degrade the existing or future visual character or public views of the site or surroundings, as it will be consistent with the San Bernardino County Development Code. Therefore, impacts associated with visual character will be less than significant.

Less Than Significant Impact

d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?

The site is currently vacant. The proposed Project would create new long-term sources of light and glare from interior and exterior building lighting, safety and security lighting, landscape lighting, and vehicles accessing the site. Lighting and glare levels will be regulated by the County's lighting standards (Development Code Section 83.07.060), including the use of directional lighting, shielding, motion sensors, light curfew, and automated control systems. The Project will shield light fixtures to minimize spillage onto adjacent properties. Adherence to the Development Code design standards will assure that Project light and glare impacts will be less than significant.

Less Than Significant Impact

Therefore, no significant adverse impacts are identified or anticipated , and no mitigation measures are required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
II.	**AGRICULTURE AND FORESTRY RESOURCES** - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

SUBSTANTIATION: *(Check ☐ if project is located in the Important Farmlands Overlay):*

San Bernardino Countywide Plan; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project site as "Area not Mapped" in its California Important Farmland Finder.[1] This land is considered not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs at the Project site or within the immediate vicinity. The proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The Project site is not now nor has it been included in a Williamson Act contract. Based on these facts, the proposed Project will not cause a significant direct impact or conflict with the Williamson Act or an existing agricultural use. The site is not currently being farmed, the land use designations (general plan and zoning) support commercial uses, and the Project site is surrounded by vacant land, residential uses, and commercial uses, which are not agricultural in nature. Furthermore, San Bernardino County does not have any current land use designations or zoning classifications for agricultural use in the vicinity of the site. According to the California Department of Conservation's Farmland Mapping and Monitoring Program[2], there are no sites within the Project footprint under a Williamson Act Land Conservation Contract. Therefore, no potential for direct or indirect effects on agricultural resources or values would occur due to implementation of the Project.

No Impact

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

There are no existing zoning ordinances that pertain to forest land, timberland, or timberland zoned Timberland Production within this geographic region of San Bernardino County. The site does not currently contain forestry resources, and the land use designations (general plan and zoning) support rural residential uses. The site is surrounded by vacant land and a few residential developments, which are not related to forestry uses. Additionally, according to the San Bernardino Countywide Plan, there are no land use designations that pertain to forest land,

[1] https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed October 2023
[2] CA Department of Conservation Farmland Mapping and Monitoring: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed October 2023

timberland, or timberland zoned Timberland Production within or adjacent to the Project site. Therefore, there is no potential for direct or indirect effects to existing zoning for forest land, timberland, or timberland zoned Timberland Production to occur due to implementation of the Project.

No Impact

d) Result in the loss of forest land or conversion of forest land to non-forest use?

As described in the preceding evaluation, there are no forest lands within the Project area, which is because the Project area is located in a desert. No potential for loss of forest land would occur if the Project were implemented.

No Impact

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Because the Project site and surrounding area do not support either agricultural or forestry uses and, furthermore, because the Project site and environs are not designated for such uses, implementation of the proposed Project would not cause or result in the conversion of farmland or forest land to alternative use. No adverse impact would occur.

No Impact

Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
III.	**AIR QUALITY -** Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐

c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

SUBSTANTIATION: *(Discuss conformity with the Mojave Desert Air Quality Management Plan, if applicable):*

San Bernardino Countywide Plan*; *TTM 20557 Air Quality, Greenhouse Gas, and Energy Impact Study, MD Acoustics, October 25, 2023, Updated Apil 11, 2025; CalEEMod Output

a) Conflict with or obstruct implementation of the applicable air quality plan?

Air quality emissions would occur within the Mojave Desert Air Quality Management District (MDAQMD). Emission evaluations follow CEQA Guidelines provided by MDAQMD for activities within its jurisdiction. Primary air emissions from the Project include construction emissions associated with fugitive dust, heavy construction equipment, and construction workers commuting to and from the Project site. Air emissions evaluated include reactive organic gases (ROG), nitrogen oxides (NO_X), inhalable and fine particulate matter (particulate matter with diameters 10 microns and smaller [PM10] and particulate matter with diameters 2.5 microns and smaller [PM2.5]), and diesel particulate matter. Emission calculations in this document were based on worst-case estimates of pollutant emissions to provide a conservative environmental analysis.

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

- 1997 SIP for Ozone (O_3), PM10, and Nitrogen Dioxide (NO2)
- 1995 Mojave Desert Planning Area Federal PM10 Attainment Plan; no formal action by the U.S. Environmental Protection Agency (EPA)

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

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

Rule 203 (Permit to Operate) requires written authorization to operate any equipment, the use of which may cause the issuance of air pollutants, or the use of which may reduce or control the issuance of air contaminants. With respect to the proposed

project, this rule would apply to any stationary equipment that is not otherwise exempt from this rule as an insignificant source of air pollutants (see Rule 219).

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

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

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

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

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

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

- All internal combustion engines rated at less than 500 brake horsepower;

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

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

Table 3: MDAQMD Air Quality Significance Thresholds

Pollutant	Annual Thresholds (tons/year)	Daily Thresholds (pounds/day)
NO_X	25	137
VOC	25	137
PM10	15	82
PM2.5	15	82
SO_X	25	137
CO	100	548
Lead	0.6	3
Greenhouse Gases (CO_2e)	100,000	548,000

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

Table 4: Regional Significance - Construction Emissions

Activity	Pollutant Emissions[1]					
	VOC	**NOx**	**CO**	**SO2**	**PM10**	**PM2.5**
Daily Emissions (lbs/day)[2]						
2024	3.73	37.87	33.99	0.08	21.49	11.63
2025	5.83	10.48	13.23	0.02	0.59	0.41
Maximum Daily Emissions	**5.83**	**37.87**	**33.99**	**0.08**	**21.49**	**11.63**
MDAQMD Daily Thresholds	**137**	**137**	**548**	**137**	**82**	**65**
Exceeds Thresholds	No	No	No	No	No	No
Annual Emissions (tons/year)						
2024	0.19	1.87	1.98	< 0.005	0.34	0.18
2025	0.13	0.62	0.79	< 0.005	0.03	0.02
Total Emissions	**0.32**	**2.49**	**2.77**	**< 0.005**	**0.37**	**0.20**
MDAQMD Annual Thresholds	**25**	**25**	**100**	**25**	**15**	**12**
Exceeds Thresholds	No	No	No	No	No	No
Notes:						

[1] Source: CalEEMod Version 2022.1.1.20
[2] Maximum emissions between summer and winter have been included.

Table 5: Regional Significance - Operational Emissions (tons/year)

Activity	Pollutant Emissions (tons/year)[1]					
	VOC	NO_x	CO	SO_2	PM10	PM2.5
Area Sources[2]	0.32	<0.005	0.34	<0.005	<0.005	<0.005
Energy Usage[3]	<0.005	0.05	0.02	<0.005	<0.005	<0.005
Mobile Sources[4]	0.30	0.30	2.53	0.01	0.46	0.12
Total Emissions	0.63	0.35	2.89	0.01	0.47	0.12
MDAQMD Annual Thresholds	25	25	100	25	15	12
Exceeds Threshold?	No	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2022.1.1.20
[2] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[3] Energy usage consists of emissions from on-site natural gas usage.
[4] Mobile sources consist of emissions from vehicles and road dust.

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

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

Less Than Significant Impact

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?

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

Table 6: Attainment Status of MDAQMD – Portion of Mojave Desert Air Basin

Pollutant	Federal Designation	State Designation
1-Hour Ozone	--	Nonattainment
8-Hour Ozone	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
PM10	Nonattainment	Nonattainment
PM2.5	Unclassified/Attainment	Nonattainment
Lead	Unclassified/Attainment	Attainment
SO_2	Unclassified/Attainment	Attainment
NO_2	Unclassified/Attainment	Attainment

Notes:
[1] MDAQMD = Mojave Desert Air Quality Management District
[2] Source: California Air Resources Board (2019) (https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations) and MDAQMD (https://www.mdaqmd.ca.gov/air-quality/mdaqmd-attaiment-status).

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

Project operations would generate emissions of NOx, ROG, CO, PM10, and PM2.5, which would not exceed the MDAQMD regional thresholds and would not be expected to result in ground level concentrations that exceed the National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS). Therefore, operation of the Project would not result in a cumulatively considerable net increase for non-attainment of criteria pollutants or ozone precursors. As a result, the Project would result in a less than significant cumulative impact for operational emissions.

Less Than Significant Impact

c) Expose sensitive receptors to substantial pollutant concentrations?

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, a sensitive receptor would be a location where a sensitive individual could remain for 24 hours or longer, such as residencies, hospitals, and schools (etc.).

The site is surrounded by undeveloped land. Rural residences are located on nearby parcels to the north, south, east, and west. The closest existing sensitive receptors (to the site area) are

the residential land uses located 750 feet to the north, and sensitive receptors would not be exposed to substantial pollutant concentrations. There are no medical facilities or schools in the immediate Project area.

Less Than Significant Impact

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

Typical odor nuisances include hydrogen sulfide, ammonia, chlorine, and other sulfide-related emissions. No significant sources of these pollutants or other emissions would be generated during construction and operation. An additional potential source of Project-related odor is diesel engine emissions. The closest residence is over 1,000 feet away and would not be exposed to substantial concentrations of diesel emissions. Because few sources of odor would exist and construction would not be long-term, the Project would not adversely affect a substantial number of people and impacts due to odor would be less than significant.

Less Than Significant Impact

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
IV.	**BIOLOGICAL RESOURCES -** Would the project:				
a)	Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through	☐	☐	☐	☒

direct removal, filling, hydrological interruption, or other means?

d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☐	☒

SUBSTANTIATION: *(Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☒):*

California Department of Fish and Wildlife Natural Community Conservation Planning; San Bernardino Countywide Plan*; *Submitted Project Materials; Biological Resources Assessment, conducted by Jennings Environmental, LLC. March 2023, Updated December 2024

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

A Biological Resources Assessment (BRA) was prepared for the Project, by Jennings Environmental. Prior to performing the field survey, existing documentation relevant to the Project site was reviewed. The most recent records were reviewed for the following quadrangle containing and surrounding the Project site: *Joshua Tree North, Sunfair, Indian Cove,* and *Joshua Tree South,* USGS 7.5-minute quadrangles. The *Sunfair, Indian Cove,* and *Joshua Tree South* quads were included in this search due to the site's proximity to their borders. These databases contain records of reported occurrences of federal- or State-listed endangered or threatened species, California Species of Concern (SSC), or otherwise special status species or habitats that may occur within or in the immediate vicinity of the Project site. These sources include:

- California Natural Diversity Database (CNDDB) managed by California Department of Fish and Wildlife (CDFW) (CDFW 2023)
- U.S. Fish and Wildlife Service (USFWS) Critical Habitat Mapper (USFWS 2023)
- California Native Plant Society's Electronic Inventory (CNPSEI) of Rare and Endangered Vascular Plants of California (CNPS 2023), issuer of the California Rare Plant Rank
- USFWS threatened and endangered species occurrence GIS overlay
- USGS National Map
- Calwater Watershed Maps
- USFWS Designated Critical Habitat Maps

- San Bernardino County Development Code, 88.01.060 Desert Native Plant Protection
- San Bernardino County Biotic Resources Layer

Jenning's biologist, Gene Jennings, conducted the general reconnaissance survey within the Project site to identify the potential for the occurrence of special status species, vegetation communities, or habitats that could support special status wildlife species. The surveys were conducted on foot, throughout the Project site between 0800 and 1030 hours on March 25, 2023. Weather conditions during the survey included temperatures ranging from 42.6 to 48.6 degrees Fahrenheit, with clear skies, no precipitation, and 2.8 to 5.6 mile-per-hour winds. Photographs of the Project site was taken to document existing conditions.

No State and/or federally listed threatened or endangered species or other sensitive species were observed on-site during surveys.

Desert Tortoise (Gopherus agassizii)
The habitat on site is marginally suitable for desert tortoise. Recent occurrences in the vicinity from 2008 are documented in the CNDDB Search. However, no sign of desert tortoise (i.e. burrows, tracks, or pellets) was observed during the survey. Additionally, no desert tortoise individuals were observed. Surveys for this species were conducted using the 2018 Survey Protocol from the USFWS (Preparing for any Action That May Occur Within the Range of the Mojave Desert Tortoise (Gopherus agassizii)). This consisted of walking transects spaced 10 meters (30 feet) apart.

> ***Findings***: No desert tortoise were observed and no sign of desert tortoise were observed. However, because the site is marginally suitable, it is recommended that pre-construction surveys be completed for this species. These surveys should be conducted by a qualified biologist and at an appropriate time of day/year to observe signs of desert tortoise using the 2018 Survey Protocol from the USFWS (**MM BIO-1**).

Desert Kit Fox(Vulpes macrotis)
The site is not suitable for this species. This species was not observed during the survey. No burrows of suitable size or shape were observed, and no evidence of this species was observed either (scat, predation remains, tracks, etc.).

> ***Findings***: This species is considered absent from the Project site and no further surveys are required.

American Badger (Taxidea taxus)
The site is not suitable for this species. This species was not observed during the survey. No burrows of suitable size or shape were observed, and no evidence of this species were observed either (scat, predation remains, tracks, etc.).

> ***Findings***: This species is considered absent from the Project site and no further surveys are required.

Burrowing owl (Athene cunicularia)
Based on the March 2023 field survey, the site does not contain suitable habitat for this species. No burrowing owls were observed during the site visit. No portion of the Project site showed any evidence of past or present burrowing owl (BUOW) activity. No suitable burrows, feathers,

whitewash, or castings were found. Additionally, the site does not contain a suitable burrow surrogate species (i.e., California ground squirrel (*Otospermophilus beecheyi*)).

Findings: This species is considered absent from the Project site, and no further surveys are required.

Western Joshua Tree (*Yucca brevifolia*)

Western Joshua trees (WJT) were observed throughout the Study Area during the Biological Assessment and Western Joshua Tree Census. A western Joshua Tree Census was completed by Marinna Wagner, a Certified Arborist (Appendix E of the Biological Resources Assessment). During the Joshua tree survey, a census was created to evaluate the number of Joshua trees located within the Study Area, including their size, condition, and other factors per the CDFW WJT Census Data Sheet and CDFW Census Instructions. A 50 foot buffer around all potential work was used as the CDFW considers any tree present within the designated 50 foot buffer as a ”take”. There are currently 124 western Joshua trees on-site. The Project is designed to incorporate the native landscape to greatest extent possible. It is estimated that three WJTs will need to be relocated for road right-of-way, while the remaining WJTs will be avoided.

Therefore, as the Project would result in removal of WJTs, impacts to WJTs are potentially significant. The Project would be required to obtain an Incidental Take Permit (ITP) from the CDFW, which permits authorization for take, and additional measures to protect WJTs (**MM BIO-3**).

Nesting Birds

The Project site and immediate surrounding area do contain habitat suitable for nesting birds. As such the Project is subject to the following nesting bird regulations.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 implements four international conservation treaties that the U.S. entered into with Canada in 1916, Mexico in 1936, Japan in 1972, and Russia in 1976. It is intended to ensure the sustainability of populations of all protected migratory bird species. The Act has been amended with the signing of each treaty, as well as when any of the treaties were amended, such as with Mexico in 1976 and Canada in 1995. The Act prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service.

California Fish and Game Code

The Project site is also subject to Sections 3503 and 3503.5 of the Fish and Game Code. Section 3503 states, “It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto”. Section 3503.5 also states, “It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto”.

Therefore, the implementation of **MM BIO-2** is required prior to grading activities.

MM BIO-1 A qualified biologist shall conduct a protocol level presence or absence survey for the desert tortoise within the Project area and 500-foot buffer of suitable habitat, no more than 48-hours prior to Project activities and after any pause in Project activities lasting 30 days or more, in accordance with U.S. Fish and Wildlife Service 2018 desert tortoise survey methodology. The survey shall utilize perpendicular survey routes and 100-percent visual coverage for desert tortoise and their sign. Pre-construction surveys cannot be combined with other surveys conducted for other species while using the same personnel. Results of the survey shall be submitted to CDFW and USFWS prior to start of Project activities. If the survey confirms absence, the qualified biologist shall ensure desert tortoise do not enter the Project area. If the survey confirms presence, the Project proponent shall submit to CDFW and USFWS for review and approval a desert tortoise-specific avoidance plan detailing the protective avoidance measures to be implemented to ensure complete avoidance of take of desert tortoises. If complete avoidance cannot be achieved, the Project proponent shall not undertake Project activities and Project activities shall be postponed until the appropriate authorization is obtained.

MM BIO-2 Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist shall conduct pre-construction Nesting Bird Surveys (NBS) prior to project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action shall be required. If an active nest is found, the biologist shall set appropriate no-work buffers around the nest which shall be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

MM BIO-3 Although impacts to western Joshua trees are minimal the following shall be implemented to ensure that impacts to this species are mitigated appropriately:

1. The Project applicant shall comply with the requirements of the Western Joshua Tree Conservation Act and San Bernardino County Code Sections 88.01.050 and 88.01.060 regarding the removal, relocation, or transplantation of Western Joshua trees.

A mitigation fee shall be paid for Western Joshua trees requiring removal as a result of the Project according to the Western Joshua Tree Conservation Act. Because the Project is located within the standard mitigation fee map area, it is subject to the following estimated mitigation fees per tree based on the 2025 fee schedule:

- Size Class A (Trees less than 1 meter in height) - $346.00 per tree
- Size Class B (Trees one 1 meter or greater but less than 5 meters in height) - $509.00 per tree

- Size Class C (Trees 5 meters or greater in height) - $2,544.75 per tree

Based on the western Joshua trees to be relocated and the mitigation fees per tree above, the Project Proponent shall pay a mitigation fee of $1,201 for the relocation of 3 WJT. In addition to paying the required mitigation fees, the Project applicant shall comply with San Bernardino County Code Section 88.01.050, which requires the relocation or transplantation of Joshua trees where feasible, as determined by a qualified biologist or certified arborist. The applicant shall also comply with Section 88.01.060, which establishes replanting standards for transplanted Joshua trees to maximize survival rates.

To comply with County Code Section 88.01.050, Joshua trees shall be transplanted on-site where feasible, and if transplantation on-site is not possible, trees shall be relocated to a designated off-site location in accordance with the County's standards and under the direction of a qualified biologist or arborist. The Project applicant shall ensure that proper irrigation, monitoring, and maintenance is provided for any transplanted Joshua trees as described in the Incidental Take Permit.

2. Extra caution shall be required around live Trees during construction to ensure that no grading overage encroaches on the Tree Protection Zone (TPZ). A TPZ is an area around a tree designed to safeguard its root system and surrounding soil from damage during construction or other activities. It is the engineer's responsibility to make sure that all grading plans account for any overage in the field. Encroachment between small groups as clustered is not recommended. If there is any question or uncertainty, it is recommended the arborist be hired to oversee any excavation work as it is occurring near the trees.

3. Fencing, caution tape, and/or flagging (i.e. some form of stable visual identification that is not permanent) shall be required around the outer radius of all live trees within 15 m or 50 ft of work to ensure that TPZ distances are maintained by all contractors throughout the duration of construction. We recommend chain link or orange construction fabric for Tree Protection Zones. Staging and worker parking areas shall be located away from all TPZ. There shall be no concrete waste or construction run off that spreads near trees and measures to avoid this must be taken. For large clusters of trees, fencing shall be connected between individual radius lines closest to work to avoid unnecessary trampling between trees.

4. A worker education class is recommended prior to commencing any work on site to ensure that all workers are familiar with the protected species and that they understand notes and best practices for working around Western Joshua Trees and other protected native plants.

5. Other mitigation measures such as seed collecting from mature branched affected trees if feasible given seasonal timing is recommended as a strategy to mitigate impacts to the seed bank.

Although the Project site does have suitable habitat for some sensitive species, with the implementation of Mitigation Measures **BIO-1, BIO-2, BIO-3, and BIO-4 (found under Threshold IV (e)**, the proposed Project would not have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species.

Less than Significant with Mitigation

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

Waters of the United States and Waters of the State

The US Army Corps of Engineers (USACE) has the authority to permit the discharge of dredged or fill material in Waters of the U.S. under Section 404 of the Clean Water Act (CWA). While the Regional Water Quality Board has authority over the discharge of dredged or fill material in Waters of the State under Section 401 CWA as well as the Porter-Cologne Water Quality Control Act. The Project area was surveyed with 100 percent visual coverage and no drainage features were present on site. As such, the subject parcel does not contain any wetlands, Waters of the U.S., or Waters of the State.

Fish and Game Code Section 1602 - State Lake and/or Streambed

The CDFW asserts jurisdiction over any drainage feature that contains a definable bed and bank or associated riparian vegetation. The Project area was surveyed with 100 percent visual coverage and no definable bed or bank features exist on the Project site. There is an outlet structure that deposits water onto the site from the surrounding parcels; however, it appears that the amount of water that is discharged does not stay within a defined location or channel. It is either absorbed into the soil or lost to sheet flow within the parcel. As such, the subject parcel does not contain any areas under CDFW jurisdiction.

The Project site lacks any Waters of the US, Waters of the State, and CDFW Jurisdiction. Additionally, the site lacks any regulated habitat types under the regulatory authority the agencies above. Therefore there is no impact to any riparian habitat or other sensitive community.

No Impact

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

The USACE regulates discharge of dredge or fill materials into waters of the United States. These watersheds include wetlands and non-wetland bodies of water that meet specific criteria. CDFW regulates wetland areas only if those wetlands are part of a river, stream or lake as defined by CDFW. The Project Site does not have any drainages or areas that support wetlands,

as stated in the BRA. Therefore, no adverse impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

According to the California Essential Habitat Connectivity Project, the Project site is not mapped within an area for wildlife movement. However, the site is within a wildlife linkage as mapped by Mojave Desert Land Trust. Although the site is within this linkage, the proposed Project will have minimal impacts on it as the remainder of the immediate vicinity of the linkage is largely undeveloped. Wildlife will have the ability to go around the site to access the remainder of the linkage. Terrestrial animals are more likely to use the ephemeral wash to the southwest for movement as that remains undeveloped upstream and downstream and will not be affected by the proposed Project. The regional area around the Project site, while rural, is largely developed. This will further limit wildlife from traversing that site, as they will prefer to use routes that go around development. Therefore, the proposed Project will have a less than significant impact on any current wildlife corridors.

Less Than Significant Impact

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The Project is subject to compliance with the San Bernardino County Development Code Section 88.01.060, Desert Native Plant Protection Ordinance. Harvest, transport, sale, or possession of specific native desert plants from both public or private lands is prohibited unless a person has a valid permit. This Ordinance is intended to augment and coordinate with the Desert Native Plants Act (Food and Agricultural Code Section 80001 et seq.) and the efforts of the State Department of Food and Agriculture to implement and enforce the Act.

The site does contain Mojave yucca (*Yucca schidigera*), which are covered species under the California Desert Native Plants Act. As such, the following mitigation measure shall be put in place:

MM BIO-4 It is recommended that any species that is protected by the California Desert Native Plant Act that will be impacted should be flagged and relocated to a nursery or suitable other entity prior to construction. Any construction that removes any protected plant species would require a permit from the local sheriff in the county where protected plants will be removed.

Development of the proposed Project could have the potential to conflict with the Desert Native Plant Act. However, with the implementation of **MM BIO-4**, the impacts will be less than significant.

Less than Significant with Mitigation

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

The Project site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or State habitat conservation plan as identified in the California Department of Fish and Wildlife's California Natural Community Conservation Plans Map[3]. No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
V.	**CULTURAL RESOURCES** - Would the project:				
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c)	Disturb any human remains, including those outside of formal cemeteries?	☐	☒	☐	☐

SUBSTANTIATION: (Check if the project is located in the Cultural ☐ or Paleontologic ☐ Resources overlays or cite results of cultural resource review):

Historical/Archaeological Resources Survey Report, Prepared by CRM Tech, dated July 23, 2023, Revised April 1, 2025; South Central Coast Information Center, California State University Fullerton, Department of Anthropology-MH 426

[3] Natural Community Conservation Planning https://wildlife.ca.gov/Conservation/Planning/NCCP. Accessed October 2023

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Methods

Historical background research for this study was conducted by CRM TECH principal investigator/ historian Bai "Tom" Tang. Sources consulted during the research included published literature in local history, historical maps of the Joshua Tree area, and aerial/satellite photographs of the project vicinity. Among the maps consulted for this study were the U.S. General Land Office's (GLO) land survey plat maps dated 1856 and the U.S. Geological Survey's (USGS) topographic maps dated 1955-1994, which are available at the websites of the U.S. Bureau of Land Management and the USGS. The aerial and satellite photographs, taken in 1970-2022, are accessed at the Nationwide Environmental Title Research (NETR) Online website and through the Google Earth software.

Historical sources consulted for this study suggest that the project area is low in sensitivity for cultural resources from the historic period. Prior to the post-WWII period, no human-made features were known to be present in or near the project area. In the early 1950s, the unpaved forerunner of present-day Sunburst Avenue was the only notable feature in the immediate vicinity of the project area, with a grid of other roads and some scattered buildings nearby. Dixie Lane appeared as a lightly used dirt road along the southern project boundary at least by 1970 and was joined by Avenida La Candela sometime before 1983. While similar development gradually spread in the surrounding area, the project area remained undeveloped and largely used, retaining much of its native character to the present time (NETR Online 1970-2020; Google Earth 1989-2022).

On April 19, 2023, the Twentynine Palms Band replied via e-mail they would like to participate in the field survey. The date, time, and location to meet were confirmed via e-mail between CRM TECH and the tribe. On the morning of the day of the survey, however, Sarah Bliss, Director of Tribal Programs EPA, telephoned CRM TECH that the tribe was unable to participate. She advised CRM TECH to proceed with the survey and requested to be notified of any findings.

On April 21, 2023, CRM TECH archaeologists Nicole Raslich and Frank Raslich carried out the field survey of the project area. The survey was completed on an intensive level by walking a series of parallel north-south transects at 10-meter (approximately 33-foot) intervals, starting from the eastern end and proceeding to the western end. In this way, the ground surface in the entire project area was systematically and carefully examined for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years or older). Ground visibility was good (50-80%) with only scattered vegetation obscuring portions of the surface.

Results

According to South Central Coastal Information Center (SCCIC) records search results, no cultural resources studies had occurred within or adjacent to the Project area prior to this study, nor had any cultural resources been recorded. Within the one-mile scope of the records search,

five previous studies had been reported to the SCCIC, and two historic-period cultural resources had been recorded, one being a house foundation with refuse (36-010517) and one being a U.S. General Land Office's (GLO) survey marker (36-020672). Both sites were found at least three quarters of a mile to the south of the Project location. At that distance, neither of them requires further consideration during the Historical/Archaeological Resources Survey Report.

Throughout the course of the field survey, no buildings, structures, objects, sites, features, or artifacts of prehistoric—i.e., Native American—or historical origin were encountered within the project area. As noted above, the ground surface in the westernmost portion of the project area, adjacent to Avenue La Candela., had been disturbed in the past, and vegetation had regrown after possible grading. There was a large refuse deposit in the southwestern corner of the project area, while scattered refuse was encountered occasionally across the entire parcel. All of the items examined appeared to be of modern origin, and none of them demonstrate any historical/archaeological interest.

No potential "historical resources" were previously recorded within or adjacent to the project area, and none were found during the present survey. In addition, Native American input during this study did not identify any sites of traditional cultural value in the vicinity, and no notable cultural features were known to be present in the project area throughout the historic period. Based on these findings, and in light of the criteria listed above, the present study concludes that no "historical resources" exist within or adjacent to the project area.

Throughout the course of these research procedures, no potential "historical resources" were encountered within or adjacent to the project area. Therefore, there is no impact to historical resources.

No Impact

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

On March 17, 2023, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's Sacred Lands File. In the meantime, CRM TECH notified the nearby Twentynine Palms Band of Mission Indians of the upcoming archaeological field survey and invited tribal participation. In addition, written inquiries for information on any known Native American cultural resources were sent to the Twentynine Palms Band and the Morongo Band of Mission Indians on March 20, 2023.

However, resources could be uncovered during site grading or excavation activities and therefore Mitigation Measure CR-1 will be implemented to reduce any impacts to less than significant.

MM CR-1 For adequate coverage and the protection of possibly significant buried resources and tribal cultural resources, a qualified archaeologist meeting Secretary of Interior standards shall be retained by the applicant to monitor all ground-disturbing construction activities, included but not limited to site preparation, grading and

excavation. The applicant and archaeologist shall agree on a monitoring schedule based on the necessary days of ground-disturbance. In the event that Native American cultural resources are discovered during Project development/construction, all work within 50 feet of the find shall cease and the qualified archaeologist shall be hired to assess the find. Work on the overall Project may continue during this assessment period. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or the qualified archaeologist shall contact any Tribes claiming cultural affiliation to the area. If requested by the Tribe(s), the developer or the qualified archaeologist shall, in good faith, consult on the discovery and its disposition (e.g., avoidance, preservation, return of artifacts to tribe, etc.). If avoidance is not possible, an avoidance plan shall be prepared and implemented based on consultation between the qualified archaeologist and Tribes.

Less than Significant with Mitigation

c) Disturb any human remains, including those outside of formal cemeteries?

Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Field surveys conducted as part of the Historical/Archaeological Resources Survey Report did not encounter any evidence of human remains. The Project site is not located on or near a known cemetery. However, to ensure adequate and compliant management of any buried remains that may be identified during project development, the following mitigation measure is required as a condition of project approval to reduce any potential impacts to a less than significant level.

With implementation of Mitigation Measure CR-2, the proposed Project would not have a significant impact on human remains.

MM CR-2 If evidence of human remains is identified, the County Coroner shall be contacted immediately and permitted to inspect the remains. San Bernardino County and the applicant shall also be informed of the discovery. The Coroner shall determine if the bones are historic/archaeological or a modern legal case. The Coroner shall immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section 5097.98.

All discovered human remains shall be treated with respect and dignity. California State law (California Health & Safety Code Section 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.

Less than Significant with Mitigation

Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
VI.	**ENERGY** – Would the project:				
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

SUBSTANTIATION: ***California Energy Consumption Database;*** **TTM 20557 Air Quality, Greenhouse Gas, and Energy Impact Study, MD Acoustics, October 25, 2023, Updated Apitl 11, 2025*; *Title 24 Building Energy Efficiency Standards; Submitted Project Materials***

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Construction

Electrical service will be provided by Southern California Edison (SCE). No solar power is currently proposed as part of this Project. As shown in Table 7, the total electricity usage from Project construction related activities is estimated to be approximately 8,883 kWh.

Table 7: Project Construction Power Cost and Electricity Usage

Power Cost (per 1,000 square foot of building per month of construction)	**Total Building Size (1,000 Square Foot)[1]**	**Construction Duration (months)**	**Total Project Construction Power Cost**
$2.32	11.70	18	$488.59

Cost per kWh	**Total Project Construction Electricity Usage (kWh)**
$0.06	8,883

* Assumes the Project will be under the GS-1 General Service rate under SCE.

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

Using the CalEEMod data input, the Project's construction phase would consume electricity and fossil fuels as a single energy demand, that is, once construction is completed their use would cease. CARB's 2017 Emissions Factors Tables show that on average aggregate fuel consumption (gasoline and diesel fuel) would be approximately 18.5 hp-hr-gal. As presented in Table 8 below, Project construction activities would consume an estimated 46,135 gallons of diesel fuel.

Table 8: Construction Worker Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)[2]	Estimated Fuel Consumption (gallons)
Site Preparation	10	17.5	18.5	3237.5	30.95	105
Grading	30	20	18.5	11,100	30.95	359
Building Construction	300	2.16	18.5	11,988	30.95	387
Paving	20	15	18.5	5,550	30.95	179
Architectural Coating	20	0.432	18.5	160	30.95	5
Total Construction Worker Fuel Consumption						**1,035**

Notes:
[1]Assumptions for the worker trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.20 defaults.
[2]Fuel economy from CARB's EMFAC model (see Appendix B for details).

Operations

The annual natural gas and electricity demands were provided per the CalEEMod output and are provided in Table 9.

Table 10: Project Unmitigated Annual Operational Energy Demand Summary[1]

Natural Gas Demand	**kBTU/year**
Single Family Residential	187,738
Total	187,738
Electricity Demand	**kWh/year**
Single Family Residential	45,658
Total	45,658

Notes:

[1]Taken from the CalEEMod 2022.1.1.20 annual output.

As shown in Table 10, the estimated operational electricity demand for the proposed Project is approximately 45,658 kWh per year. In 2022, the residential sector of the San Bernardino County consumed approximately 6,302 million kWh of electricity. In addition, the estimated natural gas consumption for the proposed Project is approximately 187,738 one-thousand British thermal units (kBTU) per year. In 2022, the residential sector of the San Bernardino County consumed approximately 267 million therms of gas.

The largest source of operational energy use would be vehicle operation of customers. The site is located in a rural area. Using the CalEEMod output, it is assumed that an average trip for autos were assumed to be 16.6 miles, light trucks were assumed to travel an average of 6.9 miles, and 3- 4-axle trucks were assumed to travel an average of 8.4 miles13. To show a worst-case analysis, as the proposed Project is an office project, it was assumed that vehicles would operate 365 days per year. Table 11 shows the worst-case estimated annual fuel consumption for all classes of vehicles from autos to heavy-heavy trucks. Table 11 shows that an estimated 9,241 gallons of fuel would be consumed per year for the operation of the proposed project.

Table 11: Estimated Vehicle Operations Fuel Consumption

Vehicle Type	Vehicle Mix	Number of Vehicles[1]	Average Trip (miles)[2]	Daily VMT	Average Fuel Economy (mpg)	Total Gallons per Day	Total Annual Fuel Consumption (gallons)
Light Auto	Automobile	31.9	16.6	530	31.82	16.66	6,082
Light Truck	Automobile	3.6	6.9	25	27.16	0.92	335
Light Truck	Automobile	10.9	6.9	75	25.6	2.93	1,070
Medium Truck	Automobile	7.6	6.9	52	20.81	2.51	917
Light Heavy Truck	2-Axle Truck	1.4	8.4	12	13.81	0.85	311
Light Heavy Truck 10,000 lbs +	2-Axle Truck	0.4	8.4	3	14.18	0.22	82
Medium Heavy Truck	3-Axle Truck	0.7	8.4	6	9.58	0.62	225
Heavy Heavy Truck	4-Axle Truck	0.5	8.4	4	7.14	0.60	218
Total		57	--	708	--	25.32	--
Total Annual Fuel Consumption							**9,241**

Notes:
[1] Per the trip generation assessment, the project is to generate 57 total net new trips after reduction of existing uses. Default CalEEMod vehicle fleet mix utilized.
[2] Based on the size of the site and relative location, trips were assumed to be local rather than regional.

Trip generation generated by the proposed project are consistent with other similar residential uses of similar scale and configuration as reflected in the traffic assessment for the project. That is, the proposed project does not propose uses or operations that would inherently result in

excessive and wasteful vehicle trips, nor associated excess and wasteful vehicle energy consumption. Therefore, project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.
Therefore, the increase in electricity, natural gas, and fuel from the proposed project is less than significant and no mitigation measures are required..

Less Than Significant Impact

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the SCE and Southern California Gas Company.

Regarding the State's Renewable Energy Portfolio Standards, the Project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CALGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. Therefore, the proposed Project will have a less than significant impact on renewable energy and no mitigation measures are required.

Less Than Significant Impact

Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
VII. GEOLOGY AND SOILS - Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐

	iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv. Landslides?	☐	☐	☐	☒
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c)	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)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

SUBSTANTIATION: *(Check ☐ if project is located in the Geologic Hazards Overlay District):*

San Bernardino Countywide Plan; Submitted Project Materials; California Department of Conservation Fault Activity Map; California Important Land Finder ; Geotechnical Report dated March 27, 2023

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42

The Project site does not occur within an Alquist-Priolo Earthquake Fault Zone, as shown in the Department of Conservation Earthquake Zones of Required Investigation Map (2023).[4] The Project site is not located within a currently designated San Bernardino County State of

[4]Department of Conservation Fault Activity Map of California (2010). http://maps.conservation.ca.gov/cgs/fam/. Accessed October 2023.

California Earthquake Fault Zone[5]. There are no known active faults projecting toward or extending across the Project site. The nearest Alquist-Priolo fault lines are the Pinto Mountain Fault Zone located approximately 2.3 miles south of the Project site. Nonetheless, the proposed Project would be required to comply with the California Building Code (CBC) and San Bernardino County Development Code requirements, the Uniform Fire Code requirements, and all applicable statutes, codes, and ordinances. Compliance with these codes and standards would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Less Than Significant Impact

ii) Strong seismic ground shaking?

As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project site. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the CBC and local building regulations. The CBC includes regulations that aim to preclude significant adverse effects associated with strong seismic ground shaking. Compliance can ensure that the proposed Project would minimize exposure of people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

iii) Seismic-related ground failure, including liquefaction?

Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as fluid. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. Ground failure associated with liquefaction can result in severe damage to structures. The Project site is not located in an area susceptible to liquefaction.[6] Additionally, according to Appendix D (Liquefaction and Settlement Analysis) of the Geotechnical Report, the soil on site has negligible liquification. Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

iv) Landslides?

[5] San Bernardino Countywide Plan https://www.arcgis.com/apps/webappviewer/index.html?id=d88e2db7ee5649478d70e95c56b0d62d. Earthquake Fault Zones. Figure HZ-1

[6] San Bernardino Countywide Plan Map. HZ-2 "Liquefaction and Landslides.". https://www.arcgis.com/apps/webappviewer/index.html?id=5864a434814c4e53adc74101b34b1905

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project site is not located within an area susceptible to landslides as mapped by the County[6]. Furthermore, the Project Site is near level with the surrounding area further reducing the potential for landslides. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

b) Result in substantial soil erosion or the loss of topsoil?

The County's Wind Erosion Hazards map[7] does not have data for the community of Joshua Tree, including the Project site. However, because land surrounding the community to the north and south has a high erodibility rating, the subject site is also likely prone to wind erosion. Erosion can occur or be exacerbated by construction and development, resulting from wind and stormwater. Once the Project is built out, buildings, paved areas, and stabilized landscaped areas will minimize the potential for erosion. However, development of the Project would have the potential to result in the erosion of soils during site preparation, grading, and building construction. Construction activities including the removal of vegetation, grading, excavation, or any other activity that causes the disturbance of one or more acres is subject to a General Construction Permit, which requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must include best management practices (BMPs), including drainage erosion controls, sediment controls, and wind erosion controls. Additionally, development of the residential lots would be subject to MDAQMD Rule 403, which requires the implementation of fugitive dust controls as well as the preparation and implementation of an approved Dust Control Plan. Implementation of the required plans, rules, and BMPs will ensure that the construction of the Project has less than significant impacts related to soil erosion

Less Than Significant Impact

c) 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?

The Project site is relatively flat with no prominent geologic features occurring on or within the vicinity of the Project site. The elevation of the Project site ranges from approximately 2,780 feet above mean sea level (AMSL) to 2,819 feet AMSL. The Project site is not within an area susceptible to liquefaction or landslides. Seismically induced lateral spreading involves lateral movement of soils due to ground shaking. Because the Project site is relatively level, the potential for seismically induced lateral ground spreading should be considered low. Additionally, the Project will comply with all applicable building regulations and will conduct remedial grading as recommended in the Geotechnical Report. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

[7] San Bernardino Countywide Plan Map. HZ-11 “Wind Erosion Hazards.”. https://www.arcgis.com/apps/webappviewer/index.html?id=792deb2cc7e6492c876c21a53b2e6457

Less Than Significant Impact

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Expansive soils (shrink-swell) are fine-grained clay silts subject to swelling and contracting in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. A high shrink-swell potential indicates a hazard to structures built on or with material having this rating. According to the Geotechnical report, based on the one laboratory test conducted, the expansion index representative of the site soils was 0, corresponding to very low expansion potentials. Additionally the Project will be required to comply with all State and Local Building Codes. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The proposed Project will utilize septic tanks for all sewer waste disposal. Such systems would be required to meet all requirements of the County's Environmental Health Services (EHS) Division prior to their installation, including the completion of a percolation test which was completed in the Geotechnical Report. The Percolation test found that the soils on-site are suitable for installation of septic tanks. Therefore, preparation of required documentation and subsequent evaluation and approval by the County would ensure impacts are less than significant, and no mitigation measures are required.

Less Than Significant Impact

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The geology in the vicinity of the Project has been mapped by Dibble (1967) [8]. A review of this map indicates the Project site is located on older surficial deposits of Pleistocene- Holocene age (Qoa). These are potentially fossiliferous sediments that were deposited between approximately 1.8 million years ago to 11,000 years ago. Older Pleistocene deposits in the area have been found to be highly fossiliferous yielding the remains of ground sloths, bison, and horse.

Therefore, possible significant adverse impacts, during construction, have been identified and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measure is:

[8] Department of Conservation – Compilation of Quaternary Surficial Deposits, https://maps.conservation.ca.gov/cgs/QSD/

MM GEO-1: A qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols. A paleontological monitor shall be present full-time during ground disturbance below one foot including but not limited to grading, trenching, utilities, and off-site easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area. If the discovery is significant the qualified paleontologist shall notify the Client and County immediately. In consultation with the Client and County, the qualified paleontologist shall develop a plan of mitigation.

Implementation of Mitigation Measure **GEO-1** would reduce potential impacts to paleontological resources to a less than significant level.
Less than Significant with Mitigation

Therefore, potential impacts can be reduced to less than significant level with implementation of mitigation measures above.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
VIII.	**GREENHOUSE GAS EMISSIONS –** Would the project:				
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b)	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SUBSTANTIATION:
San Bernardino Countywide Plan; **Air Quality Technical Report, TTM 20557 Air Quality, Greenhouse Gas, and Energy Impact Study, MD Acoustics, October 25, 2023, Updated April 11, 2025**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Construction

The greenhouse gas (GHG) emissions from Project construction equipment and worker vehicles are shown in Table 12. The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years, as required by the California Energy Commission (CEC), are estimated at 17.13 metric tons of CO_2e per year.

Table 12: Construction Greenhouse Gas Emissions

Year		Metric Tons Per Year				
	Bio-CO_2	NBio-CO_2	Total CO_2	CH_4	N_2O	CO_2e
2024	0.00	379.35	379.35	0.01	0.01	382.55
2025	0.00	130.80	130.80	0.01	0.00	131.37
Total	0.00	510.15	510.15	0.02	0.01	513.92
Annualized Construction Emissions						**17.13**

Notes:

1. $MTCO_2e$=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane and nitrous oxide).

2. The emissions are averaged over 30 years.

* CalEEMod output

Operations

Operational emissions occur over the life of the Project. Table 13 below shows that the subtotal for the proposed project would result in annual emissions of 110.73 $MTCO_2e$ per year (without the addition of amortized construction emissions which would add an additional 17.13 $MTCO_2e$ per year). The total emissions of 127.86 $MTCO_2e$/year would not exceed the San Bernardino County screening threshold of 3,000 MTCO2e. As shown in Table 10, the project's total GHG emissions would also not exceed the MDAQMD annual threshold of 100,000 $MTCO_2e$ or the MDAQMD daily threshold of 548,000 pounds of CO2e.

Table 13: Opening Year Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)[1]						Maximum Daily (lbs/day)
	Bio-CO_2	NonBio-CO_2	CO_2	CH_4	N_2O	CO_2e	CO_2e
Area Sources[2]	0.00	0.07	0.07	0.00	0.00	0.07	0.91
Energy Usage[3]	0.00	21.00	21.00	0.00	0.00	21.05	127.13
Mobile Sources[4]	0.00	87.30	87.30	0.00	0.00	88.80	575.78
Solid Waste[5]	0.52	0.00	0.52	0.05	0.00	1.82	11.01
Water[6]	0.08	16.60	16.70	0.01	0.00	17.00	102.89

Refrigerants	0.00	0.00	0.00	0.00	0.00	0.01	0.08
Total Operational Emissions	0.60	125.02	125.62	0.07	0.00	128.83	**817.81**
Construction[7]	0.00	17.01	17.01	0.00	0.00	17.13	**9,928.70**
Combined Emissions	0.60	142.03	142.63	0.07	0.00	**145.88**	**-**
MDAQMD GHG Thresholds						**100,000**	**548,000**
San Bernardino County GHG Emissions Reduction Plan Threshold						**3,000**	**-**
Exceeds Threshold?						**No**	**No**

Notes:

[1] Source: CalEEMod Version 2022.1.1.20

[2] Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.

[3] Energy usage consists of GHG emissions from electricity and natural gas usage.

[4] Mobile sources consist of GHG emissions from vehicles.

[5] Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.

[6] Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

[7] Construction GHG emissions based on a 30 year amortization rate.

According to the San Bernardino County thresholds of significance established above, a cumulative global climate change impact would occur if the GHG emissions created from the on-going operations would exceed 3,000 $MTCO_2e$. Therefore, as the Project's total emissions do not exceed 3,000 $MTCO_2e$, operation of the proposed Project would not create a significant cumulative impact to global climate change.

Less Than Significant Impact

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

The proposed Project would have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions.

According to the San Bernardino County Greenhouse Gas Emissions Reduction Plan, "all development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, including the GHG performance standards, and State requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 $MTCO_2e$ per year will be considered to be consistent with the Plan and determined to have a less than significant individual and cumulative impact for GHG emissions." The Reduction Plan also states that "the 3,000 $MTCO_2e$

per year value was chosen as the medial value and is used in defining small projects that must include the Performance Standards as described in Attachment B (of the San Bernardino County Greenhouse Gas Emissions Reduction Plan), but do not need to use the Screening Tables or alternative GHG mitigation analysis described in Attachment D (of the San Bernardino County Greenhouse Gas Emissions Reduction Plan)."

The Project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 $MTCO_2e$ per year. Therefore, the Project does not need to accrue points using the screening tables and is consistent with the GHG Plan, pursuant to Section 15183.5 of the CEQA Guidelines. As described in the TTM 20557 Air Quality, Greenhouse Gas, and Energy Impact Study San Bernardino County, CA Greenhouse Gas Impact Analysis, the Project is expected to comply with the performance standards for residential uses . The proposed Project will not result in substantial emissions of greenhouse gases, and impacts would be less than significant.

Less Than Significant Impact

Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
IX.	**HAZARDS AND HAZARDOUS MATERIALS –** Would the project:				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within	☐	☐	☐	☒

	two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

SUBSTANTIATION:

San Bernardino Countywide Plan; EnviroStor Database

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

The proposed Project includes the request sub-divide the parcel into 6 separate lots to allow for the development of 6 single-family homes. Construction of the proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. All materials required during construction would be kept in compliance with State and local regulations and Best Management Practices. Operations would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The proposed Project would develop single-family residences. As stated in response (a) above, hazardous or toxic materials transported in association with construction of the proposed Project may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. Operational activities would include standard maintenance, such as property upkeep, exterior painting of buildings and similar activities, and involve the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment. With implementation of BMPs and compliance with all applicable regulations, potential impacts from the use of hazardous materials is considered less than significant, and no mitigation measures are required.

Less Than Significant Impact

c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The Joshua Tree Elementary School is approximately 0.93 miles south of the Project Site at 4950 Sunburst Ave. Although construction and operational traffic will pass by the school, no substantial amount of hazardous materials would be emitted as a result of the construction and operation of the proposed Project. Therefore, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of a school are anticipated. No impacts or anticipated and no mitigation measures are required.

No Impact

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

The Project site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system.[9] EnviroStor tracks cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are located within or in the immediate vicinity of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The Project site is not within the boundaries of an airport land use plan or in the vicinity of a private airstrip. The nearest airport is the Yucca Valley Airport, approximately 6.23 miles southwest of the site. The Project will not result in safety hazards or excessive noise for people living or working in the area. No impact will occur.

No Impact

f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The Project site will be accessed from one public road off Sunburst Ave. The Project site is located approximately 2.79 miles north of State Highway 62, the primary route for an evacuation of the area, as designated by the County. The proposed Project does not propose any impacts to State

[9]California Department of Toxic Substances Control. EnviroStor. https://www.envirostor.dtsc.ca.gov/public/ Accessed October 2023.

Highway 62 and the site is not expected to generate a substantial amount of traffic. Additionally, Project construction would not require the complete closure of any public streets. Therefore, operations and construction of the proposed Project would not interfere with the use of these routes during an evacuation.

During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. Furthermore, the Project site does not contain any emergency facilities. No impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

As identified on San Bernardino Countywide Plan Map, HZ-5 Fire Hazard Severity Zones[10], the subject property and surrounding area is identified as having a moderate potential for wildland fires. Moderate, High, and Very High are of a concern for residents. As shown in CALFire's Very High Fire Hazard Severity Zones (VHFHSZ) [11] in Local Responsibility Area (LRA), the Project site is not located within a VHFHSZ. The Project site occurs in a region that is developed primarily in a rural manner. Proposed on-site improvements shall comply with the current Uniform Fire Code requirements and all applicable statues, codes, ordinances, and standards of the San Bernardino County Fire Protection District. Therefore, the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
X.	**HYDROLOGY AND WATER QUALITY -** Would the project:				

[10]San Bernardino Countywide Plan, Figure HZ-5 "Fire Hazard Severity Zones".
https://www.arcgis.com/apps/webappviewer/index.html?id=355f9beb4a8f446e8869459e91d58431
[11]CalFire Very High Fire Hazard Severity Zones.
https://gis.data.ca.gov/maps/31219c833eb54598ba83d09fa0adb346/explore?location=34.144861%2C-116.367052%2C11.66

a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
	i. result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
	ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	☐	☐	☒	☐
	iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	☐	☐	☒	☐
	iv. impede or redirect flood flows?	☐	☐	☒	☐
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

SUBSTANTIATION:

Sunburst Preliminary Drainage Study, prepared by West Coast Civil, Inc.; San Bernardino Countywide Plan; Submitted Project Materials

a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The proposed Project is subject to the regulations of an MS 4 (Municipal Storm Water Program) [12] that define regulated storm water and discharge of storm water. The amount of impervious surface is relatively small given the remaining undeveloped portions of the parcel and surrounding land uses. According to the Drainage Study prepared for the Project, on average, each lot has an area of 2.77 acres with 1,500 square feet of impervious area. The proposed development will increase impervious area by approximately 1 percent under proposed conditions. The incremental increase in storm water discharge due to these impervious surfaces must be retained on-site. This will be accomplished by the use of native soil material

[12]State Water Resources Board MS4 Permits – Colorado River Region
https://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_i_municipal.html

in the road construction and the use of infiltration trenches installed at each lot. An on-site wastewater treatment system will be utilized for wastewater effluent and require review and approval from the County's Environmental Health Services Division. This will provide a mechanism for wastewater to be treated prior to being absorbed into the surrounding soils. Additionally, the proposed Project would disturb more than one-acre and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. Because the Project will be required to comply with the NPDES permit requirements there is a less than significant impacts to water quality, and no mitigation measures or conditions are necessary.

Less Than Significant Impact

b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The intent of the proposed Project is to maintain the existing desert environment, thereby affecting the existing site vegetation and land characteristics to the minimal amount necessary for vehicle accessibility, structure foundations, and associated improvements. Given the small nature of the impervious development and the installation of detention basins for each residence, the ability to adequately provide future groundwater recharge in the region would be maintained.

The Project site is to be served through water services from the Joshua Basin Water District (JBWD). Based upon data from the JBWD, groundwater levels have been relatively constant in the area. The amount of water projected to be used by the Project is relatively small given the size and scope of the Project.

According to its 2020 Urban Water Management Plan[13], JBWD would be able to provide reliable water supplies for an average, single dry year, and multiple dry years. Tables 13, 14 and 15 show the water years and difference in supply versus demand.

Table 13: Water Supply Reliability - Normal/Average Year (AFY)

	2025	2030	2035	2040	2045
Existing Supplies					
Groundwater from Natural Recharge	0	0	0	0	0
Groundwater from Storage	0	0	0	0	0
Imported Water	500	500	500	500	500
Return Flow	476	476	476	475	480
Total Existing Supplies	*976*	*976*	*976*	*976*	*980*
Planned Supplies					
Additional Imported Water	597	597	597	597	597

[13]Joshua Basin Water District – 2020 Urban Water Management Plan
https://www.jbwd.com/urban-water-management-plan

Total Planned Supplies	*597*	*597*	*597*	*597*	*597*
Total Supplies	***1,573***	***1,573***	***1,573***	***1,572***	***1,577***
Estimated Demands	**1,108**	**1,108**	**1,108**	**1,105**	**1,117**
Difference (Supply - Demand)	***465***	***465***	***465***	***467***	***460***

Table 14: Water Supply Reliability - Single-Dry Year (AFY)

	2025	**2030**	**2035**	**2040**	**2045**
Existing Supplies					
Groundwater from Natural Recharge	0	0	0	0	0
Groundwater from Storage	563	565	564	563	569
Imported Water	215	215	215	215	215
Return Flow	476	476	476	475	480
Total Existing Supplies	*691*	*691*	*691*	*690*	*695*
Planned Supplies					
Additional Imported Water	0	0	0	0	0
Total Planned Supplies	*0*	*0*	*0*	*0*	*0*
Total Supplies	***1,254***	***1,256***	***1,255***	***1,253***	***1,264***
Estimated Demands	**1,254**	**1,256**	**1,255**	**1,253**	**1,264**
Difference (Supply - Demand)	***0***	***0***	***0***	***0***	***0***

Table 15: Water Supply Reliability - Multiple Dry Years (AFY)

	2025	**2030**	**2035**	**2040**	**2045**
Existing Supplies					
Groundwater Safe Yield	0	0	0	0	0
Groundwater from Storage	356	368	407	432	474
Imported Water	500	500	500	500	500
Return Flow	760	770	790	820	840
Total Existing Supplies	*1,616*	*1,638*	*1,697*	*1,752*	*1,814*
Planned Supplies					
Additional Imported Water	146	146	146	146	146
Total Planned Supplies	*146*	*146*	*146*	*146*	*146*
Total Supplies	**1,762**	**1,784**	**1,843**	**1,898**	**1,960**
Estimated Demands	**1,762**	**1,784**	**1,843**	**1,898**	**1,960**
Difference (Supply - Demand)	***0***	***0***	***0***	***0***	***0***

Given the size of the proposed Project, 6 single-family homes, which is estimated to consume about 2.04 acre feet annually, the water supplies available through JBWD are projected to be sufficient to serve the proposed Project and reasonably foreseeable future development. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

i) Result in substantial erosion or siltation on- or off-site;

According to the Drainage Report, the existing site generally drains from the northwest to the southeast at an average grade of 3.0 percent. The existing site is classified as barren, made up of hydrologic group C soils with poor coverage of native shrubbery. The existing site is impacted by run-on draining from offsite undeveloped area to the north and west that are within the watershed basin boundary.

The proposed Project includes six lots, each containing a one-story home with detached car port, infiltration basin, and septic tank within the 19.67-acre site footprint. On average, each lot has an area of 2.77 acres with 1,500 square feet of impervious area. This development will increase impervious area by approximately 1 percent (%)under proposed conditions. A 36' wide access roadway will be constructed through the middle of the project using recompacted native material. Additionally, 18 foot wide roadways will be constructed along the western and southern boundaries of the properties using recompacted native material. These roadways will be constructed within dedicated right-of-way half-widths and connect to Sunburst Avenue at the southeast corner of the property and Avenida La Candela at the northwest corner of the property. Recompacted native driveways will also connect the access roadway to each home and carport. Each lot will include an infiltration basin with an earthen swale designed to convey stormwater from impervious areas to each lot's respective basin.

Additionally, during construction, appropriate Best Management Practices (BMPs) such as silt fencing, sand bags and straw waddles, would be implemented to prevent soils erosion during construction. As such, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;

According to the Drainage Study prepared for the Project, on average, each lot has an area of 2.77 acres with 1,500 square feet of impervious area. This development will increase impervious area by approximately 1% under proposed conditions. The Project would be required to retain this incremental increase in water runoff on-site. Each lot will include an infiltration basin designed to capture the runoff from proposed impervious area within the development, as well as from upstream drainage areas within each lot's subbasin boundary. Infiltration basins were sized to capture the entire 100-year design storm volume for a duration equal to the time of concentration for each subbasin. As such, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or

The Project area is not served by a stormwater system and, as such, this proposed Project would not exceed the capacity of that system. The increase in impervious surfaces would generate minimal additional water runoff. According to the Drainage Study prepared for the Project, on average, each lot has an area of 2.77 acres with 1,500 square feet of impervious area. This development will increase impervious area by approximately 1% under proposed conditions. Each lot will include an infiltration basin designed to capture the runoff from proposed impervious area within the development, as well as from upstream drainage areas within each lot's subbasin boundary. Infiltration basins were sized to capture the entire 100-year design storm volume for a duration equal to the time of concentration for each subbasin. As such, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

iv) Impede or redirect flood flows?

No notable drainage courses exist through the proposed development area, with the site exhibiting a potential sheet flow condition due to its uniform topographic condition within a broad alluvial fan. Therefore, with the proposed Project adhering to existing topography, the proposed Project is not anticipated to impede or redirect flood flows. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Tsunamis are large waves generated in open bodies of water by fault displacement due to major ground movement. Due to the Project site's distance from the Pacific Ocean, tsunamis are not potential hazards near the Project site. As shown on the San Bernardino Countywide Plan Map, HZ-5 Flood Hazards[14], the Project site is not within a Federal Emergency Management Agency (FEMA) mapped flood plain. Therefore, the risk of release of pollutants by flood, seiche, or tsunami is considered low. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

[14]San Bernardino Countywide Plan, Figure HZ-4 "Flood Hazards".
https://www.arcgis.com/apps/webappviewer/index.html?id=d276e645a4ae4e2bb95694ff06b4f0be

As noted previously in section Xcii, the combination of a relatively low amount of impervious surfaces, site soils, and on-site retention of stormwater runoff, would ensure the proposed Project would not adversely conflict with or obstruct implementation of a sustainable groundwater management plan. The site is not within a Municipal Separate Storm Sewer System (MS4) area necessitating the completion of a Water Quality Management Plan (WQMP) for water quality purposes. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XI.	**LAND USE AND PLANNING** - Would the project:				
a)	Physically divide an established community?	☐	☐	☐	☒
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

SUBSTANTIATION:

San Bernardino Countywide Plan; Submitted Project Materials

a) Physically divide an established community?

The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The proposed Project does not include the construction of a linear feature and is not located within an established community. Therefore, the proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. Therefore, no impacts are identified or anticipated.

No Impact

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

The proposed Project is the development of single-family homes. As described in other sections, the Project would be consistent and would not conflict with relevant policies of the

County's General Plan. The Project site is surrounded by vacant land. The Project site is San Bernardino County is designated Rural Living (RL) by the Countywide Plan with a zoning designation of Joshua Tree/Rural Living (JT/RL). According to the San Bernardino Countywide Land Use Element[15], rural living allows for 1 unit per 2.5 acres. The proposed Project would sub-divide the existing parcel into six (6) separate lots ranging in size from 2.58 acres to 3.07 acres. Therefore, the proposed Project would be consistent with the land use and zoning for the area and no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XII.	**MINERAL RESOURCES** - Would the project:				
a)	Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	☐	☐	☒	☒
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☒

SUBSTANTIATION: *(Check ☐ if project is located within the Mineral Resource Zone Overlay):*

San Bernardino Countywide Plan; Submitted Project Materials; Mineral Land Classification

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

The California Department of Conservation has not issued a Mineral Land Classification Map for the Project site. It is unknown if this area contains any significant mineral deposits. However, the type of development proposed would not significantly affect any potential mineral resources on-site. Additionally, the current use of the surrounding area is not compatible with mineral resource extraction as it is currently developed with rural residential developments. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

No Impact

[15]San Bernardino Countywide Plan, Land Use Element". https://countywideplan.sbcounty.gov/resources/document-download/

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

The Project site is not within a designated mineral resource area by the State of California. The San Bernardino Countywide Plan Map, NR-4 Mineral Resource Zone, does not display the area as being within a mineral resource area. The Project site is also not located within a planning area zoned for mining. Therefore, the proposed Project would not result in the loss of availability of a locally important mineral resource recovery site. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XIII.	**NOISE** - Would the project result in:				
a)	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)	Generation of excessive groundborne vibration or groundborne 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: *(Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):*

San Bernardino Countywide Plan; TTM 20577 Noise Impact Study, prepared by MD Acoustics, dated October 24, 2023, Updated April 9, 2025, Submitted Project Materials

a) *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?*

San Bernardino County outlines its noise regulations and standards in the Countywide Plan/Policy Plan, Hazards Element from the General Plan, and the Noise Ordinance from the Development Code. Its goal HZ-2 Human-generated Hazards, outlines the noise policies within the County. The County has outlined goals, policies, and implementation measures to reduce potential noise impacts and are presented below:

Goals, Policies, and Implementation Measures

Policies, goals and implementation program measures from the Policy Plan that would mitigate potential impacts on noise include the following.

Goal HZ-2 Human-generated Hazards: People and the natural environment protected from exposure to hazardous materials, excessive noise, and other human-generated hazards.

> Policy HZ-2.6: Coordination with transportation authorities. We collaborate with airport owners, FAA, Caltrans, SBCTA, SCAG, neighboring jurisdictions, and other transportation providers in the preparation and maintenance of, updates to transportation related plans and projects to minimize noise impacts and provide appropriate mitigation measures.
>
> Policy HZ-2.7: Truck delivery areas. We encourage truck delivery areas to be located away from residential properties and require associated noise impacts to be mitigated.
>
> Policy HZ-2.8: Proximity to noise generating uses. We limit or restrict new noise sensitive land uses in proximity to existing conforming noise generating uses and planned industrial areas.
>
> Policy HZ-2.9: Control sound at the source. We prioritize noise mitigation measures that control sound at the source before buffers, soundwalls, and other perimeter measures.

The Project site is currently vacant and does not generate any noise. According to the San Bernardino Countywide Plan Map, HZ-7 &HZ-8 Existing and Future Noise Contours, the site is within or adjacent to a mapped noise contour. County Development Code Section 83.01.080, Noise, establishes standards for acceptable noise levels and contains the following statement:

> "Areas within the County shall be designated as "noise-impacted" if exposed to existing or projected future exterior noise levels from mobile or stationary sources exceeding the standards listed in Subdivision (d) (Noise Standards for Stationary Noise Sources) and Subdivision (e) (Noise Standards for Adjacent Mobile Noise Sources), below. New development of residential or other noise sensitive land uses shall not be allowed in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to these standards. Noise-sensitive land uses shall

include residential uses, schools, hospitals, nursing homes, religious institutions, libraries, and similar uses."

One (1) 24-hour ambient noise measurement was conducted at the property site, located near the northeast corner of the Project site. The noise measurement was taken to determine the existing ambient noise levels. Noise data indicates that traffic along Sunburst Ave. is the primary source of noise impacting the site and the adjacent uses. This assessment utilizes the ambient noise data as a basis and compares project operational levels to said data.

Table 16: Long-Term Noise Measurement Data

Date	Time	1-Hour dB(A)							
		L_{EQ}	L_{MAX}	L_{MIN}	L2	L8	L25	L50	L90
10/19/2023	12:00AM-1:00AM	57.7	79.1	20.9	67.8	63.2	51.0	39.7	24.9
10/19/2023	1:00AM-2:00AM	55.3	76.7	18.5	65.4	60.8	48.6	37.3	22.5
10/19/2023	2:00AM-3:00AM	54.1	75.5	17.3	64.2	59.6	47.4	36.1	21.3
10/19/2023	3:00AM-4:00AM	52.3	73.7	15.5	62.4	57.8	45.6	34.3	19.5
10/19/2023	4:00AM-5:00AM	53.3	74.7	16.5	63.4	58.8	46.6	35.3	20.5
10/19/2023	5:00AM-6:00AM	57.1	78.5	20.3	67.2	62.6	50.4	39.1	24.3
10/19/2023	6:00AM-7:00AM	63.5	84.9	26.7	73.6	69.0	56.8	45.5	30.7
10/19/2023	7:00AM-8:00AM	65.8	87.2	29.0	75.9	71.3	59.1	47.8	33.0
10/19/2023	8:00AM-9:00AM	63.9	85.3	27.1	74.0	69.4	57.2	45.9	31.1
10/19/2023	9:00AM-10:00AM	62.9	84.3	26.1	73.0	68.4	56.2	44.9	30.1
10/19/2023	10:00AM-11:00AM	62.8	84.2	26.0	72.9	68.3	56.1	44.8	30.0
10/19/2023	11:00AM-12:00PM	63.0	84.4	26.2	73.1	68.5	56.3	45.0	30.2
10/19/2023	12:00PM-1:00PM	63.1	84.5	26.3	73.2	68.6	56.4	45.1	30.3
10/19/2023	1:00PM-2:00PM	63.2	84.6	26.4	73.3	68.7	56.5	45.2	30.4
10/19/2023	2:00PM-3:00PM	63.4	84.8	26.6	73.5	68.9	56.7	45.4	30.6
10/19/2023	3:00PM-4:00PM	64.6	86.0	27.8	74.7	70.1	57.9	46.6	31.8
10/19/2023	4:00PM-5:00PM	66.1	87.5	29.3	76.2	71.6	59.4	48.1	33.3

10/19/2023	5:00PM-6:00PM	65.8	87.2	29.0	75.9	71.3	59.1	47.8	33.0
10/19/2023	6:00PM-7:00PM	64.1	85.5	27.3	74.2	69.6	57.4	46.1	31.3
10/19/2023	7:00PM-8:00PM	62.7	84.1	25.9	72.8	68.2	56.0	44.7	29.9
10/19/2023	8:00PM-9:00PM	61.6	83.0	24.8	71.7	67.1	54.9	43.6	28.8
10/19/2023	9:00PM-10:00PM	60.9	82.3	24.1	71.0	66.4	54.2	42.9	28.1
10/19/2023	10:00PM-11:00PM	59.9	81.3	23.1	70.0	65.4	53.2	41.9	27.1
10/19/2023	11:00PM-12:00AM	59.3	80.7	22.5	69.4	64.8	52.6	41.3	26.5
CNEL		66.5							

Noise data indicates the ambient noise level average was 66.5 dBA CNEL at the project site. Maximum hourly levels reached up to 66.1 dBA at 4:00 PM. as a result of traffic along Sunburst Ave.

Traffic noise from the local roadway network was evaluated and compared to the County's noise ordinance. Per the County's noise ordinance Section 83.01.080, Table 83-3, note (3), single-family residential is normally acceptable up to 60 dBA CNEL, after noise mitigation has been provided. As shown in Table 17, Existing Plus Project traffic 70 dBA CNEL noise projections from Sunburst Avenue reach up to 20 feet from roadway centerline. Proposed residential structures are estimated to be approximately 350 feet away from roadway centerline and fall within the 60 to 55 dBA CNEL contour of the Roadway and are within the normally acceptable range for single-family residential (per County's Ordinance). Standard construction will reduce the interior noise levels down to 45 dBA CNEL or less.

Table 17: Existing Scenario - Noise Levels Along Roadways (dBA CNEL)

Existing Without Project Exterior Noise Levels

Roadway	Segment	CNEL at 60 Ft (dBA)	Distance to Contour (Ft)			
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
Sunburst Ave	Sunflower Rd to Golden St	65.1	20	62	196	620

Existing With Project Exterior Noise Levels

Roadway	Segment	CNEL at 60 Ft (dBA)	Distance to Contour (Ft)			
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
Sunburst Ave	Sunflower Rd to Golden St	65.2	20	63	200	632

Change in Existing Noise Levels as a Result of Project

Roadway	Segment	CNEL at 60 Feet dBA[1,2]			
		Existing Without Project	Existing With Project	Change in Noise Level	Potential Significant Impact
Sunburst Ave	Sunflower Rd to Golden St	65.1	65.2	0.1	No
Notes: [1] Exterior noise levels calculated at 5 feet above ground level. [2] Noise levels calculated from centerline of subject roadway.					

On-Site Traffic Noise Impacts

The nearest off-site sensitive uses (Residential Development) along Sunburst Ave. are located to the south and are approximately170 feet from the roadway centerline. The receiver distance is located between the 60 and 65 noise contour ranges, and it is not affected by the Project's trip generated. Therefore, the Project's operations will have less than significant impact on any off-site sensitive uses.

Noise Impacts to Off-Site Receptors Due to Stationary Noise Sources

Due to the location of the proposed single-family homes, there are no existing receptors that may be affected by the Project's operational noise. The worst-case stationary noise was modeled using SoundPLAN acoustical modeling software. The model utilizes reference noise levels from previous data for the mechanical equipment.

A total of three (3) receptor locations were modeled to evaluate the proposed Project's operational noise impact to adjacent noise sensitive land uses to the north, west, and south. All receptors represent the potential rural living uses adjoining the Project site.

Project Operational Noise Levels

Worst-case operational noise levels are anticipated to range between 24 to 29 dBA L_{eq} at the receptor locations. The noise projections are below the County's noise limits as given in Section 83.01.080 of the Development Code.

Project Plus Ambient Operational Noise Levels

Since receivers are located at different distances from Sunburst Ave., the ambient noise level considered for each location corresponds to the traffic noise model calculated level and calibrated to the ambient level (65.2 dBA) measured on site. Receiver R1 is 1,300 feet from the roadway, R2 and R3 are 170 feet from Sunburst Ave. Table 18 demonstrates the Project plus ambient noise levels. Project plus ambient noise level projections are anticipated to range between 43 to 50 dBA L_{eq} at the sensitive receptors.

Table 18: Worst-case Predicted Operational Noise Levels (dBA)

Receptor[1]	Existing Ambient Noise Level (dBA, L_{eq})[2]	Project Noise Level (dBA, L_{eq})[3]	Total Combined Noise Level (dBA, L_{eq})	Limit Day/Night (dBA)	Exceeds Ordinance	Change in Noise Level as Result of Project
R1	44	24	44	55/45	NO[4]	0
R2	53	29	53	55/45	NO[4]	0
R3	53	25	53	55/45	NO[4]	0

Notes:
[1.] Receptor locations in Exhibit F. All receivers are vacant lot with rural living designation.
[2.] The night (quietest) L_{eq} calculated using the TNM model and calibrated to the measured ambient level.
[3.] See Exhibit F for noise contours.
[4] Limit adjusted to the ambient level according to Section 83.01.080 of the Development Code.

The change in noise level would fall within the "Not Perceptible" acoustic characteristic; therefore, the impact is less than significant.

Less Than Significant Impact

b) *Generation of excessive groundborne vibration or groundborne noise levels?*

Vibration Descriptors

Ground-borne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of ground-borne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although ground-borne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Ground-borne noise is an effect of ground-borne vibration and only exists indoors since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves.

Several different methods are used to quantify vibration amplitude.

PPV – Known as the peak particle velocity (PPV) which is the maximum instantaneous peak in vibration velocity, typically given in inches per second.

RMS – Known as root mean squared (RMS) can be used to denote vibration amplitude

VdB – A commonly used abbreviation to describe the vibration level (VdB) for a vibration source.

Vibration Perception

Typically, developed areas are continuously affected by vibration velocities of 50 VdB or lower. These continuous vibrations are not noticeable to humans whose threshold of perception is around 65 VdB. Outdoor sources that may produce perceptible vibrations are usually caused by construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce perceptible ground-borne noise or vibration. To counter the effects of ground-

borne vibration, the Federal Transit Administration (FTA) has published guidance relative to vibration impacts. According to the FTA, fragile buildings can be exposed to ground-borne vibration levels of 0.3 inches per second without experiencing structural damage.

The thresholds from the Caltrans Transportation and Construction Induced Vibration Guidance Manual in Table 17 (below) provides general thresholds and guidelines as to the vibration damage potential from vibratory impacts.

Table 17: Guideline Vibration Damage Potential Threshold Criteria

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5

Source: Table 19, Transportation and Construction Vibration Guidance Manual, Caltrans, Sept. 2013.

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Table 18 gives approximate vibration levels for particular construction activities. This data provides a reasonable estimate for a wide range of soil conditions.

Table 18: Vibration Source Levels for Construction Equipment[1]

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level LV (dVB) at 25 feet
Pile driver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Pile driver (sonic)[not anticipated on this project]	0.734 (upper range)	105
	0.170 typical)	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 in soil	66
(slurry wall)	0.017 in rock	75
Vibratory Roller	0.21	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79

Small bulldozer	0.003	58
[1] Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2006.		

At a distance of 1,100 feet to the nearest structure (residence to the north, across Golden Street), a large bull dozer would yield a worst-case 0.001 PPV (in/sec) which is below the threshold of perception and any risk of damage. The impact is less than significant, and no mitigation is required.

Less Than Significant Impact

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?*

The Project site is located approximately 6.23 miles east of the Yucca Valley Airport. There is no Airport Safety Review area identified for Yucca Valley Airport. Yucca Valley Airport is operated by the Yucca Valley Airport District, as identified in the City of Yucca Valley General Plan Noise Element (p. 7.7). Yucca Valley Airport has adopted a Noise Abatement Policy involving airplane traffic patterns and noise mitigation procedures. The Project site is not located within close proximity to a private or public airstrip. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XIV.	**POPULATION AND HOUSING** - Would the project:				
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SUBSTANTIATION:

San Bernardino Countywide Plan; Submitted Project Material

a) *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The proposed Project is the development of six (6) single-family residences with an estimated 3 persons per household, according to the US Census Average Household Occupancy for the years 2019 - 2023.[16] The proposed Project could have a potential population growth of 18 individuals. The County Development Code allows for each parcel to have up to two additional accessory dwelling units on each parcel, although none are currently proposed at this time. Additionally, the Project is consistent with the San Bernardino County Zoning of JT/RL. Construction workers would be provided from local areas and would not permanently relocate. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The Project site is vacant and undeveloped. No housing or persons will be displaced by the Project. No impacts related to population displacement or replacement housing would occur.

No Impact

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	☐	☐	☒	☐
Police Protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other Public Facilities?	☐	☐	☒	☐

[16] 2020 US Census. https://www.census.gov/quickfacts/fact/table/CA/RHI725223

SUBSTANTIATION:

San Bernardino Countywide Plan; Submitted Project Materials

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

Fire Protection?

The Project area is served by the San Bernardino County Fire Protection District and is generally located 3.12 miles north from Station 36. Station No. 36 is located at 6715 Park Blvd, Joshua Tree.

Response times in the range of five to eight minutes are considered maximum in the case of structural fires. A longer response time will result in the loss of most of the structural value. Fire station organization, distance, grade, and road conditions affect response times. Due to the distance of the stations from the property and relatively easy access, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Police Protection?

Personnel organization, distance, grade, and road conditions as well as other physical factors influence response times by law enforcement. The unincorporated portions of San Bernardino County near the Project site are served by the San Bernardino County Sheriff's Department – Morongo Station, located at 6527 White Feather Rd., Joshua Tree, CA 92252 and located approximately 3.48 miles southeast of the Project site. The Sheriff's Department reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Due to the limited use of the property and ease of accessing the property, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Schools?

The Project Site is served by the Morongo Unified School District. Construction activities would be temporary and would not result in substantial population growth. A minimal number of additional full-time residents could be created from the Project. According to the San Bernardino Countywide Plan Draft Environmental Impact Report[17] the East Desert Region has a student growth rate of 0.6 students per 1 housing unit. The proposed Project is to develop 6 housing units which would generate an increase of 3.6 students per year. An increase of 3.6

[17]San Bernardino Countywide Plan DEIR. https://countywideplan.sbcounty.gov/resources/document-download/

student per year is not a significant impact and would not require the expansion of any school facilities. Therefore, the proposed Project is not expected to require expansion of existing schools or additional schools. With the collection of the District's Development School Fee, payable to the School District, impacts related to school facilities are expected to be less than significant and no mitigation measures are required.

Less Than Significant Impact

Parks?

The closest public park is located approximately 4.5 miles southwest of the Project site. The proposed Project would not induce substantial residential development nor significantly increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of any facilities would result. Construction impacts would be temporary and does not propose the use of any public parks. Operation of the proposed Project would place a limited demand on existing parks because it would involve the introduction of a negligible increased population into the area. With the collection of the development impact fees (Development Code Section 3.27.070), impacts related to parks are expected to be less than significant and no mitigation measures are required.

Less Than Significant Impact

Other Public Facilities?

The proposed Project could result in minimal increased full-time residents as the proposed Project involves the construction six (6) single-family homes with a potential occupancy of 18 individuals. The addition of 6 single family dwellings, as proposed by the Project, would only contribute incrementally to this planned population growth. However, as stated in the Countywide Plan EIR, tax revenues generated from future development would help fund the required library expansions, and CEQA review of proposed new facilities would ensure that significant environmental impacts do not occur as a result. Impacts from the Project on library facilities would therefore be less than significant.

Less Than Significant Impact

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XVI.	**RECREATION**				
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical	☐	☐	☒	☐

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
deterioration of the facility will occur or be accelerated?				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

SUBSTANTIATION:

San Bernardino Countywide Plan; Submitted Project Materials

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 will occur or be accelerated?*

The proposed Project is for the development of six (6) single-family homes. As mentioned in the above section, this does not constitute a substantial increase in residents. Therefore, the proposed Project would not result in a substantial increase in the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. The Project Applicant's payment of required fees will serve to mitigate any potential impacts related to the use of existing parks and other recreational facilities from the proposed Project. No impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The proposed Project does not include the construction or expansion of recreational facilities. No recreational facilities would be removed, and the addition of residents would not create the need for additional facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

Therefore, no adverse impacts are identified or anticipated, and no mitigation measures are required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XVII.	**TRANSPORTATION** – Would the project:				
a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	☐	☐	☒	☐
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d)	Result in inadequate emergency access?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino Countywide Plan; Submitted Project Materials; 4252 Sunburst Trip Generation and VMT Screening, prepared by TJW Engineering, Inc., dated October 6, 2023.

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

b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?*

Projected trip generation for the proposed Project was developed based on County San Bernardino Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment dated June 16, 2020. The guidelines state proposed projects will not require a transportation impact study if the project generates less than 100 trips without consideration of pass-by trips during any peak hour.

The trip generation for the proposed Project was determined using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021). Based on the proposed Project's intended use, the projected trip generation was determined using the Single-Family Land Use Code 210. The proposed Project is projected to generate 4 total AM peak hour trips, 6 total PM peak hour trips, and 57 total daily trips, see Table 20 below for the Trip Generation.

Table 20: Trip Generation

Proposed Land Use	Qty	Unit	Daily Trips (ADTs)		AM Peak Hour					PM Peak Hour				
			Rate	Trips	Rate	In:Out Split	Trips			Rate	In:Out Split	Trips		
							In	Out	Total			In	Out	Total
Single-Family (210)	6	DU	9.43	57	0.70	25:75	1	3	4	0.94	63:37	4	2	6
Total				57			1	3	4			4	2	6

Notes: ITE Trip Generation (11th Edition, 2021); DU=Dwelling Units

Based on the San Bernardino County Transportation Impact Study Guidelines (July 9,2019), proposed projects will not require a transportation impact study if the project generates less than 100 trips without consideration of pass-by trips during any peak hour. In addition, the County guidelines outline projects generating less than 110 daily trips are not required to complete a VMT assessment. Since the proposed Project will generate less than 100 peak hour trips and less than 110 daily trips, the proposed Project should not require additional traffic or VMT analysis. Therefore, pursuant to the guidelines, the impacts are presumed to be less than significant.

Less Than Significant Impact

c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The Project site is almost perfectly rectangular-shaped and is not adjacent to windy roads. Moreover, the proposed Project is located within an area that already contains a main route within the Community of Joshua Tree (Sunburst Avenue.). It does not include a geometric design or incompatible uses that would substantially increase hazards and will comply with all County building and fire standards. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

d) *Result in inadequate emergency access?*

The Project site will be accessed from one public road off of Sunburst Ave. The Project site is located approximately 2.79 miles north of State Highway 62, the primary route for an evacuation of the area, as designated by the County. The proposed Project does not propose any impacts to State Highway 62 and the site is not expected to generate a substantial amount of traffic. Therefore, operations and construction of the proposed Project would not interfere with the use of these routes during an evacuation.

Emergency access to the Project site would be provided from Sunburst Ave, a County-maintained paved roadway. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. Furthermore, the Project site does not contain any

emergency facilities. No impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Therefore, no adverse impacts are identified or anticipated, and no mitigation measures are required.

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 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 of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

SUBSTANTIATION:

San Bernardino Countywide Plan; Historical/Archaeological Resources Survey Report – CRM Tech., Revised April 1, 2025

a) *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 of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

As described in the Historical/Archeological Report for this Project, throughout the course of the field survey, no buildings, structures, objects, sites, features, or artifacts of prehistoric—

i.e., Native American—or historical origin were encountered within the project area. As noted above, the ground surface in the westernmost portion of the project area, adjacent to Avenue La Candela, had been disturbed in the past, and vegetation had regrown after possible grading. There was a large refuse deposit in the southwestern corner of the project area, while scattered refuse was encountered occasionally across the entire parcel. All of the items examined appeared to be of modern origin, and none of them demonstrate any historical/archaeological interest.

CRM TECH contacted Twentynine Palms Band of Mission Indians and the Morongo Band of Mission Indians during this study. On April 19, 2023, the Twentynine Palms Band replied via e-mail they would like to participate in the field survey. The date, time, and location to meet were confirmed via e-mail between CRM TECH and the tribe. On the morning of the day of the survey, however, Sarah Bliss, Director of Tribal Programs EPA, telephoned CRM TECH that the tribe was unable to participate. She advised CRM TECH to proceed with the survey and requested to be notified of any findings.

On December 11, 2023, Yuhaaviatam of San Manuel Nation (YSMN) (also known as the San Manuel Band of Mission Indians) provided an e-mail response to Assembly Bill AB-52 noticing and stated that although the project is located within the Serrano ancestral territory, due to location of the project, YSMN does not have any concerns with the project.

CEQA provides that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired." The results of the present study have established that no "historical resources," as defined by CEQA and associated regulations, are present within the project area. Therefore, the proposed construction of the Project within the project area will not cause a substantial adverse change to any known "historical resources." Also, no further cultural resources investigation will be necessary for this Project unless construction plans undergo such changes as to include areas not covered by this study.

With the incorporation of the mitigation measures **CR-1** and **CR-2** from the Cultural Resources Section, impacts to tribal resources will be less than significant.

Less than Significant with Mitigation

Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XIX.	**UTILITIES AND SERVICE SYSTEMS –** Would the project:				
a)	Require or result in the relocation or construction of new or expanded water,	☐	☐	☒	☐

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
	wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				
b)	Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c)	Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d)	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)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

SUBSTANTIATION:

San Bernardino Countywide Plan; Submitted Project Materials

a) *Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

The Project site is currently served by electricity as provided by Southern California Edison, natural gas as provided by SoCal Gas Company, and telecommunications as provided by Frontier Communications. The Project will connect to these utility service networks and, other than parcel-level connections, will not require the construction or expansion of additional facilities because the proposed Project will not significantly increase demand for services. Wastewater infrastructure is not available in the Project vicinity; therefore, the Project will require a septic system on-site and will not be connected to wastewater treatment facilities. Potable water will be provided by the Joshua Basin Water District. As discussed in Section X.c.ii-iii (Hydrology and Water Quality), compliance with existing regulatory programs and the construction of on-site

stormwater detention basin, culverts and swales, would ensure that the Project will not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems. The Project is not expected to require or result in the construction or relocation of new or expanded utility facilities. Impacts will be less than significant.

Less Than Significant Impact

b) *Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?*

The Joshua Basin Water District's future water supplies in normal, single-dry, and multiple-dry conditions are detailed in Chapter 6 of the 2020 Urban Water Management Plan. Specifically, the District has sufficient and reliable water supplies to meet forecast customer water needs through 2045 considering water use forecasts for both normal and dry conditions. Tables 22-24 show the normal year, single dry year, and multiple dry year supplies and demands on an annual timestep from 2025 through 2045.

Table 22: Normal Water Supply and Demand Through 2045

	2025	2030	2035	2040	2045
Existing Supplies					
Groundwater from Natural Recharge	0	0	0	0	0
Groundwater from Storage	0	0	0	0	0
Imported Water	500	500	500	500	500
Return Flow	476	476	476	475	480
Total Existing Supplies	*976*	*976*	*976*	*976*	*980*
Planned Supplies					
Additional Imported Water	597	597	597	597	597
Total Planned Supplies	*597*	*597*	*597*	*597*	*597*
Total Supplies	***1,573***	***1,573***	***1,573***	***1,572***	***1,577***
Estimated Demands	**1,108**	**1,108**	**1,108**	**1,105**	**1,117**
Difference (Supply - Demand)	***465***	***465***	***465***	***467***	***460***

Table 23: Single-Dry Water Supply and Demand through 2045

	2025	2030	2035	2040	2045
Existing Supplies					
Groundwater from Natural Recharge	0	0	0	0	0
Groundwater from Storage	563	565	564	563	569
Imported Water	215	215	215	215	215
Return Flow	476	476	476	475	480

Total Existing Supplies	*691*	*691*	*691*	*690*	*695*
Planned Supplies					
Additional Imported Water	0	0	0	0	0
Total Planned Supplies	*0*	*0*	*0*	*0*	*0*
Total Supplies	***1,254***	***1,256***	***1,255***	***1,253***	***1,264***
Estimated Demands	**1,254**	**1,256**	**1,255**	**1,253**	**1,264**
Difference (Supply - Demand)	***0***	***0***	***0***	***0***	***0***

Table 24: Multiple-Dry Water Supply and Demand Through 2045

	2025	**2030**	**2035**	**2040**	**2045**
Existing Supplies					
Groundwater Safe Yield	0	0	0	0	0
Groundwater from Storage	356	368	407	432	474
Imported Water	500	500	500	500	500
Return Flow	760	770	790	820	840
Total Existing Supplies	*1,616*	*1,638*	*1,697*	*1,752*	*1,814*
Planned Supplies					
Additional Imported Water	146	146	146	146	146
Total Planned Supplies	*146*	*146*	*146*	*146*	*146*
Total Supplies	**1,762**	**1,784**	**1,843**	**1,898**	**1,960**
Estimated Demands	**1,762**	**1,784**	**1,843**	**1,898**	**1,960**
Difference (Supply - Demand)	***0***	***0***	***0***	***0***	***0***

The amount of water projected to be used by the Project is relatively small, or about 0.48 acre-feet per year as described in the 2020 Urban Water Management Plan. Water supplies available through the Joshua Basin Water District are projected to be sufficient to serve the proposed Project and reasonably foreseeable future development. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

c) *Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?*

The proposed Project will utilize an on-site wastewater disposal system. The Project site is not currently connected to sewer lines nor is it served by a wastewater treatment plant. Since the proposed Project would not connect to an existing wastewater treatment facility, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

d) *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?*

The Project site is currently within the refuse collection area of Burrtec Waste Industries. Solid waste generated at the Project Site is disposed of at either the San Bernardino County Landers Sanitary Landfill (36-AA-0057) or other active landfills as necessary. According to the CalRecycle website[18], the Landers Sanitary Landfill has a maximum throughput of 1,200 tons per day, an expected operational life through 2072. The Project would generate an estimated 0.03 tons[19] per year. The Project would be served by a landfill with sufficient permitted capacity to accommodate its solid waste disposal needs. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The San Bernardino County Solid Waste Management Division reviews and approves all new construction projects that require a Construction and Demolition Solid Waste Management Plan (waste management plan). A project's waste management plan consists of two parts that are incorporated into the Conditions of Approval (COA) by the San Bernardino County Solid Waste Management Division. As part of the plan, proposed projects are required to estimate the amount of tonnage to be disposed of and diverted during construction. Disposal/diversion receipts or certifications are required as a part of that summary. The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan would ensure that impacts related to construction waste would be less than significant. The proposed Project would comply with all federal, State, and local statutes and regulations related to solid waste. Solid waste produced during the construction phase or operational phase of the proposed Project would be disposed of in accordance with all applicable statutes and regulations. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation.

Less Than Significant Impact

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XX.	**WILDFIRE:** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

[18]CalRecycle. https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/2664
[19]CalRecycle. 2024. Estimated Solid Waste Generation Rates.
https://www2.calrecycle.ca.gov/wastecharacterization/general/rates

b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d)	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:

San Bernardino Countywide Plan; Submitted Project Materials; CALFire VHFHSZ in LRA

a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

The Project site is not adjacent to a designated Countywide Plan evacuation route (PP2, Evacuation Routes) [20]. Construction and operation of the proposed Project would not interfere with the use of these routes during an evacuation. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. Project construction would not require the complete closure of any public streets Furthermore, the Project site does not contain any emergency facilities. Continued operations at the Project site would not interfere with an adopted emergency response or evacuation plan. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Project site slopes in general from the west to the east in a uniform manner. The site is designated as Moderate on the Countywide Plan Map, HZ-5 Fire Hazards Severity Zones. The proposed Project does not include the development of any fuel factors that may increase the

[20]Countywide Plan Evacuation Routes.
https://www.arcgis.com/apps/webappviewer/index.html?id=f54aff8f279449b8a6591ed4a8b1198c

risk of fire in the vicinity. Additionally, the proposed Project will be required to follow all County Fire Protection Standards in the Development Code, Uniform Building Code, and California Building Code, which includes the installation of a fire suppression system. Due to the limited increase in wildfire fuel factors within the Project site, the risk of wildfires is less than significant. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The proposed Project does not include the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment since water would be pumped from groundwater and wastewater would be provided by septic systems. Additionally, the proposed roads would serve as potential fuel breaks. Electrical service would be extended to the property. Such an extension of these services to the property would be part of any future development since the site is zoned for rural development. Therefore, no impacts are identified, and no mitigation measures are required.

Less Than Significant Impact

d) *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?*

The Project site and its immediate vicinity are relatively flat yet generally sloping to the west east direction. No identified drainage courses traverse the site. The combination of these items would not result in post-fire slope instability and no impact is anticipated. The design of the single-family homes consists of ground-level footprint and small foundations, ensuring the proposed Project allows for the conveyance of stormwater flows without affecting upstream or downstream drainage characteristics. As a result, the proposed Project would not expose people or structures to significant risks, such as downslope flooding or landslides. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife	☐	☒	☐	☐

	species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
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 would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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?*

The property was surveyed for Burrowing owl (BUOW), desert tortoise, desert kit fox, and American badger. The report concluded that the onsite conditions are suitable for desert tortoise. As such, the site was searched for any signs of desert tortoise. None were found during the site survey. However, because the site is suitable for these species, MM BIO-1 will be implemented to further reduce the potential impacts to desert tortoise.

Additionally, the Project will be required to comply with MM BIO-2 and BIO-3. MM BIO-2 will require nesting bird surveys prior to construction, while MM BIO-3 will require protections or permits for western Joshua trees. This will ensure that no nesting birds are impacted as a result of the Project. MM BIO-4 will ensure that the Project will comply with all aspects of the Desert Native Plant Act, including flagging and relocation of protected species. With the above mitigation measures, impacts to Biological Resources will be less than significant.

A Historical/Archeological Report was prepared by CRM Tech, Out of an abundance of caution MM CR-1 and CR-2 have been incorporated as part of Sections V and XVIII to respond to potential archaeological and cultural concerns. Therefore, the proposed Project would not eliminate important examples of the major periods of California history or prehistory. With the compliance with mitigation measures CR-1 and CR-2, any potential impacts to cultural resources will be less than significant.

Less than Significant with Mitigation

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)?*

Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. Other future projects would be required to complete their own separate impacts analysis. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. CEQA Guidelines Section 15130 (a) and (b) state:

(a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

The proposed development is consistent with the development envisioned for this area per the Countywide Plan. The Project would not intensify the land use in the area beyond the Rural Living designation assigned to the site in the Countywide Plan. All environmental impacts that could occur as a result of the proposed Project would be less than significant with the implementation of the mitigations measures included in this document, and when viewed in conjunction with other closely relatedly past, present, or reasonably foreseeable future projects, would be less than significant.

Less than Significant with Mitigation

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

Implementation of the proposed Project would not have environmental effects that would cause substantial adverse effects on human beings. At a minimum, the Project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further ensure that no potential for adverse impacts will be introduced by construction activities, and current or future land uses authorized by the Project approval. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

Therefore, no significant adverse impacts are identified or anticipated with the incorporation of mitigation measures.

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